

Design and Access/Heritage Statement

Mr James House, 15 The Green, Felbrigg, Norwich, NR11 8PN
Tracy Tomlinson & Rodger Brown - [REDACTED]

The house, once a pair of attached cottages is Grade II listed, including the front garden area walls. It is dated 1777 with an inset stone inscribed 'WW' in reference to William Wyndham of Felbrigg. The house is situated on the edge of the Felbrigg Estate.
Listing NGR: TG2048239643.

The house is constructed of flint cobbles with red brick dressings, including quoins and window and door surrounds. There is a steeply pitched pantile roof with tiled raised gable ends and corbelled brick modillion eaves course. There are gable end stacks with brick shafts. There is a single storey C19 attached outbuilding, (workshop), to the left with a hipped pantile roof, larger 8-pane window and blank double doors on the front. The main house has 3 small gabled dormers. The rear of the house was extended, we believe sometime between 1930 and 1990, with a red brick and flint rear wall. At some point in late C18 or early C19 a garden area wall was added in front of what was then still two cottages; the wall is constructed of flint cobbles with chamfered brick coping. The higher wall at the left side of the house in the front garden has flint capping.
(Refs 1a,b,c,d: Front & Rear Elevations)

Front Elevation Ref 1a



Front Elevation Ref 1b



Front Elevation Ref 1c



Rear Elevation Ref 1d



The works proposed:

Re-roof of the property and roof structure repairs

The re-roof will be undertaken by EFL Limited, specialist roofing company Southburgh House, Thetford, Norfolk IP25 7SU. Our contact there is Luke Munford, Contracts Manager,

Ref 1a: Elevation Front 1, Ref 1b: Elevation Front 2, 1c: Elevation Front 3, 1d: Elevation Rear, show the front and rear roofs, including the dormers at the front. In the rear sloping roof an existing leaking roof-light needs to be replaced and we propose an additional identical rooflight at the rear, 4m to the right over the inner staircase.

The re-roof will include:

Erection of scaffolding to front, side and rear of property, with beaming across lower outbuilding.

Strip all tiles, clean and set aside for reuse.

Strip old felt and batten and dispose from site.

Install new eaves protection/ventilation.

Install new Cromar Vent 3 (or similar) breathable felt, new 25 x 50mm BS5534 grade treated roofing battens.

Install rigid insulation board to maximum of rafter depth, which is 75mm.

Reuse existing roofing and ridge pantiles adding reclaimed tiles where required.

Take up copings on top of gable wall both slopes and install new secret gutter in code 5 lead with new cover flashing and relay copings on completion.

New code 4 lead chimney flashing cut into cement render.

Re-lay roof tiles and bed new ridge.

Some remedial, internal carpentry works to repair a slight dip in the roof line is needed and this will include installing new rafters alongside original rafters from eaves wall plate to ridge board. Rafters to be 150mm x 50mm and fixed to the original roof structure and cut over purlin where required.

Guttering:

Install new cast iron half round guttering to both roof slopes All works completed to relevant British standard codes of practice, manufacturer, Lead Contractors.

Windows

(Refs 2a: Joinery Workshop Quotation, Ref 2b: Window Profile 1, Ref 2c: Window Profile 2, Ref 2d: Dormer Section).

We are proposing to replace the existing windows with a traditional bespoke Flush Casement section window. We are looking to balance the windows instead of having one opening casement then the other side direct glazed. The sections will still be the same, (taking into account extra depth for the glazing), as existing and the horizontal bar detail will be the same. The windows will be double glazed, argon filled, low 'e' sealed units with 20mm applied glazing bars to replicate the existing. The windows will have Stainless Steel locking fasteners with non-locking stays.

All of the windows, including the dormers will be made by The Joinery Workshop North Norfolk, 18 Cromer Business Park, Middlebrook Way, Holt Road, Cromer NR27 9JR, Katie Carter, company director, is our contact there and has provided the profile drawings for the windows and also the quotation drawings of each window layout. Please note: we have decided to restore rather than replace the outbuilding/workshop window though it is

included in the quotation as the last window drawing. We also intend to restore rather than replace the small rear window in the outbuilding/workshop.

The windows will be made in engineered hardwood, Red Grandis with double glazed panels and lead flashings and painted in Farrow & Ball 'Slipper Satin' 2004.

The windows will be refitted with replacement lead flashings, front apron flashings and valleys in code 5 lead which will also be used to clad all 3 of the dormer windows. All of the lead work will be oiled with patination oil on completion.

