

DESIGN AND ACCESS STATEMENT

Manor Gardens Cottages, Park Lane, Old Knebworth, Herts SG3 6QB

Grade II Listed

Physical Context

Manor Gardens Cottage is situated in the village of Old Knebworth on Park Lane and close to the Lytton Arms public House. Manor Gardens Cottage became Grade II listed on 21 March 1984 and states:

House. C17 wing on right. Circa 1960 modern extension. The wing is timberframed with plaster, flint and brick infill. Timber corner post exposed on right end. 1 storey and attics. 2 windows, the ground floor with c.1960 glazing bar casements, the gabled attics with C19 and C20 casements. Machine tile roof. Extension is plastered, 2 storeys and 1 window.

Design

The current first floor windows at the property are beyond repair and need replacing.

The replacement windows will be on a like for like basis and will match the existing in design and appearance.

The external and internal appearance, floorspace and layout of the property will not be altered from either the front or rear elevations.

Access

Access to the dwelling is from Park Lane. There is a large driveway with gardens surrounding.