DESIGN AND ACCESS STATEMENT

SITE ADDRESS: LOCK HOUSE, STANLEY ROAD, STOCKTON BROOK, STONE ON TRENT, STAFFORSHIRE, ST9 9LJ.



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace 4 windows to the front of the property at the above address. There will be no changes to the front porch area.

The property is a detached cottage and is also a listed building. It falls within the Caldon Canal Conservation Area. This conservation area follows the route of the canal and encompasses key buildings along the way.

The property backs onto Greenway Hall Golf Centre and a public car park. To the front is the narrow tow path and canal. The lock house would have been occupied by someone in charge of the gates to the lock to the front.

There is a bridge and pedestrian footbridge close by. The front of the property is clearly visible only when on the tow path.

The surrounding properties are all quite individual in style. Most are houses and have a variety of window styles. Some have been replaced with timber double glazing and this is what our customer would like to do.
All the opening windows to the front of our customer's property are uniform in design constructed in timber with very small top openings which offer little escape from fire. Our proposed window replacements will change the design of the windows to something more accessible.

AMOUNT: There will be 4 new windows to the property.

LAYOUT: The new windows will replace the ones in situ and there will be a change in the style of opening.

SCALE: The windows will be in proportion to the house as they will be in the original openings.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

Arial photo showing property position to canal and car park behind.



ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged as necessary.

EXISTING PROPERTY VIEW FROM THE BRIDGE AREA.



APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.
The benefits to the homeowner to use Anglian's Timber windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level.
The Anglian Timber Window has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual home owners. It is commonly known that timber windows, especially if they are of a high quality, are considerably more costly than Aluminium or PVCu.
Our proposed window is to be white timber with double glazed sealed units and cottage bars where shown.
In addition draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

Furthermore Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.
We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING OR ITS SETTING. We have considered carefully the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be traditional as per the originals. Two of the windows are above ground floor and there is natural screening to the front of the property.

Our Accreditations













