

Design and Access Statement

Proposed Replacement Windows at 43 Lower Road, CHORLEYWOOD, WD35LQ

The main strategy consideration in the assessment of the design for the proposed development have been investigated and are outlined in this statement.

We have given due consideration to the proposed works and their impact on this heritage assets (Listed Building and Conservation Area).

The site lies within the Conservation Area. The heritage context of the site and its surroundings shall not be adversely affected by the proposed works.

The adjacent dwellings and existing windows on the rear already have similar works undertaken in the past with replacement windows with double glazing fitted.

The proposed seeks to replace the existing with a like for like wall albeit a change of materials.

Where practical all the existing features shall be carefully removed and stored on site for reinstating.

Where the elements cannot be practically salvaged replacement items will be carefully matched.

The essential repair /building is in the spirit of NPPF 190.

Listed Building consent is sought for emergency repair / replacement works to the existing failed windows. The wall shall be rebuilt / restored to the original / existing design.

The proposals take the opportunity to incorporate modern discreet double glazing whilst retaining all of the existing architectural fabric of the existing windows including features of interest, as well as re-establishing the original form.

The main strategy consideration in an assessment of the design of the proposed development and have been fully investigated and are outlined in this statement.

The proposed scheme, by preserving all of the existing features will make a positive contribution and the alterations to the wall shall seek to safe guard the main listed building(s) is an appropriate design / reuse and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

The facade is considered to be of a heritage asset the proposed works seek to maintain the features to ensure that the heritage significance area is not affected.

The changes required shall be undertaken in a planned way and shall have a positive impact on the heritage significance. All features of the main wall shall be retained.

This proposal shall reinstate the original style /form and retain the original architectural detailing, not least reinforcing the building's original character but better revealing the architectural and historic significance of this heritage asset thereby resulting in a public benefit.

The proposed works shall seek to retain the original window style all of the original architectural features are such to carefully conserve this heritage asset.

The main window style will remain wholly legible the works have been carefully thought through with the retention of all of the existing features.

Design – Use

The proposed shall contribute positively to the visual appearance of the wall within its wider context as a unified composition of imposing buildings of architectural and historic significance thus contributing positively to the character and appearance of the Conservation Area.

The information submitted demonstrate how the proposals make a positive impact upon the Listed Building by restoring the architecture of the building to a safe and sound condition.

Every effort has been made to ensure the proposals, whilst meeting the required structural stability do not harm the architectural integrity of the listed building or the character and appearance of the conservation area.

The proposed works will be executed to a very high standard wholly respecting the architectural integrity and significance of the existing building and surrounding area.

The proposals take the opportunity to repair / retain the architecture features of the original wall retain period features and enhance the significance of the designated heritage asset externally. Nothing that is central to the significance of the listed building is harmed or lost in the proposed scheme.

The proposals will not result in any substantial harm in a manner that is consistent with the buildings' significance; the replacement works will bring a public benefit ensuring the heritage asset is conserved whilst enhancing the character and appearance of the surrounding area consistent with the Government's intentions for the historic environment.

This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice.

The scheme also meets the requirements of Council policies in relation to the historic built environment.

The materials to be used shall match in terms of colour, and style of those used on the existing windows. This will ensure that the completed development is in keeping with and conserves the special character of the existing building and to comply with Government advice: Planning for the Historic Environment and Local Policy of the adopted Council Plan.

Amount

The proposal shall be replaced in a style which is like for like with no increase in the width or height. The works shall be solely limited in scale, of matching design and position which means that it is not an unreasonable form or scale.

The proposals deliver heritage benefits including the reinstatement of the windows retaining all of the original features and the reinstatement of the windows integrity. Taking into account these material considerations, and having regard to the statutory tests, the proposals are we believe wholly acceptable.

The proposed works would wholly preserve the original walls' architectural character and the surviving historic fabric. The proposed works will therefore maintain the walls architectural quality and character whilst conserving what is special about the heritage asset.

The proposal would maintain the Listed Building use. The works are considered to be the optimum viable method to maintain in heritage terms.

The proposed works are in line with the historic and conservation guidance and shall not affect the character of the existing walls or wider buildings.

Layout

The proposal is limited to replacement windows. This will be in matching design and position.

The aesthetic significance / special architectural interest of Mayston Cottages as a Listed building, lies in its adherence to a distinct architectural typology

The reinstatement / repairs are essential and will not cause harm to the existing buildings. Given the matching and very simple form we suggest that the current proposal would comply with the relevant policies.

Scale

The proposed development achieves what is sought by NPPF 16 – Conserving the historic environment. The proposals take into account the particular nature of the significance of the heritage assets – the listed building, adjacent listed buildings and the Local Conservation Area.

Landscaping

The existing grassed areas are fully established with natural occurring perimeter foliage these shall all be retained. All the existing hard landscaping /patio/ footpaths shall be retained/ repaired.

Appearance

The existing design has taken into account and all existing features shall be retained. It is proposed to build using similar styles with sympathetic detailing from the existing windows.

The plans, photos and full section details being submitted demonstrates that the proposal would provide a robust solution to the replacement windows.. The works are urgent and essential they would be a positive contribution. There will be a public benefit by retaining the existing style, retaining all of the original architectural features.

The proposed scheme will seek to preserve the existing street scene and shall not be overbearing or dominant.

The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of this listed building and its setting

Access

Vehicular and transport links

The site, 2 Mayston Cottages, 41 Lower Road, CHORLEYWOOD, WD35LQ

The nearest Doctor, Chemist, Opticians, Dentists are located in Lower Road

There are buses / Tubes links to the local and wider areas of Chorleywood.

The site is accessed via Lower Road.

Inclusive Access

The site is accessed via Lower Road.

General

The contractor undertaking the works will produce a quality of life during construction statement prior to commencing works on site, for consideration.

The Contractors shall abide to strict working timelines set out for noisy work by council (8.30-5pm Mon – Fri) and also any use of pneumatic hammer etc will be subject to safety controls limiting continuous use and allowing periodic breaks etc.

November 2023