

Design and Access Statement

44 King Street, Leek, Staffordshire ST13 5NW

Application for Listed Building Consent

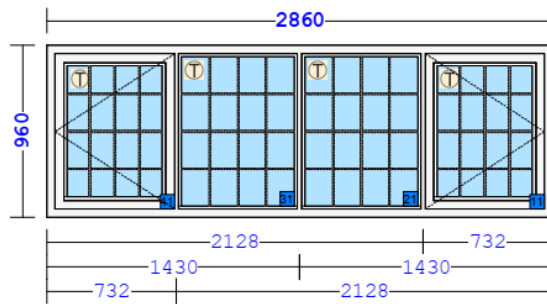
Replacement timber windows with slimlite double glazing

The proposed replacement windows seek to match the design, scale, proportions and operation of the existing windows as far as possible (see supporting document comparing existing and proposed windows). The intention is to restore and enhance the façade of the poorly maintained property in a manner entirely in-keeping with its historic character. The proposed windows will be manufactured and installed by Brookeswood Joinery, specialists in handcrafted timber windows in authentic period style. All materials and finishes used will mimic those of the existing windows.

The existing windows are in a poor state of repair. Some timber is rotten and the windows leak, contributing to damp issues within the property. The existing single glazed windows are also highly energy inefficient, contributing to the property's Energy Efficiency Rating of 39 (the lower end of band E), well below the average Energy Efficiency Rating of 60 (middle of band D) for a dwelling in England and Wales. The proposed slimlite double glazed windows will significantly improve energy efficiency whilst also preserving the character and appearance of the listed building.

W1 - 2nd Floor Bedroom

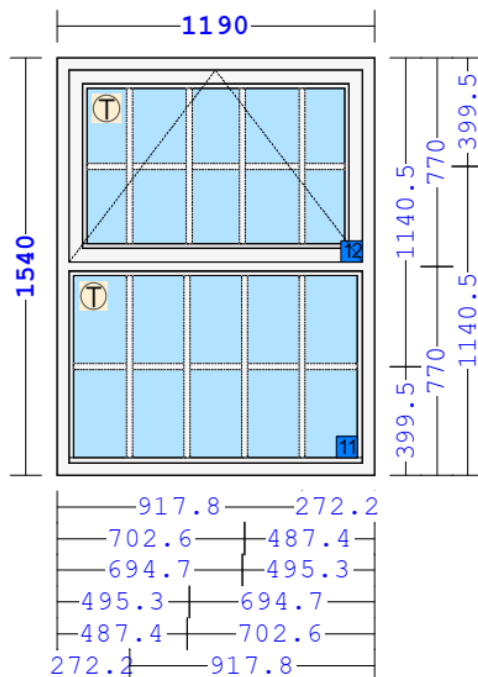
1 2860x960mm



Casement: High Performance - Flush Detail
 Timber - Engineered Red Grandis
 4mm Tough / 4mm Krypton / 4mm Tough Low E - Clear (Line Mark)
 Glass Spacer Bar - Black
 Glass Cavity - Krypton Gas
 Glazing Bead - Drainage Bead
 Handle - Bright Chrome Connoisseur Locking Handle
 9mm Rectangular Leading
 Head Drip
 Stub Cill
 Finish - Factory Finished
 Single Colour TBC

W2 - First Floor

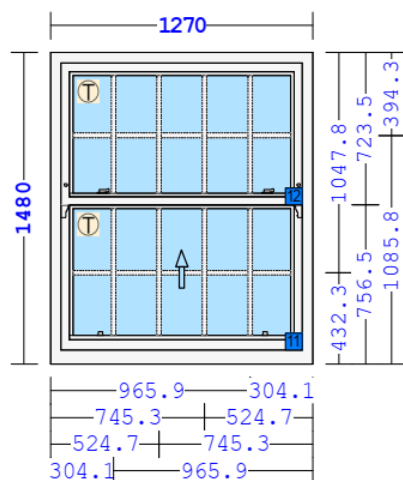
1 1190x1540mm



Casement: High Performance - Flush Detail
 Timber - Engineered Red Grandis
 4mm Tough / 16 / 4mm Tough Low E
 Glass Spacer Bar - Black
 Glass Cavity - Argon Gas
 Glazing Bead - Drainage Bead
 Handle - Bright Chrome Connoisseur Locking Handle
 22mm Bonded Astragal Bar with duplex bars
 Head Drip
 Stub Cill
 Finish - Factory Finished
 Single Colour TBC

W3 - Ground Floor Dining

1 1270x1480mm



Vertical Sliding Sash: Spring Balance Detail
 Timber - Engineered Red Grandis
 4mm Tough / 16 / 4mm Tough Low E
 Glass Spacer Bar - Black
 Glass Cavity - Argon Gas
 Glazing Bead - Drainage Bead
 Hinge - Fixed Light (12)
 Balances SSSB - Bottom Sash (11)
 SSSB White Spiral Balance Tubes (11)
 Sash Lock - Polished Chrome Locking Fitch (11)
 Chrome Sash Lift (11)
 Chrome Locking Ventlocks Pair (12)
 Sash Horns (12)
 22mm Bonded Astragal Bar with duplex bars
 Stub Cill
 Architrave & Linings Included
 Finish - Factory Finished
 Single Colour TBC