

## **DESIGN AND ACCESS STATEMENT – 8<sup>th</sup> February 2023**

**PROJECT:** Replacement of an existing single glazed timber 9 pane casement window with a new timber single glazed 9 pane casement window with traditional glazing bars at Elm Cottage, Gravesend, Albury, Ware, SG11 2LW (Grade 2 Listed). The replacement of a further 11 windows with new windows of the same specification and design, by the same window company, has already been approved by East Herts Council.

This statement has been prepared in support of the application for Listed Building Consent in respect of the replacement of 1 timber casement window. This document should be read in conjunction with the comprehensive Heritage Statement, Elevation and Floor Plans, Manufacturer's Specification, Section Drawings, and the Site and Location Plans submitted as part of this application.

**ACCESS:** Elm Cottage sits well back from the road in gardens, mostly screened from public view by large hedgerows. The access to Elm Cottage is maintained and unaltered. This application is solely concerned with the replacement of 1 existing window.

**DESIGN:** The proposal is to remove the existing 9 pane timber casement window. The new window will be a 9 pane timber casement single-glazed window with traditional glazing bars. This window is being replaced, along with a further 11 windows as previously indicated. The new fenestration will improve the overall traditional aesthetic of the property, given that the modern standard pattern types of the existing windows, with plain rectangular section glazing bars, some with non-traditional top hung vents, are generally being replaced with more sympathetically proportioned, traditionally styled, side hung 4 & 6 pane type timber casement windows with a vertical emphasis for each pane. Please see the drawings attached for details of this one window. The existing windows are for the most part very worn, and the new windows will offer significant aesthetic benefit, along with improved insulation in some instances and stronger security.

**CONCLUSION:** The existing windows make a negligible contribution to the public realm. The proposal will significantly improve the appearance and the architectural character of the building and the replacement of this window provides an opportunity to achieve improvement to the general heritage, and also security of the property.