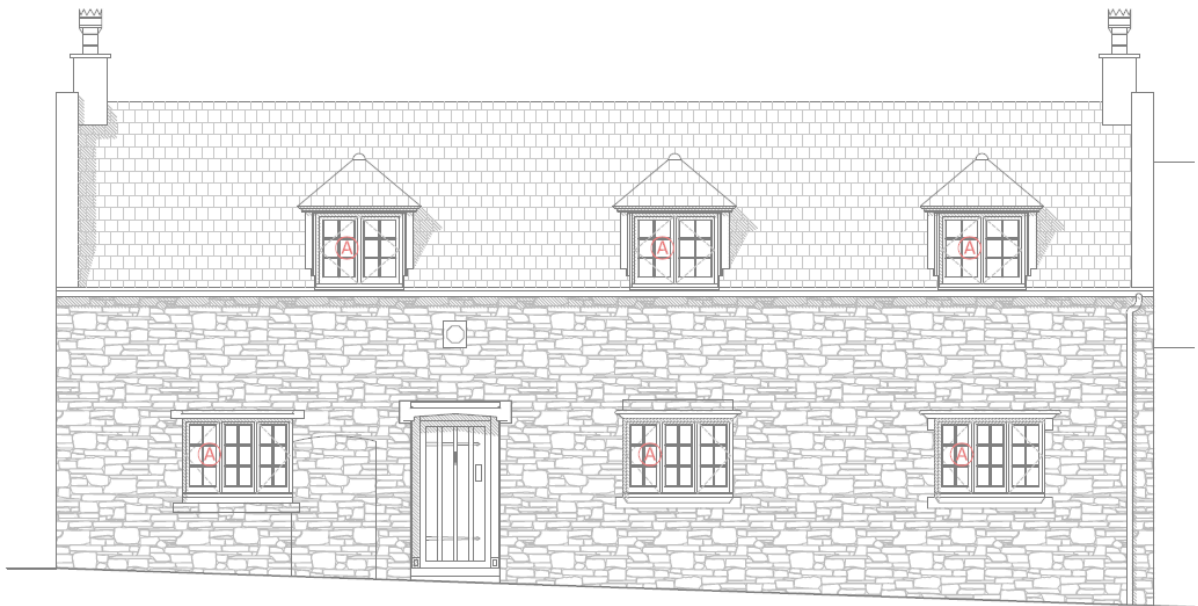


Design and Access Statement

Incorporating Heritage Statement

Southview Cottage
19 Main Street
Belton in Rutland
Oakham
LE15 9LB

February 2024



Introduction

This Design and Access Statement is in support of a Listed Building Consent Application for the replacement of six front windows at Southview Cottage, 19 Main Street, Belton in Rutland.

Site and Heritage

The application site is a single domestic dwelling located on Main Street, Belton-in-Rutland. The street, within this small village, is primarily residential in use, scale and typology.

The site is located within the Belton-in-Rutland Conservation Area.

The house is Grade II Listed, reference no. 1214989:

Cottage, with core of mid C17, though much renewed. Coursed rubble, with new roof covering and dormers. 1½ storeys, 3 unit plan. Left-hand gable end has 2-light stone mullioned windows, ovolo moulded and with hood-moulds at 1st floor level. In main facade all windows are renewals, enlarging earlier openings, although the hoodmoulds survive. Door in renewed 4-centred arched opening. Gable stacks and coping.

There are other listed buildings in the village, but only one within the immediate vicinity at 23 Main Street.

Planning History

There is no relevant planning history within the last 10 years.

