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Design & Access Statement for the application for the alteration to an existing window opening and replacement windows and dormer windows at Old Farm, Ivy Lane Great Brickhill MK17 9AH.

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Introduction

Old Farm is a period property which has been adapted into a modern house with existing outbuildings converted into an annex approximately 20 years ago. The property sits on a large domestic curtilage (edged red on block plan) of 0.614 ha and the adjoining 5.18 ha of pasture land (edged blue on block plan) is within the same ownership. The applicants since purchasing the property two years ago have begun a programme of updating and amending the property to improve the fabric of the building and the services within. The two structurally unsafe chimneys have already been rebuilt.

The property is not listed but is in the conservation area.

The Proposals

The proposals in this application are to make internal alterations to the existing bathroom layout on the first floor of the east elevation which requires the existing window opening to be enlarged and a new timber sliding sash window to be installed. Also included in this application is the replacement of an existing upvc window to the bathroom en suite at first floor on the south elevation and the study/bedroom window at first floor on the west elevation.

All replacement windows will be traditional sliding sashes in painted timber with double glazed units in slender 20mm wide astragals and integral horns, all bespoke made.

The two dormer windows in the attic (loft conversion some 25 years ago approx.) are in poor condition and safe access for maintenance requires scaffolding. The proposal is to replace these brown painted timber windows in white upvc and replace the dormer fascias in a matt black upvc. The windows will be side hung opening lights with no bars or astragals and fitted with double glazed units.

Access

The existing vehicular entrance from Ivy Lane will remain as existing. The existing gravel courtyard will remain.

Michael Dolan Dip Arch ARB
Architect

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