

## Design, Heritage, and Access Statement.

Agent: Advanced Joinery Ltd  
26 Old Norwich Road  
Marsham  
Norfolk  
NR10 5PR

Date: 04/10/22

Our Ref: 20209

Client: Mr Mrs Keki

Property: Nutmeg Cottage  
Thwaite Common  
Erpingham  
Norfolk  
NR11 7QG

Grade: 2  
List Entry Number: 1049887  
Date Listed: 24<sup>th</sup> April 1987  
Grid Ref: TG 2012932423

### Property Overview

Cottage. Dated 1670. Brick, part timber framed. Thatched roof. Lobby- entrance type plan. Front of 4 bays, 1½ storeys. Brick plinth. Double doors of 3 panels each, top 2 glazed, to second bay. To left of door wall in Flemish bond with black headers. Eyebrow dormers. Kneeled parapet gable. Right hand gable ends internal stack, axial stack. Central part to rear has flint plinth with timber frame above. Interior. Date of 1670 on fireplace bressummer. Jewel stops to spine beam.

Extract taken from historic England

### Proposed Works by Advanced Joinery Overview

Advanced Joinery has been approached by Mr Mrs John Keki, Nutmeg Cottage, Thwaite Common, Erpingham, Norfolk, who are the owners regarding replacement of the windows and entrance door. After a close inspection, we ascertained that the existing windows were in a mismatch of different designs none of which would be considered as a window of historic importance, this was also confirmed by Mr Christ Young from North Norfolk District Council in his letter regarding listed building advise, 1st July 2022.

We are proposing to replace the existing windows with new traditional hardwood recessed casement design installed with slimline thin sealed units. The ironmongery would be a sympathetic black curly tail design.

### Included Within Application

I have included an elevation drawing of Nutmeg Cottage within my application illustrating the existing windows 1:100 scale.

Proposed elevation designs of the new hardwood recessed casement windows. 1:20 scale.

Sectional drawings of the recessed casement makeup, 1:2 scale.