



DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 1 MANOR DRIVE, MORTON, SOUTHWELL, NOTTINGHAMSHIRE, NG25 0UZ

FRONT ELEVATION



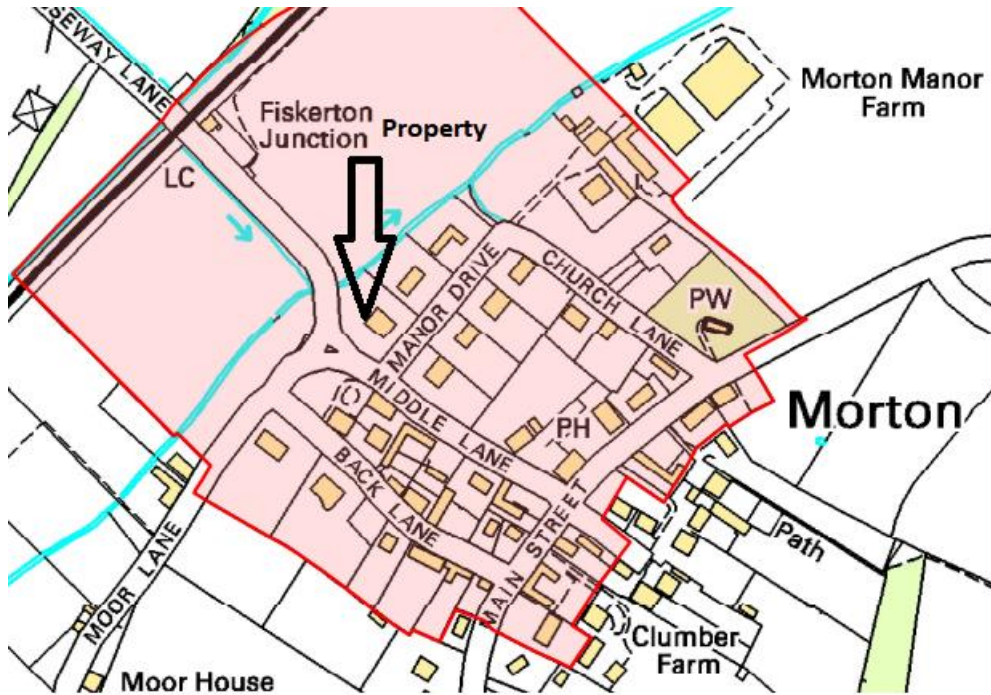
CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace most of the windows to the property which is a large, detached building with cladding and a low sloped roof.

The current windows are anthracite grey timber with double glazing. We now intend to replace these windows with Grey PVCu double glazed products that will replicate the ones that are currently there while giving our customers the much-needed additional warmth and security to the property that double glazing can provide.

The property falls into the Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties.

SURROUNDING AREA: The surrounding properties are also large, detached properties and they are well screened by the frontage to each property. Most appear to have white windows.



The area is described in the appraisal as the below:

Morton is a nucleated settlement that is compact and well defined. The layout is a grid of country lanes lined with trees, hedges and grass verges giving a very rural and natural character. There are no pavements or kerbs to add formality and the buildings also do not follow any rigid building lines.

Manor Drive

Manor Drive leads directly from the entrance to Morton Hall towards Manor Farm. It might be expected that it would be lined with historic property but in fact it is entirely modern with large houses and bungalows in large plots. They do not detract from the rural quality of the Drive however, because they are all set well back from the road behind hedges and mature trees. These hedges and trees assume a greater importance here than would normally be the case, because of the contribution they make to absorbing these properties into the street.

The road itself has no kerbs and has grass verges to either side typical of the rest of the village.



AMOUNT: All of the windows to the property are to be replaced and there will be three replacement doors. One existing door is to be bricked up below and the opening altered to accommodate a window instead and one existing window aperture is to be made larger.

LAYOUT: The new windows and will replace the ones in situ and some will involve changing the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the same locations. The windows and doors will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows and doors 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: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's high quality PVCu windows and doors are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep.

The Anglian flush casement has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

Our proposed windows and doors are to be a PVCu finished in a smooth grey anthracite with double glazed sealed units. This way the property is benefiting from having quality PVCu flush windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance.

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.

The photographs below shows part of our flush PVCu windows. As the photo shows. Using flush products gives the more traditional look of timber.

Proposed windows will look like the one below taken from our brochure.





Existing windows are not flush products but ours will be flush and this will give the more traditional look of timber but in high quality PVCu.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The new windows will be flush casements to give the appearance of timber. They will have the same opening designs and no changes are to be made to the front door area. Being in grey anthracite PVCu they will replicate the current windows and will be made using high quality materials.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The frames will be made of PVCu and while this is sometimes not supported in a conservation area as the frames will be flush and finished to look like the current frames this will have little impact on the property or surrounding area. The new windows will be double glazed but as the current windows and doors are double glazed this should have no further impact.

Trickle vents have been included as part of the recent legislation on ventilation and are shown on the plans but can be removed or conditioned to not be used if their inclusion is detrimental.

The following sympathetic solutions have been considered and discounted for the following reasons.

Our customer does not want to replace the windows with timber as this is too expensive and will still require maintenance every year which given the amount of glazing to the property is too much to maintain. The new windows will compliment the property and surrounding area.

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design. We have tried to produce a

range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING, OR ITS SETTING.

We have carefully considered the proposed changes to the property and feel that the new windows and door should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Therefore, no additional harm will be caused by these new windows and the public benefit is the property owners can put attention into maintaining the rest of the property and they have used sympathetic materials in the design.

Proposed Left Elevation



Rear Elevation



Proposed right Elevation.



Front Elevation



Front Elevation.



New window will fit into larger opening

