

## Design and Access Statements for Domestic Extensions or Alterations

### **Site Address:**

Eyrie Cottage, 93 Bowbridge Lane, Stroud, Glos. GL5 2JH

### **Description of proposed development**

Replacement of windows

The windows within the property are currently metal crittal apart from 2 windows that have been replaced with wooden casement windows (refer planning reference S.07/2025/LBC dated 31/10/2007).

### **Site Assessment - Please include a short description of your property and its surroundings.**

Eyrie Cottage is situated at the bottom of Bowbridge Lane close to the traffic lights. It is a semi-detached 3 storey grade II listed cottage built around the late 16<sup>th</sup> Century. The property is constructed of traditional stonework walls incorporating timber lintels.

There is a single storey extension to the back of the property constructed around the Victorian period and housing a downstairs bathroom.

The property faces the road and the area has a mixture of other listed cottages and properties as well as more modern houses and bungalows.

The property is attached to a large grade II listed Georgian house.

### **Proposal**

We are proposing to replace the remaining crittal metal windows wooden casement windows with slimline heritage double glazing.

The rationale for the change has 2 key elements:

1. We would like to invest in the property with the aim of restoring the cottage and to enhance its appearance with the aim of changing the windows so that it is more in keeping with the traditional design of a 16<sup>th</sup> century Cotswold cottage. Previous owners gained listed building consent for the replacement of two windows with traditional wooden casement windows and we would like to make further improvements to replace the remaining windows with the same design.

The windows are also aged and showing sign of significant deterioration and are currently detrimental to the overall historic appearance of the cottage and surrounding area. The windows are a key feature that are not in keeping with the wider build of the house – a stone cottage. The chartered surveyors report completed on purchase of the house outlines that it recommends that the windows are replaced with double glazed timber casement windows.

We would also like to support the priorities outlined in the Stroud District Council Local Plan to ensure a high quality environment and to preserve the rich built heritage of the area.

2 The current design is problematic from an environmental perspective. The metal crittal windows create considerable condensation and pools of water on the sills leaving the areas damp and cold. As is outlined in the Local Plan, we are aiming to adapt a historic building to meet modern damands by using a traditional design with sim-line heritage double glazing so that we can improve the efficiency rating of the cottage and support wider heating efficiency and sustainability objectives.

### **Consultation**

We have consulted with our immediate neighbours and they have not raised any concerns regarding this proposal