

6 Mulberry Farm, West Pennard

Design, Access & Heritage statement

12/09/22 – Initial Issue

orme

architecture for the environment

Introduction

This Design & Access and Heritage Statement is to be read in conjunction with the drawings submitted for planning and listed building consent. This application seeks approval for the external works to 6 Mulberry Farm for the replacement and minor alterations to window sizes on East Elevation (rear).

Heritage Statement

6 Mulberry Farm is one of 12 properties accessed from Cottles Lane, West Pennard via Scottles Lane and the A361.

6 Mulberry Farm is Grade II Listed and is the only property accessed via Cottles Lane that is listed.

Design & Access Statement

Use

There will be no change to the use of the building or to any individual room

Scale

The replacement of all upvc windows and 1 timber sash window on the East elevation of the dwelling with minor resizing to the structural opening of the sash window to match the existing opening size of the other ground floor window on the East elevation. The replacement will improve thermal performance and create a uniformity across the elevation. There are no internal works that go beyond the windows and their openings.

Appearance and Materials

New windows will be made from sapele wood with a balanced flush casement style to be used to replace the non-historic uPVC windows with timber cills. The stone cill on the timber sash window that is being replaced, will be retained and reconstructed at new height for the replacement window. Existing timber lintels will be retained for all windows.

Style will be to the attached joinery drawings;

- 1707_SU01_220908_Hammonds Joinery Drawing 1 of 3
- 1707_SU01_220908_Hammonds Joinery Drawing 2 of 3
- 1707_SU01_220908_Hammonds Joinery Drawing 3 of 3

Access

Access into the buildings will be unaffected with no works to internals or external doors. No works to affect vehicular access.



Condition Photographs



Existing East elevation (rear) of the dwelling showing the 6no. windows to be replaced.

- 2no. at ground floor (including 1 uPVC casement and 1 sash)
- 4no. at first floor (4 uPVC casement).



All existing uPVC casement windows to be replaced on East elevation.



Current deterioration of paintwork and condition to sash window. (Exterior)



Cill to be raised and window widened to match the existing size of other ground floor window on the East elevation, with existing stone cill to be retained at new height.



Current deterioration of paintwork showing signs of damp and mould damage to timber frame of uPVC casement window. (Interior)