

## Design and Access Statement PP-10004522

Linden Cottage, 48 Highstreet, Northwold, Norfolk IP26 5LA

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Linden Cottage is a 18th century, mainly Georgian home but it has had a rather chequered history particularly of late, and has suffered over the years from changes and removal of the original features. The building saw a change of use in the 1980's to a care home for minors with mental health problems. During this time, requests were granted for many modifications to the fabric of the building so it conformed to the commercial regulations at the time. As a result lots of the valuable historic fabric was lost.

Skirting was removed, ceilings were plaster boarded and skimmed in Artex, fire doors were put in place of the hardwood originals, and coving has largely been removed from the upstairs. The list of proposed works in this application is for the reinstatement of as many original features as I can manage within the budget.

Since being returned to a residential dwelling in the early 90's the building has suffered a distinct lack of maintenance. The house was sold under court order and nothing has been done internally to improve the condition for many years. There are numerous small issues with damp, multiple layers of wall paper, poor rain water management, and insufficient ventilation and aeration. My surveyor believes the condition of the building can be dramatically improved with basic steps, which joyously, will see a restoration of many of the original features.

Irrespective of the damp issues I wish to return the building as a whole to a faithful representation of the architectural style of the era. The building is believed to have been single story cottages at one point and enveloped with the knapped flint and bricks that we see today. The rear of the house has been connected to Victorian outbuildings in the 1880's (according to some old maps I found) and as a result there are parts of the house that are Georgian, regency and Victorian. It is a bit of a mismatch, but a charming mismatch nonetheless. There is a wonderful opportunity to tell a curious and interesting history during the renovation of this house and I'd like guidance and permission to affect as many positive changes in the building as I can afford.