Design and Access Statement Householder
The Barn, 5 Abingdon Court Farm, Cricklade, SN6 6BZ

A. <u>Householder – replacement windows</u> (in a Conservation Area)

Proposal:

To replace existing timber window frames/windows/doors at the front and rear of the property, due to water ingress.

Materials/appearance will ensure that it is a like for like replacement in terms of appearance in order to retain the current appearance and function.

1. What **features** are on the existing site?

This is a link detached house, former barn which was built c1800 and converted to a domestic dwelling in 2001. It comprises two storeys.

The original building incorporates Queen post principle rafters within the roof space with an underlying ventilating felt and new clay/concrete double Roman tiles. Original stone walls have been repointed with external new timber lintel supports over windows and openings incorporating the original full height openings with hardwood double glazed window units. Solid ground floor, timber first floor with chipboard deck and new timber floors. The external walls have been lined internally with insulated metal framework and inner plasterboard surfaces.

Internal solid ground floor walls support upper floor joists with drylined internal surfaces, and plasterboard stud first floor walls. The windows are hardwood double glazed units with velux windows on the upper roof.

1. Please provide details of how **access** issues will be addressed

Internal access to the proposed replacement will be as currently from the front (front door) and rear (double patio doors) of the property.

3. Please provide details of the **layout** of proposed development

Frames, windows and doors will be of the same appearance and materials as the existing structures.

4. Please provide details of the **scale/appearance** of the proposed development

The window frames, windows and doors will be constructed to match existing structures, and be finished in a dark colour, as currently.

This proposal complies with the guidance contained in the Planning (Listed Buildings and Conservation Areas Act) 1990.

5. Please provide details of the **landscaping** in the proposed development

N/A

6. Please provide details of how **Heritage Assets** issues have been addressed

The property is situated in the Abingdon Court Farm Conservation Area. Its character is residential. There is a range in appearance of the buildings due to their previous original function (ie barn, farmhouse etc). The property subject of the application exhibits many of the original characteristics and is considered to make a significant contribution to the heritage asset.

Impact
The replacement of the front/rear will have no impact on the appearance of the property and will fit within existing openings and their reveals. However, it will have a positive impact on the integrity of the building, as currently, water ingress occurs periodically due to the rotting of seals and frames, which in the medium-term will be detrimental.
Current design/materials are modern (2001) when the building was developed for residential use.