

Design and Access Statement

2 Normans Cottages High Street, Rusper RH12 4PX Replacement of Windows in Extension

Introduction

The property at 2 Normans Cottages, High Street, Rusper has been owned and occupied by my wife and I since 1991. During that time, apart from minor like for like repairs, we have made no changes to the property. Over recent years, the windows in the newer extension have deteriorated to a point where basic repairs are not sufficient and these windows need replacing. The windows in the older part of the property will remain unchanged and maintained in their current form.

As the style of the windows that were in the extension, added around 1980, are out of keeping with the older part of the building and with other older local properties, we would like to replace them with flush windows that are more in keeping. To improve on the efficiency of this newer extension, we would also like to replace the current single glazing with double glazing. As this is only in the newer brick built part of the building, there should not be any issues with ventilation as the older windows will remain and we still have a working chimney.

The visual impact of the changes will be minimal, with size, materials and colour remaining unchanged. The change from non-flush lipped casement to flush windows will enhance the extension to match the older part of the house and nearby older buildings.

Background Information and Heritage

Our Grade 2 listed semi-detached cottage in the High Street, Rusper is part of the Rusper Conservation Area, so we are keen to ensure that any changes remain in keeping with the location.

The cottage itself dates back to around 1700AD and is timber framed with the front being tile hung above a brick lower floor. The rear is solid local stone wall.

A new two storey brick built extension was added around 1980 (before we bought the property in 1991) and the style of the wooden windows are, we feel, out of keeping with the older part of the property and the other properties in the area. At least 3 downstairs windows in this newer extension now need replacing and others will need replacing in the next few years. The current windows are single glazed, wooden windows of a style common in the 1970s and 1980s, that is non-flush lipped casement windows as compared to the flush windows more common in older properties and still on the older part of our house.

Proposed Changes

We are planning to replace all of the windows in the extension with wooden flush windows, ideally with standard thickness double glazing. We plan to keep the overall window design and size the same as the existing windows, but with a flush design to match the existing older part of the property, rather than the existing non-flush ones. The wooden windows will be painted white to match the windows in the rest of the property.

We would like to replace all of the windows in the newer extension only. All windows and door will be the same style and wooden manufacture. The windows in the older part of the property will be retained unchanged. We are looking to The Dorking Window Company Ltd to do the work as we are acquainted with the quality of their work on other properties in the village and they are one of the few companies that offer bespoke wooden windows for heritage properties. Their website is <https://www.dorkingwindowco.co.uk/> and we are looking at white stepped flush windows from their wooden windows selection.

Below are pictures of the existing windows. The pictures show the full property, with the original (C1700) timber framed building to the south, with the newer (C1980) brick extension to the north. Only the windows in the more recently added extension are to be replaced. The windows in the older building are to be retained.



Front (west) of building: Original building windows (to the right in the photo) to be retained. ONLY extension windows to be replaced.



Rear (east) of building: Original building windows (to the left in the photo) to be retained. ONLY extension windows to be replaced.



Side (north) of building: Note this is all extension so all windows here to be replaced.