

Heritage Statement

Proposed Replacement Of Windows

4 The Yews, Mill Street, Rocester, ST14 5LZ

Proposal Overview

This proposal relates to the replacement of 14 wooden window frames, 2 sets of patio doors and 1 single door with a UPVC frame alternative. The replacement windows will match in style to the windows originally installed including using the same flush sash casement side-hung style with horizontal astragal bars.

Whilst the existing wooden windows have only been in place since the property was built in 2017 they are in extremely poor condition including allowing water to ingress in many rooms and rotting in places. We are therefore keen to replace these windows with a more robust, long-lasting alternative whilst at the same time ensuring our proposal is in keeping with the existing area by matching the current style, colour and shapes.

Site Description

4 The Yews is within an area dedicated as a conservation area. The property is located on land adjacent to Millhome, which is a Grade II listed building previously owned by the school, but now owned by JCB Academy. The property is bounded on the North by Mill Street whilst the wider The Yews site borders a private drive to the West and the property associated with said private drive to the South.

Historic Significance:

4 The Yews was only constructed in 2017 and is on a site of previously undeveloped land. The site lies within the Rocester Conservation area. The conservation area covers two areas at the Eastern and Western parts of the village each marked by two historic mill buildings.

Architectural and Artistic Significance:

The property is a recent build completed in 2017 as part of a development of 4 houses at The Yews by Meadowview Homes. The property is of a red brick construction with grey slate roofing tiles. To the side of the property is the double garage.

The property is set back off the main road (Mill Street) in a private cul-de-sac of 4 dwellings with the original perimeter wall along Mill Street acting as a screen resulting in the property not being visible whilst travelling along Mill Street.

Archaeological Significance:

The house itself has very little significance to the area, having only been constructed approximately 3 years ago. The house is situated in part of the Rocester Conservation area.

Impact of Proposals:

There will be a significant improvement on the look of the cul-de-sac due to the removal of windows that are in very poor condition and have become an eyesore. Replacing these windows with a robust, long-lasting alternative whilst at the same time preserving the style and look will deliver a practical but aesthetically pleasing solution.