

Weston Corbett House, Weston Corbett, Hampshire RG25 2PA

North elevation window replacement
Design & Access Statement
October 2023



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DESIGN & ACCESS STATEMENT

This Design and Access Statement has been prepared to support the application for the proposed replacement of the windows on the north elevation of Weston Corbett House, Weston Corbett, Hampshire RG25 2PA.

This document should be read in conjunction with drawings PL01-PL07, and the enclosed Heritage Statement by JP Heritage.

Contents:

- INTRODUCTION
- SITE AND EXISTING BUILDING
- DESIGN PROPOSALS
- ACCESS STATEMENT
- SUMMARY



Cover page: View of North elevation of Weston Corbett House.

This page: View of North elevation of Weston Corbett House from entrance driveway.

Next pages: Ordnance Survey map & aerial photograph.





Weston Corbett House



DESIGN & ACCESS STATEMENT

This Design and Access Statement describes proposals for the replacement of the windows on the north elevation of Grade II Listed Weston Corbett House.

Please refer separately to the supporting Heritage Statement by JP Heritage.

SITE CONTEXT AND EXISTING BUILDING

Weston Corbett House is located in the hamlet of Weston Corbett, Hampshire, within the Weston Corbett and Weston Patrick Conservation Area.

The property is secluded within tree-lined grounds of approximately five acres, and is accessed from the lane to the north-west.

The historical evolution of the property is detailed in the enclosed Heritage Statement.

DESIGN PROPOSALS

An essential part of the overall design brief for the property is to improve the thermal performance of the building, but while causing minimal impact on the heritage asset.

The windows that are the subject of this application have been assessed by JP Heritage as falling into three categories of heritage value: low, negligible, or zero.

Many of the windows in the property are of significant heritage value, but these are not included within this application.

Weston Corbett House has recently been the subject of a heat loss assessment, and it has been reported that 60% of the building's heat is lost through the fenestration.

The windows that are the subject of this application are all single glazed, and the proposal is to replace them with like-for-like double glazed casements.

A typical casement drawing is appended to this design statement. The construction is traditional, with individual panes of double-glazed units fixed with heritage putty between traditional through-glazing bars.

Image: Internal view of example casement window (G5).



ACCESS STATEMENT

The proposed windows will comply with Approved Document Part M of The Building Regulations where possible.

The proposed alterations will have a neutral impact on circulation and accessibility.