Proposal

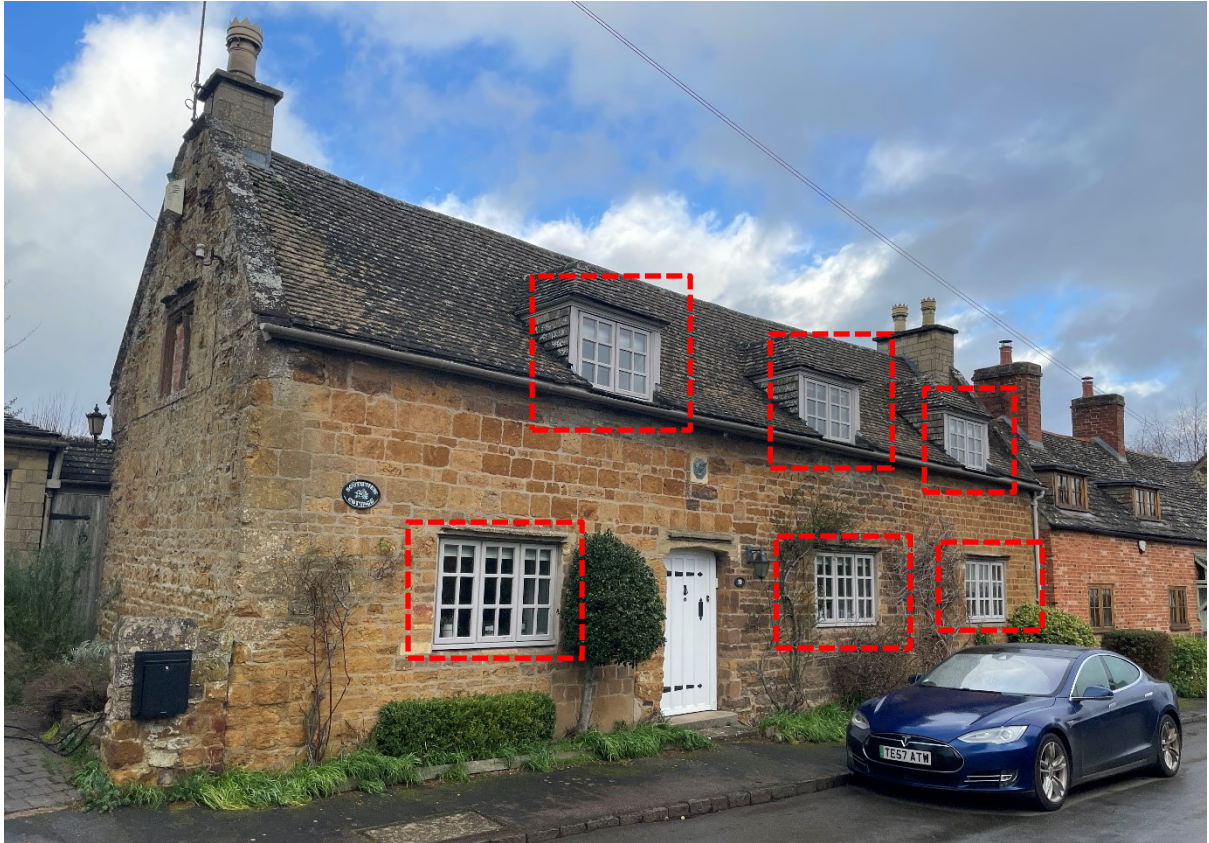
The application seeks approval for the replacement of six windows on the front elevation of Southview Cottage; three on the ground floor and three on the first floor, which are set within dormers.

The existing six windows are all non-original, as confirmed in the listing statement. They are timber framed, multi-pane casement configurations with double glazed units within.

While these non-original existing windows are of an appropriate style for the house, they are not of particularly high-quality and require continual repair. Their current condition requires the need for further maintenance. Additionally to this, some of the double-glazed units have lost their seal and accumulated moisture within and therefore require replacing. The glass units are quite thick at approximately 18-20mm and therefore not especially appropriate for use in a heritage asset. Some of the sectional detailing of the windows is also inauthentic, the casements sitting proud and overlapping the frames.

It is proposed that all six windows be replaced with high-quality timber framed windows with matching multi-pane configurations to the existing. They will incorporate more authentic, elegant sectional detailing with flush casements. The frames also will incorporate more slimline, 12mm double glazed units.

It is considered that the proposal will preserve and enhance the character and appearance of the building, while maintaining, protecting and improving its condition and liveability.



Front elevation of house - six windows to be replaced noted



Ground Floor Window example



First Floor Window example

Policy

Development Plan policies relevant to the determination of the application would be:

Rutland Core Strategy Development Plan Document 2011

Policy CS1 - The spatial strategy

b) maintain and wherever possible enhance the county's environmental, cultural and heritage assets.

m) promoting high quality design that respects resource efficiency, local distinctiveness and safeguards the special historic and landscape character, cultural heritage and environment of the towns and villages and rural areas.

Policy CS22 - The historic and cultural environment

The quality and character of the built and historic environment of Rutland will be conserved and enhanced.

Particular protection will be given to the character and special features of:

- a) listed buildings and features;*
- b) conservation areas;*
- c) scheduled ancient monuments;*
- d) historic parks and gardens;*
- e) known and potential archaeological sites.*

All developments, projects and activities will be expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features.

Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features. The adaptive re-use of redundant or functionally obsolete listed buildings or important buildings will be supported where this does not harm their essential character.

Justification

The existing windows are not original fabric to the listed building and not especially high-quality or authentic in terms of their detailed design. They are therefore not of high heritage value in themselves.

The proposed windows seek to be of improved quality, with more authentic detailing and slimmer glazing units. It is thought that the proposal would therefore be an enhancement to the listed building and its setting, improving character and appearance. The proposal also helps to protect the heritage asset, improving thermal performance, air and water tightness.

With the above in mind, it is considered that the proposals within this application accord directly with policy CS22.