Replacement of existing roof light

We propose to replace the existing roof light with a conservation roof light of matching size, fitted flush in the plane of the roof, featuring a central glazing bar which has the potential to offer localised enhancement to this roof plane

Additional roof light

We propose an additional roof light to the same specification as that to be replaced in the rear roof plane above the second left ground floor window where the inner staircase begins. Whilst there is a small window serving the landing area of this staircase the back of the house is very dark and light from above will add significantly improved light to the stairs, landing and the kitchen below.

The two roof lights will be the same size and specification and will sit at the same height within the tiles. There will be a space of 4m between the two roof lights to avoid any unnatural/eye-catching concentration in the roof slope at the rear.

Assessment of the impact of the re-roof

The roof is in urgent need of repair; there are leaks, worn slipped and broken tiles needing repair to achieve a weather tight house. The chimneys and flashings also need urgent repair. The cement on the chimney will all be replaced with lead.

The guttering is inconsistent at the front and rear of the roof with modern plastic mixed with original cast iron and we propose to replace all with cast iron.

Assessment and Justification of the impact of replacement of the windows

The windows front and rear are rotten beyond practicable repair or restoration.

We believe the existing casements, front and rear are on close inspection circa 1970 at their oldest with later amendments and additions in mixed materials of wood, metal and cement.

The two larger front windows have metal casements closing badly into wood frames.

Although from a distance the front windows are charming, they are not of any particular architectural or historic interest or integrity. Beyond this most have deep seated wood rot and metal corrosion except the small middle window at the front, which could be restored though we hope to replace this to maintain consistency of all of the main house windows.

As stated above the outbuilding/workshop windows front and rear will be restored rather than replaced as they lie outside of the main house and are not rotten.

The proposed replacement windows are needed primarily because the existing windows are rotten beyond repair however the addition of the new frames, with their balanced configuration and equal sightlines will also significantly enhance the appearance and character of the house, in a style appropriate to its architecture and historical importance both front and rear.

The windows will be made in engineered hardwood and so will be an investment into the long-term future of the house beyond our time here.

Window-by-window assessment of the condition of the existing windows

The following is a window-by-window assessment of the age and significance of each of the existing frames and the extent of rot therein.

Front Elevation

Ground floor – right hand window

The window is old but not original to the house, given the wood and other materials including the casement which is metal. We estimate it may be approximately 50 years old. This window has deep seated wood rot and metal corrosion to the casement, frame and sill.



The following image details the metal casement corrosion



Ground floor – central window (between the doors)

The window does not appear to be as old as the others and does not have significant or unreparable wood rot.



Ground floor – left hand window

The window is old but not original to the house, given the wood and other materials including metal glazing bars we estimate they may be approximately 50 years old.

This window has deep seated wood rot and metal corrosion to the casement, frame and sill.



Dormer windows

The dormer windows are all more recent insertions than the ground floor front elevation windows, we estimate they may be 30 years old. The three windows are each differently constructed and set within the roof. They are not entirely in keeping with the cottage in their existing form and rotten beyond repair in several places.



Dormer Left



Dormer Middle



Dormer Right



Outbuilding/Workshop windows front and rear

The outbuilding/workshop windows both front and rear do not appear to be as old as the others and do not have significant or unrepairable wood rot. The windows do not have opening casements.



Rear Elevation

The rear windows are all more recent insertions than the front elevation, we estimate they may be 30 years old. The approach to style was very varied and mostly unsympathetic to the character and architecture of the house.

The rear windows also have deep seated wood rot and metal corrosion where there are metal glazing bars.

Ground floor - first window from left



Ground floor - second window from left



Ground floor - third window from left



Ground floor - fourth window from left



Upper floor - first window from left



Upper floor - second window from left



Replacement roof light

We understand that the roof light is circa 1980. It is leaking very badly into the roof space. We propose a conservation roof light of matching size, fitted flush in the plane of the roof featuring a central glazing bar which this has the potential to offer localised enhancement.



Additional roof light

We propose a second conservation roof light to the same size and specification as the replacement 4m to the right of the existing roof light above the second left ground floor window, location outlined in red on uploaded rear elevation drawing.

Ref 1a: Front Elevation 1
Ref 1b: Front Elevation 2
Ref 1c: Front Elevation 3
Ref 1d: Rear Elevation
Ref 2a: Joinery Workshop Quotation
Ref 2b: Window Profile 1
Ref 2c: Window Profile 2
Ref 2d: Dormer Section