

## DESIGN AND ACCESS STATEMENT

### REPLACEMENT TIMBER FENCING AND WINDOWS.

GATEHOUSE COTTAGE, MAIN STREET, COTTERSTOCK, NORTHAMPTONSHIRE PE8 5HD

### PROPOSAL

The intention of this proposal is to justify the existing use of a solid vertical timber boarded replacement fence along the front and side of the property and the use of pvcU replacement windows for the old rotten timber ones on the front elevation of the house. The cottage is a semi-detached two storey stone small stone and thatched roof Grade 2 listed house on the north side of Main Street in Cotterstock village

### PROPERTY AS EXISTING FRONT ELEVATION



View of the front south west facing front elevation of the cottage **as existing**

Continued over



**PROPERTY AS BEFORE FRONT ELEVATION**



View of the front south west facing front elevation of the cottage **prior to** replacement windows installation

**FENCING AS EXISTING**



View of the **existing** vertical close boarded timber boundary fence abutting the road.

Continued over



**FENCING AS BEFORE**

View of the old closeboarded and trellis topped timber fencing **prior to** replacement.

**AMOUNT**

There is no additional floor area proposed for this project. The new fencing runs along the front parallel to the road and returns on the east side back to the front elevation of the house. At this time, it is only the front elevation windows that have been replaced.

**SCALE**

The new fence is slightly higher than the one it replaces and is 1820mm high above ground. The new windows fit within the existing openings so that the scale is the same as before.

**LANDSCAPING**

The existing landscaping is unaffected.

**APPEARANCE**

The new fencing is naturally weathered close boarded vertical timber with a base rail of natural light grey concrete and a top capping of the same timber. The fencing it replaces was the same but included a trellis type timber top section. The west side fence remains the same.

The new windows are very similar in appearance to the previous windows as they have 20mm wide glazing bars and the format is the same ie opening casements each side of a central mullion with a flush surround frame. The frame widths are very similar to the old windows. To bring the new windows into the modern era, they have slimline double glazed units and trickle vents for window and room ventilation. They are also made using self coloured pvcU rather than the original painted timber. The manufacturer's brochure for these windows has been attached to the LBC application online along with the Georgian bars information. Note that the Georgian bars are the GB1VS straight chamfered type to look like traditional putty glazing.

Continued over



Previous window



New window



Continued over

#### **CONTEXT AND ACCESS APPRAISAL**

The existing context is unaffected by the proposals and the access situation does not change.

#### **HISTORICAL SETTING**

The setting within the village of Cotterstock itself does not alter.

#### **USE**

The residential use of the cottage continues as a dwelling.

#### **HISTORIC IMPACT ASSESSMENT**

According to the Listing description, the Grade 2 listed cottage building dates from the mid 18<sup>th</sup> and 19<sup>th</sup> Century and the gable abutting the road has 'one-window range of casements with glazed bars under renewed wood lintels.' This note meaning has not changed.

End. 14.07.23.