**DESIGN AND ACCESS STATEMENT FOR**

**THE TOLL HOUSE, BROME ROAD, STUSTON, IP21 4AE**

1. INTRODUCTIION

 The statement has been prepared to occupy the application for Listed Building Consent for a proposed replacement of two side windows at the above property.

 The proposed replacement windows will be like for like resulting in the side elevation not changing aesthetically nor does it harm the heritage of the surrounding/dwelling.

2. SETTING

 The property is detached and is located on the corner of Brome Road and School Lane. It is a unique property in the area.

3. LISTED BUILDING ENTRY

 The property was originally known as The Bungalow and was first listed as a Grade II Listed Building on 17 November 1987.

 I do not know when the name was changed to The Toll House but my late husband and I purchased the property in July 2007 and The Toll House was registered with Land Registry at that date.

 List Entry Number: 1182248

 National Grid Ref: TM 13321 78075

 County: Suffolk

 Parish: Stuston

 District: Mid Suffolk (District Authority)

4. FABRIC

 The property was probably built as a turmpike keeper’s cottage Early C19. Clay

 lump, plastered. Monopitch glazed pantiled roof. 1 storey and attic. 5 bay Gothick facade, 1:3:1 breaking forward to centre. Central pointed arched boarded door with a hollow moulded surround. Above door a small attic light

 with a cusped head. Flanking and far left bays have metal glazing bar casements with traceried pointed arched heads. To the far right a 4 fielded panel door with a Gothick fanlight. Offset plinth. Boarded parapet, taller to centre. Steep roof slopes to rear with a central white brick stack entrance to

 rear. C20 lean-to addition to left end with a stack.

5. PROPOSAL & JUSTIFICATION

 To replace two windows at the side of the property as the wood is rotting and

 the window sills are crumbling. The current windows have a black hardwood

 surround and the replacement windows will be identical to ensure the integrity

 of the building is maintained. The current windows let in drafts during the

 winter and the replacements will be more energy efficient.

 The proposed replacement of the two windows will not impact the appearance

 of the Listed Building. The proposed windows will be identical in every respect.

 Replacing these windows will increase the lifespan of the building itself due to

 weatherproofing dwelling.

 The impact of the proposal is limited to the side elevation and does not detract

 from the existing building nor have a detrimental impact on their appearance.