DESIGN ACCESS STATEMENT

To accompany listed building application to replace
2 no. windows in the hipped dormers on the second floor
at
The Grange, Lake, Salisbury, Wiltshire. SP4 7BP

February 2024

The property
The Grange is a three storey grade 11 listed farmhouse to the west of the Woodford Valley road as it dips down into the village of Lake; which is just north of Upper Woodford on the Woodford Valley road between Salisbury and Amesbury.

Site constraints
Grade 11 listed property
It is in the WHS of Avebury and Stonehenge.
Lake Conservation area

Planning history
This property has been much altered and extended over time. However; with the exceptions of applications to deal with tree works; there have been just 2 relevant planning applications.
S/1990/0876 - Remove a blocked up window blocked up by existing wall of the exterior canopy on the east elevation and new entrance door-Approved 12/06/1990
PL/2023/03982- Replacement of existing wooden door with new hardwood traditional Georgian style door. - withdrawn 20/07/2023

Proposed Works:
To replace two rotten windows in the south facing dormers at 2nd floor level.
The reason the windows are being replaced is because they are beyond repair. This conclusion has been drawn by four separate joiners who have attended the property to quote for repair/replacement, with replacement being the only viable solution.

It is proposed to replace the windows in identical style to remain in keeping with the property's original windows. They will be a hardwood, like for like in terms of dimensions, colour and aesthetic. However my client is looking to include a slim-line double glazed unit to both windows. During a site visit from Senior Conservation Officer Andrew Minting, my client was informed they would likely be agreeable (subject to planning), as the windows are in the eaves of the house and therefore a far distance from ground level.

The double-glazed units will also aid energy efficiency of the building, which is of major importance to my client.

Impact of development

Heritage statement accompanies this application which will address matters of impact on heritage assets, conservation area character and listed building.

These are window replacements and therefore will not impact neighbour amenity, highways, parking, ecology etc

Conclusion

Whilst it would be preferable to repair the windows and retain as much of the original fabric of the building as possible these windows have gone beyond repair. Therefore if they are to be replaced taking this opportunity to improve the heat loss by using slimline double glazing seems sensible. They are too high for the increased glazing thickness to be seen from the ground.