

Your Ref:

Our Ref:
CRP/bb/2467

Lime Trees, 2, Ruscombe Road, Twyford, RG10 9JS

Replacement of all windows to existing dwelling and annexe – DESIGN STATEMENT

Introduction

Lime Trees is a two-storey, detached dwelling house situated in Twyford. This property falls within the Twyford Conservation area with the main dwelling house listed as a Grade II building. Lime Trees sits directly next to the main road with the view of the property obscured by the existing boundary line treatment. The main dwelling has a large driveway to the front edge of the property (**Photograph 1**) with the rear elevation shown in **Photograph 2**.



Photograph 1- Front elevation as viewed from the driveway



Photograph 2 – Rear elevation as viewed from the garden

The Proposed Works

This application is to be read in conjunction with the following documentation: -

- As existing and as proposed elevations; Drawing No. **2467/01 to 2467/06.**
- Site plan and site location plan **2467/SK.1 and 2397/SK.2.**
- Heritage statement
- Window/ door details as produced by ‘SavetheSash.com’

Since the property is within a Conservation Area, it is subject to Article 4 directives to protect the overall design and style. The main dwelling is also grade II listed. This proposal seeks to replace the existing windows and doors as shown in **2467/01 to 2467/06.** The windows to be replaced with a similar colour, style and material to match the existing with the glazing upgraded from single to double in order to improve the thermal efficiency of the property and the acoustic rating of the windows, reducing the noise from outside.

Windows as detailed in documents produced by SavetheSash.com with Accoya timber high performance windows and doors to match the existing colour and style ensuring the external appearance of the main dwelling is not altered.

This application seeks full householder planning permission for the proposed changes, which will not impact the street scene and will continue to preserve the nature of this valuable conservation area. We would confirm the proposed changes do not have a detrimental impact to the external appearance of the property, where the main historic and architectural interests lie