

Design & Access Statement

Meadow Farm, High Street, Elkesley, Retford. DN22 8AJ

1. Proposal

- a. To replace non-historic* rotten wooden windows referenced as A, B, C, D & H on the front (south) elevation and I, J, K, L & M on the side (east) elevation as indicated on the attached file named 'Elevations'. The new windows will be to the same visual design with respect to the number, proportions and layout of panes and the opening sashes will be hinged in the same way as the existing windows. They will be made of Accoya wood and glazed with slimline double glazing. The attached file named 'Double glazed unit drawing' gives detail of construction.
- b. 2) To repair the historic windows* referenced as E, F & G by cutting out rotten timber and splicing in new timber of the same species.

* The historic and non-historic windows were identified at a site visit on 19th April by Conservation Officer, J Wignall.

2. Description of property

Grade-2 listed farmhouse, formerly 2 cottages. Mid C18. Colourwashed cement rendering. Pantile roofs. 2 ridge and left gable rendered stacks. 2 storeys, 5 bays. The left single bay being slightly higher. Having from right to left a single tripartite casement, a doorway with part glazed door, a single similar casement, a single, similar, smaller casement and a single tripartite casement. All ground floor openings are under segmental arches. Above is a single small tripartite casement, to the left is a single similar, smaller casement, a single 4 light casement and further left a single casement under segmental arch. All first floor windows have glazing bars.

Listing NGR: SK6876875606

3. Impact

- a. It is intended that the proposal will result in no visual change to the property or to the listing description above.
- b. The double-glazed glazing fitted to the non-historic replacement windows will contribute to energy saving and the government's policy to achieve 'net zero'

4. Access

- a. The proposed works have no impact on access.
- b. During the proposed work, all contractor's vehicles and materials can be accommodated on the premises