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**REPLACEMENT WINDOWS & DOORS and PORCH CANOPY**  
**ROOF REPAIR to Lily cottage, Laundry Lane, Newland, Glos, GL16 8NQ**  
**For Mr and Mrs SULLIVAN**

**HERITAGE STATEMENT Ref 312 - 01**

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**FIG 1: Front South elevation; Laundry Lane**

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## **1.0 INTRODUCTION / EXTENT OF DEVELOPMENT**

**1.1** This application includes the following;

- Replacement timber windows to the front elevation
- Remove terracotta quarry tile window cills and replace with stone creasing tiles
- Repair / reinstatement of existing stone porch hood (Vine Tree Cottage)
- Replace timber external doors

## **2.0 EXISTING SITE / SETTING**

**2.1** Lily Cottage and Vine Tree Cottage were converted into a single dwelling in 2008; reference P0250/08/LBC. The whole property is now referred to simply as “Lily Cottage”, although the listing directly refers to Vine Tree Cottage as below;

Details of the listing as referenced by Historic England are;

Vine tree Cottage

SO 50 NE NEWLAND LAUNDRY ROAD (north side)

8/90 Vine Tree

Grade II

House. Mid C18. Rubble stone, slate roof, 2 brick ridge stacks. 2 storeys. Single range. 3 windows, paired casements, centre and right on first floor with latticed leading. Central door up 5 stone steps with gable hood on consoles. Boarded door with small inset 2-light window.

Listing NGR: SO5519309304

**2.2** Lily Cottage in Laundry Lane is located within the conservation area of Newland

**2.3** Built in the mid-18th Century the cottages were situated on the old coaching route to Monmouthshire from Gloucestershire. The cottages have had a varied history and it is believed they started off as a horse changing station at the top of the hill down to Redbrook. Certainly by the early twentieth century the building served as workshops including a carpenter’s shop where coffins were made for the Cathedral of the Forest in Newland. Mr and Mrs Sullivan bought Lily Cottage in March 1994 and Vine Tree Cottage in August 2007.

**2.4** The original part of the cottages runs along the frontage of Laundry Lane. The building is essentially two storeys, with a second floor attic conversion, natural stone walls and a slate roof. The properties have been updated over recent years.

**2.5** Vine Tree cottage suffered unsympathetic renovation work during in the 1980’s. Many of the original features were lost during that period including the first floor timber windows with latticed leading referred to in the listing.

**2.6** This application and accompanying drawings makes reference to Vine Tree Cottage for identification clarity.

### **3.0 PROPOSAL JUSTIFICATIONS**

#### **3.1 REPLACEMENT TIMBER WINDOWS**

The existing timber painted windows were installed in the 1980's and do not form part of the original historic fabric. They are single glazed and much of the softwood timber is rotten and defective. Replacement casement windows to match the existing style will have double glazed units to give enhanced thermal qualities important for our current environmental energy saving concerns. However, the window design and finer detailing will be sympathetic to the traditional casement windows more appropriate for a listed historic building. Refer to drawing no 312 - 04.

#### **3.2 Alterations to window cills.**

Existing windows W2, W4, W5 & W7 have terracotta creasing tiled cills which sits below the timber window cill. These are modern addition and are not thought to be appropriate for this building. It is proposed to remove the cills and replace with reclaimed natural stone roofing slates to create a more traditional detail. Refer to drawing no 312 - 04.

#### **3.3 Repair front door stone hood**

The original front entrance door to Vine Tree Cottage has a gabled stone hood porch roof supported by stone corbels. Half of the stone hood is missing and right side stone corbels have deteriorated. Stone specialist commissioned to replace right side hood & corbel to exactly match existing remaining left side. Refer to drawing no 312 - 03.



**FIG 2: Vine Tree Cottage front door stone hood.**

### 3.4 REPLACEMENT DOORS

Existing doors D1; D2 & D3 were installed in the 1980's and do not contribute to the historic fabric of this building. They are all softwood and are of substandard quality. Replacement doors will largely match the existing styles. D3 currently has a diamond shaped glazing panel; a style not suited to a building of this age. This will be replaced with a similar door incorporating a glazed panel rectangular in shape. Glazing panels will be double glazed and all doors will be external quality grade, better suited for energy saving and security. When fully opened, D1 hits the existing electricity meter, so the new door and side panel will swap positions, to allow the door to fully open without damaging the electrical equipment. Refer to fig 3 below. The new doors are detailed on drawing 312. 05.



FIG 3: Internal view of D1



**FIG 4:** Front south elevation (Vine Tree Cottage)

Repair stone hood.

Replace timber door to match (D2)

Replace timber windows, W3, W7 & W8

Note first floor windows W7 & W8 have fake stick on (to internal face) latching.

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