

Design and Access Statement

The design of the proposed gates and windows are designed to be in keeping with a Grade II listed building of this nature. See Heritage Statement.

Believed to have been built in the early 19th century, the original sash windows on the west elevation are Georgian in design and the appearance of the windows proposed to the North elevation will replicate these in design, construction and materials, being reclaimed sash windows - at the same time removing the Upvc windows which are of an unsympathetic design and construction for this historical building.

This application also proposes to remove the outside light on the North Elevation - at the request of the Conservation Officer.

This application proposes to replace the windows with 2 single glazed timber windows in the same style as those on the West elevation, and to remove the outside light and not replace it at this time. The windows will be of solid wood construction with integral solid wood glazing bars, rebated for the 4 mm glass panes, puttied in a traditional manner.

This application includes removing the existing 5-bar gate and replacing with external wooden gates to the existing drive on the right hand side of the house (adjacent to the West elevation) and are proposed for security and privacy (the property having been burgled previously by thieves climbing over the existing 5-bar gate).

After listening to the views of the Conservation Officers, the proposed gates are simple in design and similar in design to gates shown in attached historical photographs. The photographs show the West Elevation of Mere Farm house with full height timber gates on the drive. The design of the gates will be kept simple to align with the building and area.

The 2200 mm high gate posts are proposed to be 150 mm x 150 mm softwood with a single, stainless steel fixing glued 100 mm into the wall of the south elevation. The proposed 1650 mm high gates to be of simple, timber, tongued and grooved boards with a flat top to the gates in keeping with the age and style of the house and similar in style to other properties in this area. The gates will be finished in a heritage green linseed oil paint with black, metal ring handles for opening and closing. The hinges are metal strap hinges, mounted on the rear of the gates.

Access

The proposed window replacement will take place on Mere Farm's private drive and therefore will cause no impediment to traffic on Hunmanby Road. The proposed gate installation is set back on Mere Farm's property and will also cause no impact on traffic flow on Hunmanby Road, neither vehicular or pedestrian.

We believe both proposed projects will help maintain the historical aspects of the property and its place in the village scene.

Our aim since purchasing the property has been to maintain its historical position in this part of East Yorkshire through careful and considered stewardship.