



## **DESIGN & ACCESS STATEMENT**

**SITE ADDRESS: 3 BEACON COTTAGES, TALATON, EXETER, EX5 2SA**

## **FRONT ELEVATION**



## **CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE**

Anglian Home Improvements have been contracted to replace the windows to the property as detailed in the accompanying application which is situated over 3 floors. The entrance to the address No 3 Beacon Cottages is at ground floor level with an entrance door and stairway leading to the main living area situated on the 1<sup>st</sup> floor with the living room to the 2<sup>nd</sup> floor/ attic area. We are only replacing the windows to No 3.

The current windows are white PVCu with double glazing and have been at the property for some time. Our customer would now like to replace these windows with new PVCu double glazed windows.

We therefore want to replace these older PVCu windows with new PVCu frames. This will give our customers the much-needed additional warmth and security to the property that new PVCu double glazing can provide.

**SURROUNDING AREA:** The property is situated on a narrow lane and the only nearby property is the adjoining property that has a mix of window styles with a top hung casement style with a smaller break.

**AMOUNT:** There will be 6 new windows to the property and one new entrance door.

**LAYOUT:** The new windows and door will replace the ones in situ and there will be no change in the aperture sizes.

**SCALE:** The windows and door will be in proportion to the house as they will be in the original openings.

**LANDSCAPING:** Our proposal will not require any landscaping as these are replacement windows and rear door only.

**ACCESS:** Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows and door or bring materials to site these will be discussed and arranged as necessary.

**APPEARANCE:** The benefits to the homeowner to use Anglian's high quality PVCu glazing is that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level.

Our proposed windows are to be white PVCu with double glazed sealed units. This way the property is benefiting from having quality PVCu double glazed windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance. The new entrance door is to be sage green and being situated at the rear it will not be seen from the front.

In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

## Our Accreditations



**LEFT SIDE ELEVATION- FROM FRONT- ONE WINDOW HERE TO BE CHANGED- No. 3 ON PLANS**



**REAR ELEVATION – ITEM 2**



**NEW DOOR TO ACCESS PROPERTY NO 3 – SITUATED TO THE REAR OF THE PROPERTY- ITEM 7**



**RIGHT ELEVATION (FROM FRONT) ITEMS 1 & 6**



**CURRENT PVCu WINDOWS ARE OLD AND IN NEED OF REPLACING**

