



The Dovecote, Puddington

Design and Access Statement

Revision –
A2325 01-07 001
12/05/2023

This report is to be read in conjunction with
all drawings and supporting documents
submitted as part of the planning application.

1.0 Introduction

The purpose of this design and access statement is to provide information to support an application for Full Householder Planning Permission and Listed Building Consent for the like-for like replacement of 2 no. windows and 1 no. door at The Dovecote, Puddington.

The Property was listed on 4th June 1952 and sits on the perimeter of a courtyard of farm buildings, now converted to residential C3 use, also listed.

Listing information:

List Entry Number: 1115524

List Entry Name: DOVECOTE 80 METRES NORTH OF PUDDINGTON OLD HALL

Details: Dovecote: later C18 for the Stanley-Massey family. English garden wall bond red brick. Pyramidal roof of small Welsh slates with stone ridges, carries raised central entrance, now weather-boarded. Square in plan. 2-storey, 1-bay west front. Stone band at 1st floor and simple brick cornice. Board door in each floor with segmental brick head. Interior: tiers of nest boxes with brick ledges throughout.



2.0 Context

The application property forms part of a courtyard of converted residential dwellings, all properties have timber frame windows, some of which have been replaced over recent years.



View north from courtyard



View west from courtyard



View south from courtyard



View south towards the Dovecote

3.0 Design

The application seeks permission for the replacement of 2 no. existing windows and 1 no. door only, there is no change to any other part of the building. The only relevant issue worth discussing therefore is Appearance.

3.1 Appearance

The existing windows and door are timber frame and single glazed. They are proposed to be replaced because the frames are rotten and the applicant wishes to improve the thermal properties of the building. Slimline double glazing is proposed using profile that are very similar in appearance to the existing as illustrated on the submitted drawings.



Window and door to be replaced

Window to be replaced