SUMMARY

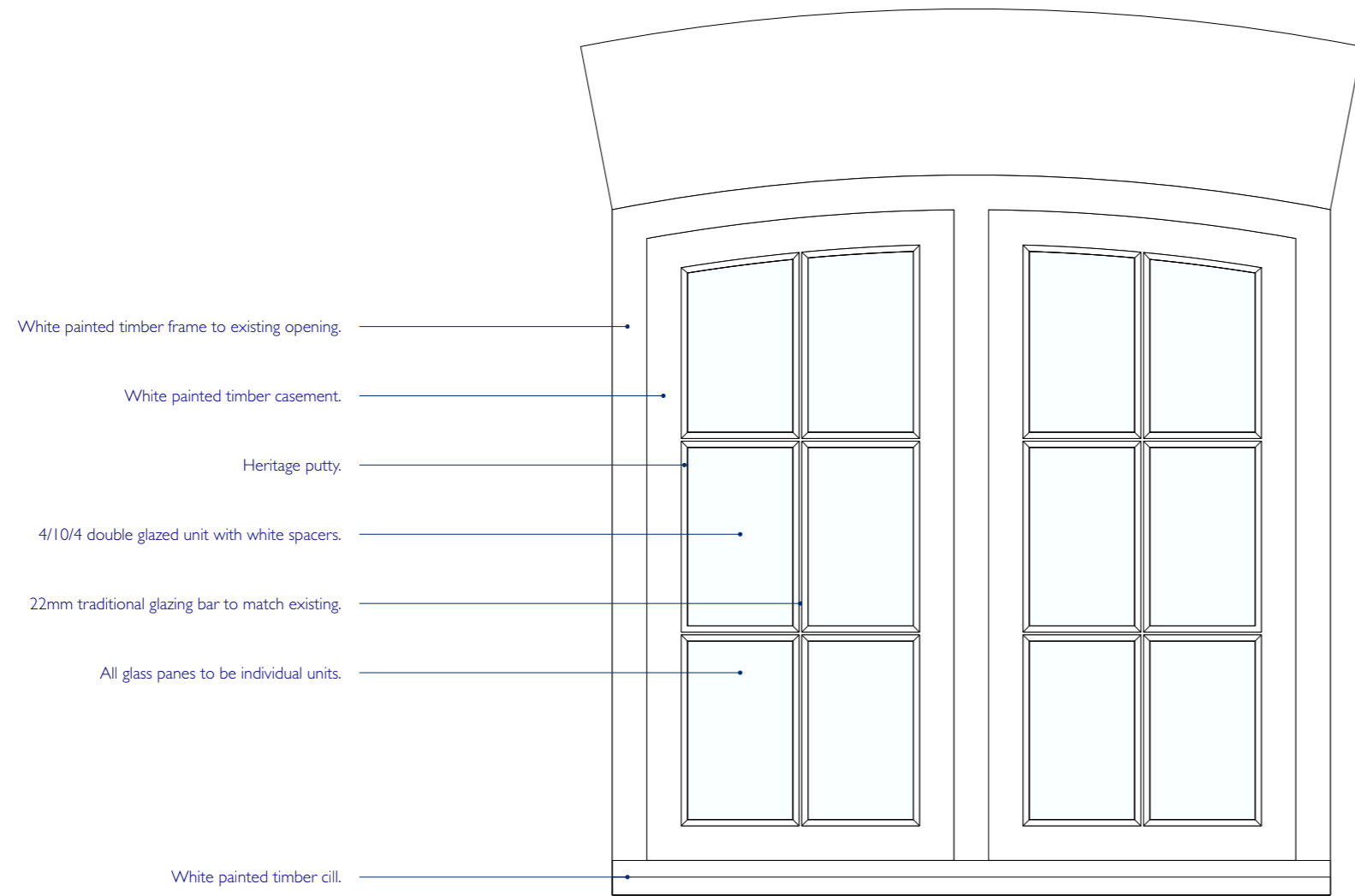
These design proposals have been carefully developed to cause least impact to the historic fabric and appearance of Weston Corbett House, while providing a solution that will greatly improve the thermal performance of this element of the building.

The design proposals have developed from a principle of 'least harm' to the historic significance of the building.

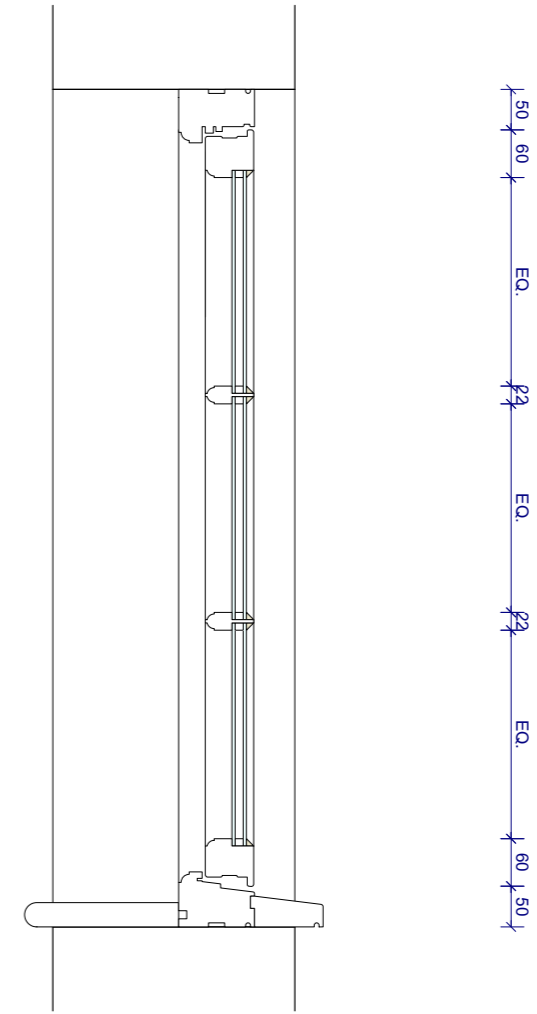
It is respectfully requested these proposals are approved.

