

**Listed Building Consent Application for Proposed Window & Door Replacement at
Dean Cottage, Dippenhall Street, Crondall GU10 5NY
Design, Access & Heritage Statement**

18.04.24

Revision A



Introduction

This is a supporting statement for the part replacement of external windows & rear doors to Dean Cottage. The application is seeking to achieve Listed Building Consent for the proposed Works

Location

The site lies near the centre of the village of Crondall, near to start of Dippenhall Street. Dean Cottage is located to the South side of the street. It is a mid-terraced property with Laun Cottage to the west of the property & Glebe Lodge located to the east. The property is set back from the street by about 4 meters with a drive way that can accommodate up to 3 medium sized cars.

To the rear of the property there is a private garden approximately 40 meters long x 5 meters wide.

Heritage Impact Assessment

Dean Cottage is Grade 2 Listed 2 bedroom Cottage located in Dippenhall Street, Crondall, GU10 5NY

The listing number is 1092371 with the property listed on 26th June 1987. The National Grid Reference is 79601 48794. The nature of the listing is;

SU 7948 CRONDALL DIPPENHALL STREET (west side)

19/34 Dean Cottage - GV II

C17, C18. Continuous with Laun Cottage, but wider: said to be a former stable. 1 storey and attic, 2 windows. Red tile roof; 2 gabled dormers with cill at eaves. Red brickwork (English bond), some blue headers, cambered openings. Casements. Modern porch with tile-hung gable.

Listing NGR: SU7974148708

The proposal is to replace a number of external single glazed windows & rear doors.

The Ground Floor Front Elevation window, Ground Floor Front Door & 1st Floor Rear Elevation Door & Side windows will be retained.

The following proposed windows & doors are to be replaced.

Front Elevation 1st Floor Window

Rear Elevation 3 No Ground Floor windows, 1 No first floor window, 2 No ground floor door sets.

The following photograph so the typical condition of a typical windows, with the majority showing signs of wood rot.



Fig 1.0 Typical detail of window frame

Pre-Application Advice

No pre application Advice has been sought

Design Objectives

The proposed alterations are intended to achieve the following

Replacement of existing timber window with new hardwood timber white painted slimline double glazed windows



Fig 1.1 First Floor Front Elevation Replacement

Replacement of 1 No single glazed existing window with new white painted slimline double glazed flush casement hardwood window

Replacement of 1 No satin anodised aluminium double glazed window with new white painted hardwood slimline double glazed flush casement timber window. (Kitchen window)



Fig 1.2 Ground Floor Rear Elevation Replacement Existing Concrete cill to be sanded & redecorated

Replacement of 1 No single glazed Existing Double Patio door with new white painted slimline double glazed hardwood door set



Fig 1.3 Ground Floor Rear Elevation Patio double door set & new hardwood threshold replacement

Replacement of 1 No single glazed Existing single door with new white painted slimline double glazed single hardwood door set



Fig 1.4 Ground Floor Rear Elevation Patio single door set & hardwood threshold replacement

Replacement of existing timber windows with new hardwood timber white painted slimline double glazed timber flush casement window (Kitchen Window)



Fig 1.5 Ground Floor Rear Side Elevation window replacement. Existing painted concrete cill to be sanded & redecorated

Replacement of existing timber windows with new hardwood timber white painted slimline double glazed timber flush casement window (WC window)



Fig 1.6 Ground Floor Rear Side Elevation window replacement. Existing painted concrete cill to be sanded & redecorated

Replacement of existing timber windows with new hardwood timber white painted slimline double glazed timber flush casement window (Bathroom Window)



Fig 1.6 First Floor Rear Side Elevation window replacement. To be replaced & compliment first floor window at Glebe Lodge.

Design Solution

It has been identified that there are a number of doors & windows that are in poor repair. A Heritage Specialist has been appointed to carefully review the condition, & age of the existing windows & doors. A separate report has been included within this application.

The proposed works entail the replacement these selected windows & doors. As part of these works the rear 1st Floor Bathroom Window & Ground Floor Rear Kitchen window, although in not poor repair, does not represent the age & style of the property these include;

Front Elevations facing Dippenhall Street

New 1st Floor Bedroom Window

Rear Elevations

New 1st Floor Bathroom Window

New Ground Floor WC Window

2 No Ground Floor Kitchen Windows (1 No Existing Aluminium Double Glazed Window- Installation Pre 1987, Not in keeping with style of Building Installation. 1 No Existing Timber Window in poor repair

1 No Double French Door Set (Existing Timber Door Set in poor repair)

1 No Single Door Set. (Existing Timber Door Set in poor repair)

As mentioned above the client has engaged with a Heritage Specialist, together with P&P Glass Limited to undertake the Window & Door replacement. P&P have vast experience in the replacement of Doors & Windows within Listed Buildings. The replacement windows & doors will be of pre finished painted hardwood finished in a RAL 9003 white paint. The units will be slimline double glazed with 4mm & 6mm Krypton & putty glazed. These will be fitted within 22mm Astragal True Bars. All windows & doors will be mechanically fixed with Oakham flax caulking applied within the joints, then finished with a burnt sand bead.

All Ironmongery will be finished in black with window handles being a Monkey Tail in design

The existing stone painted cills to the ground floor elevations will be retained & refurbished.

Planning Policy

National Policy PPS 5

The guide to PPS 5 sets out the following processes for applications to alter Heritage Assets;

- Understand the significance of the affected assets
- Understand the impact of the proposal on their significance
- Avoid, minimise & migrate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts on aspects in terms of the sustainable development objective of conserving significance & the need for change
- Offset negative impacts of significance by enhancing others through recording disseminating & archiving archaeological & historical interest of the important elements of the heritage affected

Making changes to Heritage Assets- Historic England advise Note 2, Para 3 states 'A reasonable & proportionate approach to owner's needs is therefore essential.

Note 15 States. Doors and windows are frequently key to the significance of a building. Replacement is therefore generally advisable only where the original is beyond repair, it minimises the loss of historic fabric and matches the original in detail and material. Secondary glazing is usually more appropriate and more likely to be feasible than doubleglazing where the window itself is of significance. As with the building as a whole, it is more appropriate to deal with timber decay and similar threats by addressing the cause of the decay rather than treating the symptoms but where remedial works are shown to be necessary, minimum interference to achieve reasonable long term stability is the most sustainable approach. The replacement of unsuitable modern windows with more historically appropriate windows is likely to be an enhancement.

Conservation Area Appraisal

The Conservation Area Appraisal sets out the key positive characteristics of the Conservation area including Dippenhall Street which is defined as a character area.

