

Design, Access and Heritage Statement
3 The Old Rectory, Church Lane, Ash, GU12 6EY

The proposal is to:

- 1) replace the existing first floor PVC double glazed windows (x8) with new timber double glazed windows.
- 2) replace the existing ground floor timber single glazed windows (x4) with new timber double glazed windows. The existing timber windows are rotten and in disrepair.

None of the windows are original material or features. No significant glass remains. The property was built in circa 1600 and has been extended and altered over time.

The proposed work would significantly enhance the appearance of the property. The new windows will be a more sympathetic design and the net impact on the significance of the building will be positive.

The property is part of a former rectory and consists of three separate dwellings (1-3 The Old Rectory). All three dwellings are Grade II listed and it is our understanding that the listing is due to the significance of the prominent and historic Georgian frontage which forms part of the other two dwellings (No 1 and No 2 The Old Rectory). For the avoidance of any doubt: the Georgian section of the building (for which the listing exists) is NOT part of our property. It faces a different direction and is entirely distinct. Number 3 does not contribute to this significance. However, in any case, the proposed improvement to our home will enhance the appearance of the property.

Our property cannot be seen from a public road, public footpath, bridleway, or other public land.

The proposed double glazed windows will help address energy efficiency in our 400+ year old family home. The PVC windows are already double glazed. The glazing bars will be applied.

Number 1 The Old Rectory has aluminium double-glazed windows and doors which were approved in 2019 (19/P/00268).

The windows in all parts of The Old Rectory (Numbers 1, 2, 3) are different sizes and styles. This is due to the building being extended at various times since its original construction circa 1600. The only uniformity is the Georgian frontage of Numbers 1-2.

The PVC windows were installed approximately 30 years ago. The timber windows are harder to date - perhaps being installed in the last 30-70 years. None are original historic designs or materials.

Identify the application site, including any outbuildings and boundaries

Number 3 The Old Rectory at Ash is a Grade II listed property which dates back to the 16th century in a private lane location. The property cannot be seen from a public road, public footpath, bridleway, or other public land. A boundary map is enclosed with this application.

Identify what type of heritage asset it is (Listed Building, Building of Local Interest, within a Conservation Area, in the setting/adjacent to one of those previously noted, Area of Archaeological potential etc)

The Old Rectory is a Grade II listed building. The property comprises three dwellings. There is an original Tudor farmhouse (No 3 The Old Rectory) – for which this application applies. In 1721, an early Georgian façade was added (No 1 and No 2 The Old Rectory). The early Georgian façade is the main reason for its protected status.

Address the Nature of the Asset - describing the assets, for example age, building/structure type, materials used, general character and appearance (referring to the list description, or conservation area appraisal if available)

Number 3 The Old Rectory is situated in a private lane location. It can be accessed by entering Church Lane, then turning right into Old Rectory Drive (this is not a public road). The main Georgian building is built out of red bricks (No 1 and No 2).

The Tudor and Victorian parts at the back of the building (No 3) are built out of wattle and daub and brick.

Address the Extent of the Asset - describing the development site and its relation to its surroundings (e.g. the buildings position in the street-scene, relationship to neighbouring buildings and/or structures)

There would be no detrimental effects to the neighbours. The proposed window replacements would be timber and would reflect the style and lightness of the existing windows. It would enhance the appearance of the property.

Address the Significance of the Asset - describing the archaeological, architectural, artistic and/or historic significance of the asset (e.g. the age, phase of development, layout, appearance, significance of specific features or characteristics, materials and construction or the potential for archaeological remains)

There are no significant or specific features or characteristics or archaeological remains.

Address the Proposed Works - describing the proposed works including scale, height, construction, materials, design, details and any associated landscaping. With regards to internal works to listed buildings this should include details of historic fabric or architectural features which would be affected by the proposal

There is no change of use, it will continue to be a dwelling for three households. The new windows would be timber.

No landscaping is proposed as part of the works. No historic fabric or architectural features would be affected by the proposal.

Address the Impact on the Asset - describing the proposals impact upon the identified significance of the asset and/or its setting (may include loss or concealment of key features of historic fabric, compromised views, impact on relationships between buildings etc...

No loss or concealment of key features of historic fabric would be lost with the replacement windows. There would be no detrimental effects on the relationship between buildings.

Address Preservation, Enhancement and Mitigation - How does the proposal preserve or enhance the heritage asset or better reveal its significance?

The existing timber windows are rotten and in disrepair.

The existing PVC windows are not compliant with fire safety regulations. Neither are they timber.

No incidental damage to the building fabric will result from this work.

The proposed work would significantly enhance the appearance of the property. The new windows will be a more sympathetic design and the net impact on the significance of the building will be positive.