

Design and Access Statement

Lowes House, Lowes Lane, Swarkestone

This statement is produced by virtue of the requirement set out in the Town and Country Planning (Development Management Procedure) Order which requires all Listed Building Consent Applications to be accompanied by the prescribed form of statement

The stipulation contained in Government Planning Guidance is that the amount of information contained within such a statement is proportionate to the development proposed. The proposal does not involve the creation of new development, therefore the design issues raised are dealt with in the separate Heritage Statement submitted.

The paragraph headings are the topics stipulated in the legislation and comment is given appropriate to the scale of the proposal.

Site appraisal

The “site” consists of alterations to the south facing elevation of a listed building, which overlooks open farmland and is not easily viewed from the public domain of Lowes Lane, therefore no close-up opportunities for the appreciation of the building are available to members of the general public. The dwelling is the original farmhouse set within the context of an intensive development of the former outbuildings which lie between Lowes Lane and the dwelling itself. The overall symmetry of the principal elevation is not altered by the proposal. The application relates to changing the detail of the glazing bars from the “stuck-on” variety to the correct definition of individual panes, and to the moving sash window elements, none of which can be seen except by close inspection.

Social Context

The proposal is of a scale not to have any affect upon the social structure of the area.

Economic Context

The proposal is not of a scale which would have any affect upon the economic characteristics of the area.

Environmental Considerations

No bio-diversity issues are raised by this proposal to change the windows on an occupied dwelling which would warrant the production of any wildlife surveys.

Involvement in the Design Process

The LPA have not been involved in the design process. The design of the proposed windows has been undertaken by Mumford Restorations who have a long record of co-operation with the Conservation Officers at SDDC for manufacturing joinery suitable for use on listed buildings.

Evaluation

It is considered that the design of the proposal, in the context of a group of buildings which has been substantially altered and lying at a distance from public inspection, is satisfactory. The improvements to the existing fenestration which were sought by the listed building enforcement notice will still be achieved by the proposal now submitted which incorporates the correct individual panes of glass within the correct design of glazing bar.

Design

The only design issue raised is dealt with in the Historic building impact statement.

Scale

There is no quantifiable scale to the development.

Materials

The use of materials for the work is specified within the application form.

Landscaping

There is no element of the proposal which involves the provision of landscaping.

Access

There are no alterations proposed to the access to the property, therefore there are no observations to be made under this heading.