

Design & Access Statement/ Planning Statement

Addendum to D&AS dated 28/09/2012

Garden Cottage, Wortley, Sheffield. S35 7DB

Following completion of the extension and alterations under planning approval 2012/1090 and listed building consent 2012/1095 and listed building consent to rebuild the outbuilding 2014/ 0153; the applicant now applies to replace the timber sash windows and external doors to the original building that were not replaced under the previous applications as these windows are now suffering from rot and poor insulation values.

The replacement timber framed sash windows and doors will match the existing windows in style and colour, they will use a timber section size as detailed on the attachment and matching those used in the extension to the property. The external door to the rear elevation is believed was converted from a window at some point in its history, due to internal damp problems from the stone steps it is proposed to return this door into a window which will match the adjacent ground floor window including matching stone cill (header to remain). The stone steps will be removed and the wall behind made good.

The existing front door will be replaced with a timber door to match the colour and style of the existing.