

Design and Access Statement to accompany online Listed Building Consent Application for minor works to upgrade building performance

Address of Property: Dunwood House Farm, Longsdon, Staffordshire ST9 9QW

The Application: Consent is sought for the following minor works to improve building performance:

Windows: Replacement of steel W20 windows (installed generally) with Duration aluminium double-glazed frames with thermal break, also replacement of small number of timber windows with similar aluminium frames. (W4, W35, W47-52, W61-63). See samples delivered to SMDC Planning department at Moorlands House (with a covering letter referring to the Application).

West elevation: Installation of Velux conservation top-hung rooflight: GCL MC06 2501H Heritage range, 780 x 1180mm, to serve a future toilet. (Note: the second floor currently has no sanitary accommodation).

South Elevation: Upgrade of existing lean-to greenhouse aluminium frame/glazing. Lean to extended by 0.9sq m additional area (to “square off” plan shape) and to include glazed draught entrance porch 1.9 sq m having a de-minimis impact on the setting or character of the building. Note: the greenhouse is an unheated non-habitable space.

Existing Site Features.

The property is a three-storey detached house built in two phases: the original dwelling being 16th Century which was extended in 17th Century with a larger block fronting Dunwood Lane to form a Yeoman’s House. This is recorded in a date stone as 1678.

The house was given Grade 2 listed building status on 02.01.1967 ref: L08/131

How Access Issues have been addressed: It is noted the ‘access’ component should deal with both interior design and management issues to demonstrate not just compliance with the design details in the Access Design Guide SPD, but also how the applicant intends to meet their duties under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995)

Approaches to and around the site: A ramped path from the carpark/setting down point to the south entrance door was build some 40 years ago. It is proposed that the upgrade of the existing lean-to greenhouse aluminium frame/glazing will include a glazed draught entrance porch approached by a shallow wheelchair ramp formed in the stone paving.

A WC closet is proposed to serve the second-floor bedroom accommodation, located off the stairs landing – note: there is no existing sanitary accommodation at this floor level. This will be served by a conservation type rooflight.

Provide details of the layout of proposed development

See ground floor plan and detail plans of existing and proposed lean-to greenhouse layout.

See also second floor plan, AL6, showing proposed toilet compartment.

Provide details of the scale/appearance of the proposed development

Windows: The replacement of the current W20 steel frames with aluminium double-glazed frames with thermal break, manufactured by Duration, will not appear materially different. See photos of principal elevations attached, and samples delivered to SMDC Moorlands House. The Duration glazing bars are not materially different in size from the timber glazing bars in the few cases of timber window replacements.

South Elevation:



West Elevation:



The installation of the Velux conservation top-hung rooflight: GCL MC06 2501H Heritage range, 780 x 1180mm, colour black, in the West elevation roof plane will blend in with the style of the building and its rural setting.

Upgrade of existing lean-to greenhouse aluminium frame/glazing with low level stone wall: Upgrade includes extending by 0.9sq m area (to “square off” plan shape) and forming glazed draught entrance porch 1.9 sq m which together will have a de-minimus impact on visual appearance - or on the setting or character of the building. Note: the greenhouse is an unheated non-habitable space.

Glazing upgrade will replace aluminium “patent glazing” bars with aluminium box section members having a very similar appearance externally.

Provide details of how Heritage Assets issues have been addressed

Duration windows were chosen for their slim profile to achieve a similar like-for-like visual and material appearance to the existing windows.

The proposed Velux Heritage range rooflight in the west facing roof slope, sitting low in the plane of the roof tiles, was selected to blend in with the style of the building and its rural setting.

The upgrade of the lean-to greenhouse to the south elevation has been designed to retain its transparent glassy appearance and not impact on the heritage building behind - the draught porch and squaring off the greenhouse plan shape will have a minimum/negligible impact.

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