**Heritage, Design and Access Statement for proposed replacement of timber windows to Corner Cottage, Horse Road, Alton.**

## Introduction

This heritage, design and access statement has been prepared in support of an application for permission to replace windows at Corner Cottage on Horse Road in Alton. The property is a Grade II listed building that lies within the Alton and Farley conservation area. The property is detached and the proposal is to replace windows to all four elevations.

Mr Philip Harding of Churnet Valley Joinery Ltd. Is acting as agent for the owners Mr and Mrs Mcbride.

Included with this application are:

1. Elevation photographs showing existing windows
2. Elevation drawings showing replacement window design
3. Individual window drawings existing and replacement
4. Individual window photographs of existing windows

## Heritage

Corner Cottage was built early to mid C18 with later alterations and additions. The properties East and South elevations are most prominent to the street scene. Red brick construction with plain tile roof.

The property has casement windows with segmental arches to the downstairs South elevation. The existing windows are not original and have been replaced at various times with differing styles and sometimes inappropriate designs. The proposed new windows will not be like-for like replacements and will not cause loss to any original features of the property. Alton and Farley conservation area puts emphasis on the look and character of its historic buildings. The new windows have been designed to enhance the character of the property and its surrounding street scene rectifying some mistakes by previous owners.

## Design

The original windows can be seen in photo 1 shown below from the staffs past track website taken circa 1905. They are casements of timber frame and either metal or timber opening lights. The division of lights can clearly be seen with two mullions in all except the central upstairs window which has one central mullion. Photo 2 shows existing windows on the same elevation, the ground floor windows wg1 and wg2 are poorly proportioned with one mullion and transom with top hung opening light. The new window design will follow the historic proportions with side hung opening lights (see drawing number 004).

Photo 1




Photo 2



New windows are to be made from painted Douglas fir to give a long service life of 60 plus years. Casements will be flush to the frame with opening lights hung on quality brass butt hinges. Slim conservation insulated glass units will be traditionally glazed and faced with putty (see drawing number 011) The slim glass units are appropriate as they are barely distinguishable from single glazing but offer Mr and Mrs McBride improved thermal and acoustic performance. Reducing external noise is of importance due to the proximity of The Royal Oak public house.

## Extent of proposal

Due to the large cost of these works not all the external joinery at Corner cottage will be replaced as part of this proposal. The doors to the property are in reasonably good condition and look in keeping with the cottage and its surroundings, they will not be replaced. The garage doors will need some remedial work but are also not to be replaced. Window WG3 (see photo) has been replaced in the recent past, perhaps by the previous owner. Although double glazed it has been well made and is in good condition. Its design and glazing bars are sympathetic to the cottage and it is not easily visible from the street outside the property.

## Access

The property is grade II listed and the windows have been designed from a heritage perspective. Access is therefore of little relevance in this proposal.