

Design, access and heritage statement: Re. 70a Main Street Egremont

Proposed Works. To renovate this run-down part derelict dwelling into a holiday cottage. Details and pictures can be found in [Appendix 1](#).

To the front of the property: All plastic signs will be removed. Windows will be replaced with sliding sash in the traditional design the colour to be dark grey or black /brown (discussion point). The ground floor UPVC window will be replaced with a 3 section sliding sash as shown in [picture 1 Appendix 1](#). It is proposed that the windows to the **front of the building are wooden Victorian Sash**. To the **rear and rear side of the building, high end UPVC conservation sliding sash and casement windows with external astragal bar, both in Victorian Style to closely mirror the wooden front windows. The rear side UPVC Victorian Sash window provides a similar visual appearance to wood. Having slim mid rail, mechanical joints, deep cill, and seamless run through horns. Specification details Appendix 2.**

The gloss black paint on the front window sill will be removed so that the sandstone can be seen.

Guttering and downpipes will be replaced with cast iron in a traditional design. The Front door will be replaced with a **wooden four panelled door, with the upper panels glazed. picture 2 Appendix 1**. The glazing above the door will match the small glazing in the door. The hardware on the door will be **black ironmongery** as expected/stated in the Conservation Area Design Guide. Colour to be agreed, but I would like a pink/red colour matched to existing door as shown in [picture 3](#). The front passage door will be in **wood with black ironmongery** and the new wooden door will be identical to current door. [Appendix 1](#). The rear side passage door will be

The sandstone will be steam cleaned and pointed to match the original face.

The roof will be repaired and updated using original slates and new slates of the same quality and style. On the one story roof to the rear of the building a new conservation rooflight will be fitted to allow light into the kitchen area, this can be reference in [picture 4 Appendix 1](#).

At the rear of the property a chimney is to be removed, this is secondary and has no significance for the architectural composition or the character of the building. The rear chimney is not easily visible from any public place. Currently the chimney is unstable, damaged and removal will significantly help to control energy loss and to prevent water, debris and animal intrusion.

An existing door way will be widened, [picture 5 Appendix 1](#) to allow for French Doors to be fitted, opening onto a small patio. The patio will be surfaced using the removed large slate tiles which are currently on the floor in the property. (Building regs will not allow these to remain)

The renovation will protect and enhance the character of the building and possibility help to set the standard and expectation of other buildings on the main street. Hopefully encouraging other property owners follow the Conservation Area Design Guide.

Pictures of the property in present condition.

Front of property.



Rear of the property



Side of the property



To the rear of the property.

There is a garden area and parking which is accessible via a lane off Market Street and also accessible via a side passageway off Main Street. Directly behind the property is a small area which will form a patio area which will be accessed via an existing door (made larger for French Doors) from the newly made kitchen.

Access and parking.

Private parking is available to rear of the property. The access is a right of way, off Market Street. There is also disc parking and residents parking to the front of the property.

Heritage and Design.

The renovation of the property fully considers the recommendations in the Conservation Area Design Guide.