

Oak House - Design and access statement – Window Replacement

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The house and location

Oak House is thatched timber framed building located in the mid Suffolk district authority in the parish of Stonham Parva. (National Grid Reference: TM 12038 61399)

The building is grade II listed.

First listed in 1955 as The Lilacs and Rose Cottage.

The house is believed to be a mix of C15 and 16th C16 construction with major C17 alterations.

The List Entry is Number: 1183164

Full details of the listing can be found at

<https://historicengland.org.uk/listing/thelist/listentry/1183164>

The building sits in a plot of approximately three quarters of an acre bounded on two sides by farmland, one side by the A140 trunk road and has a dwelling house to the south side which is currently only occupied for a few weeks in the year.

Reason for work

Previous applications **Ref: PP-10231879 (Approved)** and **Ref: PP-11190060 (pending)** have detailed work to both remove the cement-based render and repair the sole plate and studs to the southern wall of the house. As this work it has progressed it has become evident the non-breathable nature of the cement render has also caused damage to the windows situated in the end wall which have suffered from wet rot and insect attack. It is therefore proposed to replace the three windows in the end (southern) wall and the other two lounge windows one at the front of the house and one at the rear as these also exhibit some wet rot to the frames and to maintain a consistent style.

Windows 1,2 and 3 - ground floor lounge front, side and rear walls

These windows are believed to be contemporary with the cement render and are out of character with the other ground floor windows of the house, they are of Georgian style with 6 small panes on each side and are of storm casement design.

Window 4 - First floor Bedroom side wall

This window is believed to be of first half of the 20 C construction it is of flush casement construction and again has suffered from wet rot and insect attack to the frame.



Picture showing design of and damage to current windows 1,2 and 3



Picture showing damage to window 4 – Second floor side wall

It is proposed to replace these four windows with high quality bespoke windows from the historic range manufactured by George Barnsdale Ltd, this range of replacement windows are designed to meet the planning requirements for listed buildings and conservation areas. The windows are of flush casement design with lambs tongue profiles and narrow glazing bars with one horizontal bar so as to match the existing older ground floor windows. They do however incorporate some modern elements such as four-point a locking system. The glazing to be fixed putty profile fixed argon filled narrow unit glazing which is unnoticeable from a viewing distance of more than a few feet and will increase the thermal efficiency 1.6 W/m²k and help with noise reduction from the busy A140 road which runs by the front of the house.

Window 5 - 2nd floor Attic side wall



This window is of sliding sash construction and again believed to be of the first half of the 20 C construction and again exhibits wet rot and insect attack to the frame and sashes.

It is proposed to replace this window with a new sliding sash window again from the historic range manufactured by George Barnsdale Ltd. This window will again use lambs tongue profiles and narrow glazing bars. The glazing will be narrow argon units fixed with a putty profile.

All five windows will be fitted with solid brass fittings and finished in RAL 1096 Traffic white.

Full Drawings and detailed specifications for each window are included with the application.

Work and design philosophy

The proposed replacement windows will have a positive impact on the property increasing the thermal efficiency, security, acoustic properties and appearance and in addition will harmonize the appearance of the ground floor windows with a style more appropriate to the building.