**Listed Building Consent Application -**

**Design & Access Statement in respect of:**

**Tas Cottage**

**Low Road**

**Tasburgh**

**Norfolk**

**NR15 1AR**

7th August 2021

Special Architectural or Historic Interest

The proposal is to replace 5 windows to the rear elevation of the property, without causing damage to the fabric of the building, so will not involve the removal of any important historic fabric/structure.

Setting

The property is situated on the West side of Low Road, Tasburgh.

The property is set well back from the road, with a long front garden and drive to the foreground. The front elevation of the property faces Low Road and the village nature reserve beyond.

The rear elevation of the property faces open fields/flood meadows and the river Tas. Neither the rear of the property nor garden are overlooked by either of the neighbouring properties.

Fabric

Tas Cottage is semi-detached from and part of a property known as Akela, which is on the British Listed Buildings register – entry number 1050050. Whilst the building has since been split into two separate dwellings, the Listing is for the whole of the original house and is applicable to Tas Cottage:

*Late Cl7 timber-frame house, fronted in red brick in C19. Steep pantile roof with gabled ends. Brick chimney stack off centre and external brick stack at south end. Two storeys. Four widely spaced windows, first floor C19 casements with glazing bars. Ground floor modern casements.
Listing NGR: TM1956296154*

To the rear of Tas Cottage, a single storey brick-built extension was added in the late 20th Century, accommodating the existing kitchen and bathroom. This is rendered and has a sloping pantile roof, in keeping with the original property.

The existing front and rear elevation windows and door sets are of mixed designs – some traditional flush casements, some storm-proof casements – and manufactured in softwood timber. They are mostly in very poor condition and further repairs would not be practical or economically viable. The recently replaced wood frames in the rear dormer windows are already showing signs of severe weathering, which is a significant concern due to the inaccessibility of these (being above and behind the single-story extension).

The proposed new windows to the more recently constructed rear elevation of the property would have flush casements of a very similar design to the existing windows, manufactured in powder-coated aluminium for its durability, ease of maintenance, traditional qualities and environmental sustainability.

The proposed window glazing is for double-glazed sealed units, as permitted in the recent rear dormer additions (ref 2016/1152).

The plan for the front elevation remains as in the previous planning application, ie to replace the existing windows in traditional timber framed replacement windows. This is in recognition of the importance of retaining the look and character of the earlier portion of the building. Furthermore, access for maintenance and repair is not a major issue in the front of the property.

Features

The existing windows are in a poor state of repair and suffering from large areas of decay, beyond economical repair. There is concern that water may be penetrating the main fabric of the timber frame within the property.

The traditional design aluminium replacement windows, with flush casements, are as closely matched as possible to the existing design, to be finished with traditional style trims and ironmongery so as to enhance the look and maintain the character of the property.

Principles

In order to protect the building’s special interest status, replacing the windows will improve and maintain the look and historic character of the property.

Justification

The work is necessary to preserve and improve the character, appearance and special interest of the property and to maintain the fabric of the property for the future. The traditional design of the proposed replacement windows is in keeping with the character and appearance of the building.

Access

The existing access to the property will not be altered or disrupted by the proposals.

Crime and Security

The proposal will improve the security of the property by having locks on the windows. At present, several of the windows are insecure due to the deterioration of the wooden frames in the rear of the property.