

Proposed Replacement of All Existing Windows

of

**The Lodge
Aldingbourne Drive · Aldingbourne
West Sussex · PO18 0LQ**

Design & Access Statement

**October 2016
Rev. B, October 2017**

Introduction and Context

The Lodge is a Grade II Listed Building situated to the North of the village of Aldingbourne and bordered by the A27 to the South. It lies to the South-West of Aldingbourne House and is believed to date from 1830 and was listed in 1984.

Although the form of The Lodge remains essentially as constructed more recent additions include a garage; conservatory and roof conversion.

Planning History

The following historic applications have been lodged:

- App. No. AL/47/95 – 04.08.95

Application for Listed Building Consent for alterations to the Lodge and outbuildings (NB This application included the replacement of existing windows in double glazed, painted softwood which was deemed acceptable by the conservation officer).

- App. No. AL/84/96 – 22.11.96

Application for Listed Building Consent for new boiler flue through kitchen wall and siting of 60cm satellite dish in roof valley.

- App.No. AL/105/03 – 05.11.03

Application for Listed Building Consent for addition of conservatory (timber built) to rear face.

- App. No. AL/37/08/L

Application for Listed Building Consent to board loft space, install light and folding loft ladder.

The Proposal

The intention is to replace all existing window units with bespoke, painted Accoya fsc certified timber frames and Crittall steel casements which will be leaded single glazed to match the existing. The existing timber framed Crittall windows are in poor condition and need replacing. The new windows will match the existing exactly. As suggested by the local planning authority, fanlights will be replaced with single fixed casements (see drawing 104B for reference).

A previous Listed Building Application No. AL/47/95 included a proposal to replace the existing windows with softwood painted windows, casements and frames – this application was approved at the time but the replacement of the windows was not carried out.

Amount

The proposal will not affect the existing floor area of the dwelling.

Scale

The proposed window units reflect the scale of the existing units.

Appearance

The intention is that the new window units will enhance the overall appearance of the property. Currently, the mix of window style and the poor condition of the outer frames detracts from the integrity of the Listed Building.

Landscaping

The garden will remain as existing.

Access

Access to and from the building would remain unchanged, as would the parking.

Conclusion

The insertions of the windows will serve not only to enhance the overall appearance of the Listed Building, but also serve to protect the fabric of the building from further decay.

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