

Design Statement.

Caxton House, 4 Caxton Close.

This application is in 2 parts. The first is to change the front entrance and add a Canopy. The second is to improve the overall thermal efficiency of the building by adding insulation to the exterior of the building.

As noted in the response to a pre application enquiry (ref. DC/22/04625) I believe this application not only retains the industrial heritage of the site but enhances the aesthetic while greatly improving the security, usability, thermal efficiency and disability access.

Caxton House is not a warm dwelling and requires a great deal of heating, currently from an oil fed boiler. The current front entrance is a flush 2.5 wide by 2.4m high opening filled with a full height UPVC door of standard width and UPVC glazed/panel frame. It is neither secure nor thermally efficient and creaks in the wind. It is proposed to replace the door and frame with a custom-made wooden door of standard height and improved thermal glazing to panels either side of the centrally placed door. Above the revised entrance a canopy would be built to provide some shelter while exiting and entering the dwelling. The canopy would be of a minimal design giving it an industrial/commercial feel and provide a focal point as a front entrance. It should be noted that many people who visit the property have commented that they were not aware that the current door is the 'front door', and we have on three occasions over the past year found delivery drivers wandering around the side of the property trying to find the 'front door'. The proposed door would be insulated and 1m wide aiding disabled access. The approach to the door would be via a ramp constructed of the same pavements as existing, it is proposed that the door would be of oak construction and the framework of both the door frame/panels and canopy would be a mid-grey colour to match the existing bi-fold doors at the rear of the property. The roof of the canopy would be clad in lead.

The second part of this proposal is to remove the cement board cladding from the building and apply external insulation and render topcoat in a complementary colour to the other buildings in the close. The intention is to greatly improve the thermal efficiency of the dwelling enabling the current oil-based heating to be replaced with an alternative more environmentally friendly source such as a heat pump.

Caxton House is a detached property and is clad in cement fibre boarding. It is part of the printing works (originally brick and render) which predates the conversion to dwellings of the site. The site now has a mixture of external materials, cladding, exposed brick and render all with fibre slate roofing. The removal of the cladding (which

is not a material normally associated with an industrial aesthetic) would not interfere with the other buildings in Caxton Close. The unifying aspect of the original conversion design would be retained by the many other elements (common driveway, fencing, slate roofing, wall colour, brick and render and white guttering and window frames).