

# DESIGN AND ACCESS STATEMENT

HOUSEHOLDER PLANNING APPLICATION IN A CONSERVATION AREA

## REPLACEMENT OF 7NO. WINDOWS & 3 NO. DOORS

THE OLD CART LODGE, THE STREET, REDGRAVE, IP22 1RY

### USE / LAYOUT

Single detached dwelling, set behind other dwellings, off a small close, off The Street.

### AMOUNT

Floor area / volume remains as existing.

### SCALE

Remains as existing.

### LANDSCAPING

Remains as existing.

### APPEARANCE / JUSTIFICATION

The existing windows and doors are glazing beaded double glazed softwood windows and doors with a mid grey paint finish. The windows and doors are not of the best quality, being softwood, and have already started to rot. The fit of the opening window and door sashes within their frames leaves a lot to be desired, as they do not seem to have been manufactured / installed to exacting tolerances, and they have also warped and twisted over time. Therefore thermal, acoustic and security performance of these windows and doors is significantly compromised. The windows also require ongoing maintenance.

The proposed windows and doors are to be mid grey (Painswick) wood grained finish Residence R9 ( <https://www.residencecollection.co.uk/collections/r9/> ) PVC-U, designed for use in Conservation Areas. The construction and finish of these windows and doors will be hard to discern from painted softwood windows and doors. These windows and doors will offer greater thermal, acoustic and security performance whilst minimizing maintenance.

### ACCESS (A)

The property is within the central core of the village within a short walking distance of the pub, shop and bus stop. Access remains unchanged.

### ACCESS (B)

Vehicular and pedestrian access to the property allows access by all, regardless of age, disability, ethnicity or social grouping. Access remains unchanged.