105 High Street, Somersham PE28 3EH

Design and Access Statement

Replacement of Old Box Sash Windows

1st February 2025

Applicant: Mrs Rebecca Menzies

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1. Introduction

This Design and Access Statement supports the application for the replacement of old box sash windows at the above property. The proposal aims to improve safety and thermal efficiency, enhance aesthetic value, and ensure the long-term functionality of the windows while respecting the architectural character of the building and its surroundings.

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2. Context

The property is a Grade II listed Georgian detached house, located within a conservation area. The existing box sash windows are original/older replacements and have significantly deteriorated over time (see attached photos) leading to issues such as:

- Poor thermal insulation.

- Unsafe incidents (including an individual pane of glass which has fallen out towards the High Street, and bottom half sash windows which have slipped down unexpectedly, an additional hazard with children in the house)

- Draughts and water ingress.

- Difficulty in operation, or in some cases entirely inoperable due to warped frames, limiting escape routes in case of fire.

- Potential/Future Health issues due to damp / mould - due to the state of the current deteriorated windows mine and my children's bedrooms are becoming damp and mouldy and living in this environment is not good for health.

The property's context and character have been considered throughout this proposal to ensure a sympathetic approach to the design and material choice. Noting also that a recent extension to the rear of the property incorporates modern hard wood sashes that address the challenges outlined above, but are also very much in keeping with the property context and character. Our proposal aims to replicate this for the remaining obsolete/deteriorated sashes.

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3. Design Proposal

3.1 Objectives:

- Retain the historic character and appearance of the property.

- Use materials and designs that are sympathetic to the original architecture.

- Improve energy efficiency and overall functionality, and address the issues outlined above in 2 above.

3.2 Design Details:

- The replacement windows will replicate the proportions, detailing, and sightlines of the existing box sash windows.

- Materials will include timber with traditional joinery techniques.

- The glazing will feature slimline double glazing to improve energy performance without compromising the visual integrity of the sash profiles.

- Where necessary, features such as sash horns and traditional weights-and-pulley mechanisms will be included to maintain authenticity.

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4. Access Statement

This proposal does not involve changes to access arrangements for the property. The replacement of windows will have no impact on external or internal access and will not

alter the current use of the property. Installation will comply with building regulations and health and safety standards, ensuring minimal disruption to residents and neighbours.

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5. Heritage Considerations

If applicable:

- As the property is located within a conservation area and is a listed building, the replacement windows have been designed to preserve and enhance the heritage value.

- Consultation with the local stakeholders has informed the design to ensure compliance as far as possible with relevant guidelines.

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6. Sustainability

The proposal incorporates sustainability through:

- Enhanced thermal performance to reduce energy consumption. Currently, additional energy is being wasted to counter drafts and cold internal conditions caused by air gaps.

- Use of durable and responsibly sourced materials to ensure long-term use and minimize waste.

- Careful consideration of traditional design to support heritage conservation.

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7. Conclusion

The proposed replacement of the old box sash windows balances the need for modern performance standards with the preservation of the property's character and contribution to the local area. The design respects the existing architectural style, complies with planning requirements, and aligns with sustainability principles.

We respectfully request the approval of this application and welcome any further discussions or site visits to address queries.

Supporting Documents:

- Photographs of existing and recent replacement windows.

- Sketch showing dimensions for proposed new windows

- Technical drawings of proposed windows.

















































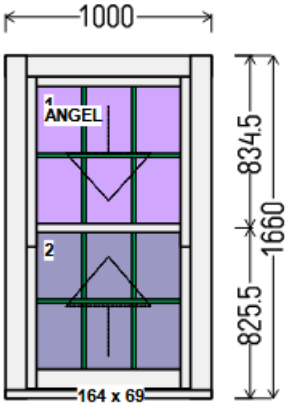






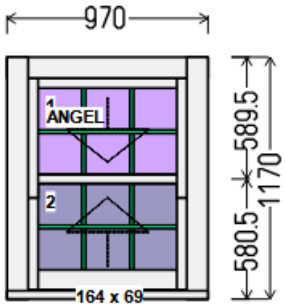






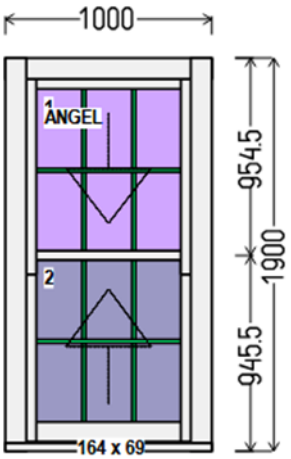
View from the outside

L2: Upstairs (4pcs)



View from the outside

L3: Boys room



View from the outside

L1: Downstairs