

Design and Access Statement

The Lodge
6 Rackery Hall Mews.
Rackery Lane.
Llay
LL12 0QB

Proposal.

Replace existing timber windows with woodgrain effect PVCu windows.

The local area which the site is located is Llay Village.
The application site is situated at Rackery Hall Mews and has been designated as in the curtilage of Rackery Hall, a Grade II Listed building (listed in 1963)

6 Rackery Hall Mews is characteristic of the dwellings within the immediate vicinity being a two storey detached barn conversion constructed of handmade brick with a natural slate roof, forming part of a development of barn conversions believed to be originally part of Rackery Hall.

As with all of the properties within the immediate area the dwelling benefits from a large rear and side garden with parking to the side with a detached garage.



We would like to replace the remaining timber windows of The Lodge with Residence 9 cream windows. They are used in conservation areas and are designed to replicate timber windows.



We currently have a huge problem with damp and mould caused by our existing rotten, leaking, windows. This in turn is causing health problems for some members of the family. We have already replaced (with timber) one of our upstairs round windows but this in only a few years has failed and leaked.

We wish to be sympathetic to the surrounding houses by retaining the colour and style but improving the current appearance and improving heat loss. We have already had three Residence 9 windows fitted (finished in clotted cream) into the new extension as shown in the photos below. We would like to continue the look throughout the rest of the house.

It has been stated previously that our house 'has the appearance of being a new building, because it was more or less re built post 1989. The building no longer appears to be a barn, or a converted barn, because it has lost its original architectural and historic character completely and now resembles part of a group of cottages around a yard.'

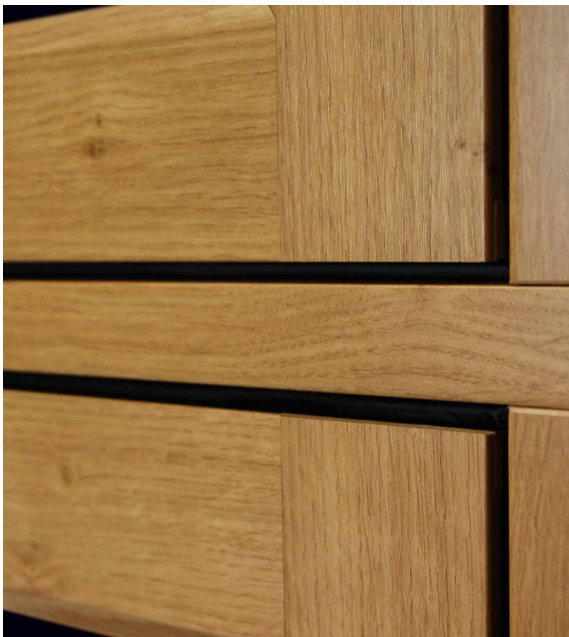


Replacement window details



The replacement window system (Residence 9) has copied the historical design guidelines and considered Article 4 Conservation Area guideline maintaining the character of the property.

Residence 9 is designed to replicate the Flush Sash designs found in cottage properties in our villages. It enables you to replace your window with an authentic design and in authentic colours, without losing the character appearance and feel of the period.



Flush fitting Sash & Frame joints 1

Cross section 1



Glazing Bar detail 1