

86 Fishtoft Road, Boston
PE21 0DL

Design and Access Statement for Listed Building Consent

Dear Sir/Madame,

Please accept this statement as part of the application, for the Listed Building Consent for the 86 Fishtoft Road, Boston, PE21 0DL.

I would like to open this statement with the fact, that the above mentioned property is in a need of modernisation and has not been upgraded in over 40 years. This property has been previously rented out; no major works have been carried out.

As stated in this application, I would like to undertake the following works:

1. Window replacement
2. Front door replacement
3. Windows removal x3 (2x back bedroom to the south of the property; 1x kitchen extension fixed window)
4. Windows addition x2 (roof windows in the bedroom to the south of the property)

I truly believe, with all proposed alterations, this property can reach 2023 building standards, being warm and safe and can also improve its EPC rating as well as keep its natural character intact.

Please allow me to expand more on each individual point listed above.

1. Window replacement:

Current windows throughout the property are White, single glazed windows in thin wooden warping frame (approx. 40 years old). These windows are extremely cold during winter months, accumulate loads of condensation every time the temperature outside and inside varies and worst of all, these windows can't fully close or open due to their age. The wood is shrinking and expanding all year around (due to wood being natural material) which creates gaps between window and frame, letting cold air inside the property. Most of the windows are closed and cannot be open at all meaning in some rooms there is no ventilation. I believe replacing all windows with new White, A+ rated uPVC windows with ventilation will be much better for all the factors listed in this section. Not only the new windows will help with condensation, ventilation, and better thermal efficiency but they will also be more secure. As the property is of character, all windows will still have 'Georgian Bars' on them making them look exactly the same, as the old wooden windows.

2. Front door replacement:

Current front door is White, thin wooden with 9 glass grids and 2 panels below. The door is completely rotten and wood on the surface completely wet. This door need replacing asap. Due to its unique characteristics, I tend to keep it exactly the same but making it safe and thermal efficient. Proposed replacement consists of Black, composite door with a solid timber core and outstanding energy efficiency with the same character/design as the current door.

3. Windows removal:

3.1 Back Bedroom windows (to the South of the property) – There are 2 windows in the back bedroom, one to the side and one to the back. Both of these windows are 45cm/17inch above the floor level, making them extremely dangerous for children or pets – both of these windows can be wide open. I would like to remove these windows and replace them with 2

roof centre pivot windows making them more secure and not accessible for children. The 2 roof windows will be fixed into the existing construction of the roof by adding additional pieces of timber, making a frame, and fixing it onto the existing timber. All works would be done by a professional tradesperson. These windows will also be triple glazed, making them very thermal efficient and soundproof (unlike the current windows). White uPVC on the inside and Black (RAL9005) on the outside. I believe the neighbours at no. 84 have already got this type of windows installed throughout their property (in the exact same locations as well).

3.2 Kitchen Extension – There are two windows in the kitchen. One is double window that opens and there is second window which is fixed (does not open at all). Due to the kitchen being small and exposed/open to the living room/lounge area, the fixed window is not needed. The fixed window takes up the space on the wall, where I could hang kitchen wall units. As the extension was build from a red brick in early 80s, we will match the brick colour to the existing brickwork that is already on the extension to best as we can. Alternatively, if after the removal of fixed window there won't be enough sunlight in the room, I'm proposing to install roof window (same as mentioned above). Again, this has been also done previously by neighbours at no. 84 in their extension.

4. Windows addition:

As described in the point 3, 3.1 and 3.2 where removal of the windows is necessary, I would like to add above mentioned roof windows to the rooms (bedroom and potentially kitchen). These will allow to arrange room furniture's better around the room and also make them more safe (not reachable by children or pets). These windows will also help with soundproofing the property (you can currently hear all the noise from the street through the old, wooden windows) as well as will help cutting heat loss in the property. Due to the old age of the property (approx. 150 years old house and 40 years old extension) and it being a listed building, I do not intend to change its character and charm.

I truly believe, with all the above described alterations this property will unravel its full potential and will be enjoyable for many more years to come. It is important to invest in property energy efficiency to make it more warm and cut heat loss where possible. Current EPC of this property is D with a score of 57. I strongly believe, this property can be upgraded to B rating, making it very energy efficient.

It is vital to me to keep this unique characteristic of the above mentioned property and it being Grade II listed building, being neglected for so many years now requires major works done, to restore its original charm.

I do hope you will understand why I would like to make the above-mentioned changes and how crucial they are, therefore you will positively consider my application.