Nick Cross Design
September 2023

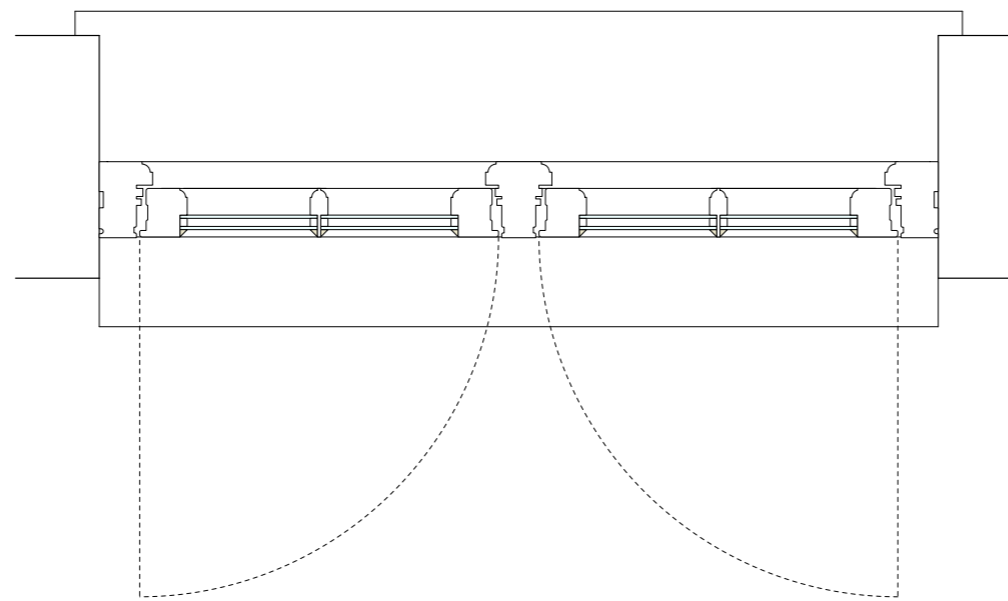
Image: External view of example casement window (G5).
Overpage: Typical proposed new casement window.



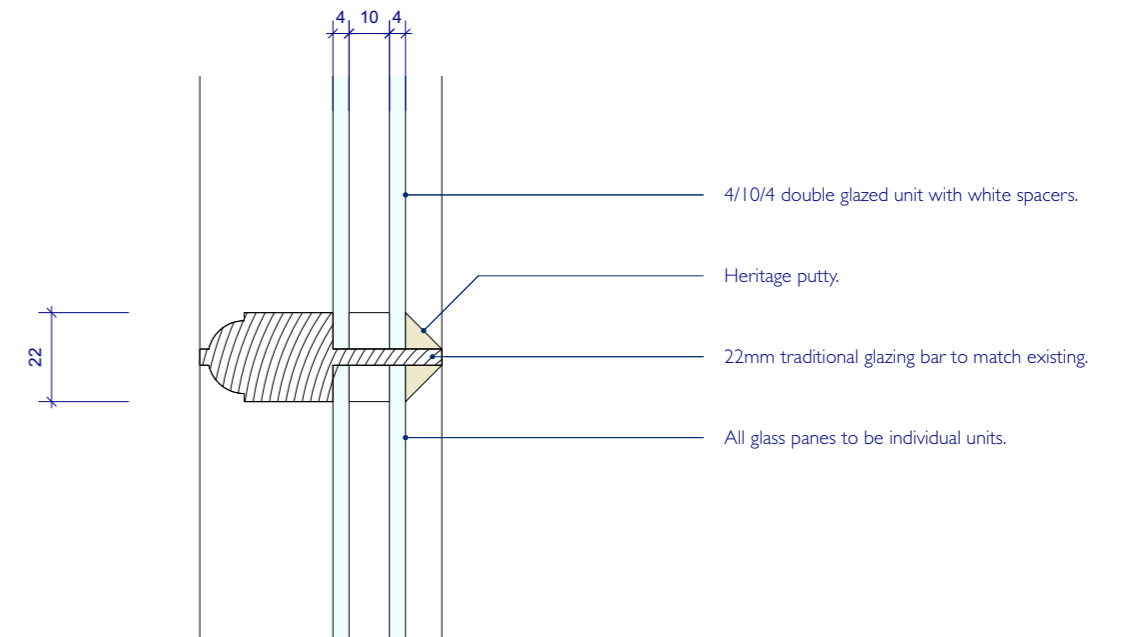
External elevation



Section



Plan



Glazing bar detail

NOT TO SCALE
REFER TO APPLICATION
DRAWINGS

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