

DESIGN & ACCESS STATEMENT IN SUPPORT OF GDE.11 LISTED BUILDING CONSENT HOUSEHOLDER APPLICATION

- on behalf of Mrs.E.Morrison

Ref: PP-03283336 (Hawthorn Farm, South Drove, Low Fen, Quadring PE11 4QU)

Replacement of defective timber sash windows.

Property & Context

Hawthorn Farm is a detached residential property located in the remote fen countryside discrete from any other buildings. The nearest neighbouring residence is approx.300yds.distant. It is situated on a single track road accessing a pumping station on the South Lincs.Forty Foot Drain.

The plot comprises a single dwelling within approx..0.1ha. Perimeter hedging surrounds the curtilage and all boundaries are surrounded by farmland. A remote garage is situated to the S-E corner of the plot.

The (est.C19th) house is a gable-ended 2-storey plain brick building with clay pantile fore/aft pitches. It is estimated A single storey extension of similar construction is located to the eastern end. An eaves course of brick dentils and occasional flat arch brick window heads comprise the face features. The principal elevation contains vertical sliding-sash windows in shallow reveals, and faces into the plot (away from public view). The Gde.2 Listing is understood to derive from this elevation, as typical of the local period style.

Proposal & Land Use impact

The existing timber sashes and casements are rotted. Modern uPVC and deep section sealed units are deemed incompatible with the character of the property – therefore the owner proposes specialist joinery replacements comprising slim-pattern timber windows of identical size and style, sufficient to meet current thermal requirements. Messrs.Beal & Fairchild (Boston) have provided construction details as part of the application. Building Regulations will be satisfied directly or by a registered Competent Person Scheme installer.

No structural alterations are involved in the proposal and changes are considered superficial in context relating only to window replacement. There will be no material visual impact beyond improving the integrity and condition of the fenestration. Structural openings are unchanged. Public view is limited (road-side only) and screened by hedging. The appearance of the principal elevation remains unaltered.

No trees; vegetation; or wildlife are impacted by the proposal. Land use is unchanged and adjacent farmland is unaffected.

There is no noise impact.

Vehicular and pedestrian access is unchanged and no increase/decrease in traffic will result.

No commercial or community impacts are relevant as a result of this “like for like” replacement as part of essential maintenance
