

Design and Access Statement

for listed building consent application for replacement of external doors at 10 All Saints Court, 2 Cattle Market Street, Otley.

Background

10 All Saints Court is part of a larger development of a school building that was listed in 1986 and converted around 20 years ago into housing. Number 10 is the Caretakers house referred to in the listing <https://historicengland.org.uk/listing/the-list/list-entry/1135230>. Number 10 is a prominent building in the centre of town facing one of the main town car parks. It is effectively an end terrace property. Adjacent to the side of the property is an access road to a small private car park for 6 cars. The rear of the property backs on to this small private car park.

The replacement of the doors will not have a significant impact on the features of the building that justify its designation as a listed building as the doors will be replaced with doors of the same material and colour. The doors will be replaced with double glazing rather than single glazing and we have found doors that are as close a match to the existing ones as possible. We believe the doors are not original and therefore hope to replace with similar rather than exact replacements.

Design

We are requesting listed building consent to allow us to replace the glass in the doors and above the front door with double glazing, and to alter the style of the doors to allow us to replace with more secure and insulated doors. The doors both get affected by the wind with the back door leaking in the worst weathers and absorbing the moisture making the door hard to open and close in winter. The door frame round the front door is rotten. Our house and several others throughout the development already benefit from double glazed timber framed windows. The proposed works have been developed in a considered manner to ensure the character of the building is retained and disruption to the historic fabric is kept to a minimum. There is to be no change to the location or size of the doors and there are no original fittings currently on the doors. The door frames will be painted to match the existing colour. The doors on our house have always been black whilst we have lived here. The ones in the rest of the development are green. We would prefer they remained black but are willing to change them to green if it is felt it is important that they match the rest of the building.



Internal and external photos of Front door



Internal and external photos of back door.

Site Access

Site access is off Cattle Market Street from the private access road adjacent to the property.