

# AB CONDUIT BUILDING LTD

*Master Builders and Historic Restoration  
Extensions, Renovations, New Builds*

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VAT Number: 430 580 911

Company Number: 14 4901 06

## Design and Access statement for Listed Building Consent

Name and address of proposed development site –

*Daisy Cottage, Henton, Wells, Somerset. BA5 1PD.*

List Description:

*Daisy Cottage is a Grade II listed building. The building was listed on the 11<sup>th</sup> September 1999, and the listing number is ST4933745375.*

Proposed Development or Works:

*The proposed works is to replace five existing rotten wooden windows for new. They are three located at the rears of the property and one on each gable end. These are all first-floor windows.*

Consultation:

*Consultation has been discussed, via a telephone call, with Jayne Boldy the conservation officer for Mendip District Council.*

*This application has been submitted, with the reference number of: 2023/1200/LBC*

### **DESIGN COMPONENTS**

Layout, Scale and Appearance:

The windows are going to be replaced on a like for like basis. No change in the layout or size of the windows is required.

They will be made to fit look of a grade II listed property. The windows will be constructed in a single pane, putty pointed, flush casement. Made in softwood with a hardwood sill, with no trickle vent.

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## HISTORIC BUILDING CONSERVATION ISSUES

Historic and special architectural importance of the building and Setting:

*The building is shown on the official listing as:*

*'House and shop. Early C19. Roughcast, C20 concrete double Roman tile roof, coped verges, end brick stacks. Two storeys, 4 bays, sash windows, to first floor aluminium, to ground floor of 16-lights. To right of ground floor a double shop- front, left window of 24 panes, right window bowed and of 32. Panes, door opening to centre, paired panelled doors in an architrave, hood on brackets, glazed inner doors. Further door opening to left, 6-panelled door, top 2 panels glazed hood.'*

*The new windows will have no visual impact from any neighbouring properties but will enhance the existing building as they will be more in keeping with a heritage listed building.*

## ACCESS COMPONENTS

Degree of access:

*There is no issue with access to the site and the property.*

*The work to fit these windows will take place from scaffolding erected to the house to allow for full and safe working access.*

*The windows themselves will be fitted with a lockable casement stay to allow the safe opening and closing of the windows and allow them to be locked in an open position to ensure safety for everyone, young, old, disabled etc.*

*The property is a roadside located and has a private driveway to the rear of the property for any deliveries to be unloaded safely and ensure access to the road for other traffic. This also ensures full access at all times for any emergency vehicles if ever required.*

