Design and access statement

Replacement of existing external doors & windows

Old Byre Cottage
Blackergreen Lane
Silkstone
Barnsley
South Yorkshire
S75 4NF

Old Byre Cottage forms part of a residential development, converted from the original barns of Woolley Manor in 1989. The location of these properties is on the edge of the village of Silkstone, on a narrow country lane with no through access for vehicular traffic. These buildings are Grade II listed and are of stone construction with a stone roof covering. They are believed to originate from the C16th/C17th and are on the listed register as a result of the significance of the internal beam structure.

The current external windows and doors are the products which were used in the original conversion and show signs of deterioration. The energy efficiency level is poor in comparison to the latest developments in the construction and installation of timber windows and doors. There may also be implications in terms of levels of security.

At present, all windows and doors are of dark stained timber which is consistent with the rest of the development (see additional photographs). The intention is to replace these with ‘like-for-like’ windows and doors, constructed of timber and a dark stained finish. Two local companies that specialise in replacement timber windows and doors have provided quotations (Timber Windows of Sheffield & Blackthorn Timber Windows).

We propose to replace the existing side-hung casement windows and doors with new high performance units. The opening arrangements of the windows are specified to remain as they are presently. The proposed replacement doors will be extremely weathertight, highly insulated and very secure with a multi point locking system which pulls the door tight to the weather seal and insures maximum insulation and a highly effective barrier to draughts. The doors and windows will have a mahogany stain finish consistent with immediate properties in the vicinity.

Access for the proposed installation would include the lane side, garden and the courtyard at the front elevation of the property. We have informed our neighbours of our intentions with regard to the proposed work which should have minimal impact.