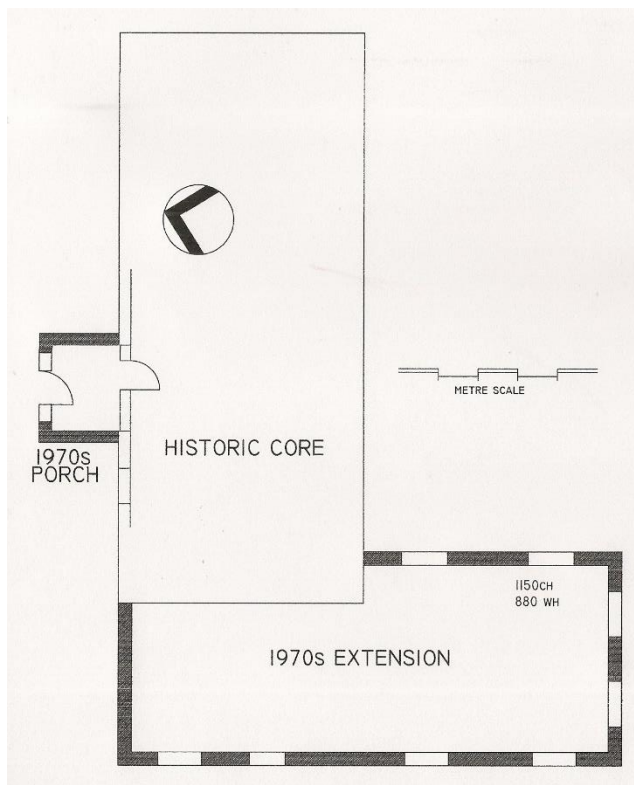


Fen House, Fen Lane, Creeting St Mary IP6 8QD

Alterations to existing windows proposed for Mr & Mrs Hillier – Design & Access Statement V1 27 June 2023

Introduction

Fen House is a detached family house on a large rural site fronting Fen Lane. Gardens, hedges and trees partially screen the house from the approach along Fen Lane. The historic core of the house is built as a timber frame, running on an east-west axis, externally rendered below a thatched roof. No many original architectural features survive, the building having undergone significant alterations over many years. In the later C20 the house was significantly extended with the addition of a porch facing Fen Lane, and a substantial two storey wing running north south, also thatched but with walls of rendered masonry. This latter addition almost doubled the footprint of the dwelling. The re-entrant angle facing south west, where the earlier and later construction meet, shelters a herb garden.



Following years of lack of maintenance, and a change of ownership, on 8th November 2021 Listed Building Consent DC/21/04808 was granted for 1) re-roofing the existing thatched porch with clay tiles, 2) altering the thatched valley to a leaded valley, and 3) changing the existing rear window to french doors. Conditions were attached, which were discharged under DC/22/03295.

Listing

Coordinates - Latitude: 52.175 / 52°10'29"N Longitude: 1.06 / 1°3'35"E

OS Eastings: 609325 OS Northings: 257382 OS Grid: TM093573

Mapcode National: GBR TL6.QS9 Mapcode Global: VHLB5.BL6J Plus Code: 9F4353F5+XX

Entry Name: Fen House

Listing Date: 26 March 1987 **Grade:** II

Source: Historic England **Source ID:** 1182656

English Heritage Legacy ID: 279347

Location: Stonham Earl, Mid Suffolk, Suffolk, IP6

Civil Parish: Stonham Earl **Traditional County:** Suffolk

Lieutenancy Area (Ceremonial County): Suffolk **Church of England Parish:** Earl Stonham St Mary

Church of England Diocese: St. Edmundsbury and Ipswich

Listing Text

EARL STONHAM FEN LANE

TM 05 NE

4/98 Fen House

- II

Former farmhouse. Late C15 or early C16, altered and extended C20. A 3-cell open hall house. 2 storeys. Timber-framed and plastered. Hipped thatched roof with axial chimney of red brick. Mainly late C20 casements. Thatched gabled C20 entrance porch with boarded door. A substantially-built and relatively unaltered late-mediaeval house. The open hall is in two bays, the open truss having a cambered tie-beam, with massive chamfered arch-braces springing from pilasters rising from floor level (one brace is missing). Tension-braced close studwork and heavy unchamfered joists. Good complete smoke-blackened coupled-rafter roof. In late C16/early C17 a chimney was placed in the cross entry and an upper floor of chamfered joists inserted into the hall; the service rooms were united, and the house functionally "reversed" - the service accommodation being placed at the right-hand end. The rear wing to right is a C20 extension, possibly remodelling a pre-existing structure.

Listing NGR: TM0932557382

This application

This application is to replace modern painted softwood windows within existing openings.

Existing

This application does not propose any internal alterations or external alterations beyond the replacement of existing painted timber windows in their existing openings. A few older windows remain on the first floor south elevation, where repair or like-for-like replacement is proposed, and the majority of the existing windows date from the 1970s and are single glazed and crude in design.

Proposed alterations

The alterations proposed are to enhance the appearance of the Listed building with more attractive and better-performing fenestration, and also improve energy efficiency. Windows in the 1970s addition are proposed to be replaced in 24mm double glazed units in white thermally-broken aluminium frames (similar to french windows EG1 approved under a previous application). Other windows in the older part of the house are proposed to be replaced with slimlite-glazed new white painted timber windows in style closer to the older windows surviving on the south elevation, thus including glazing bars.



Aerial view of Fen House



The house is screened by hedging from Fen Lane

1) WEST ELEVATION.



The whole of this elevation dates from the 1970s, being a large extension to the original house, with walls of colourwashed hard render onto blockwork, and painted softwood windows, beneath a thatched roof. Because the whole of the construction is modern the proposal is to remove the existing poorly-fitting casement windows and replace with 24mm double-glazed white powder-coated aluminium casement windows without glazing bars, and with trickle vents without hoods. On the drawing these windows are referenced WG1-4 and WF1-4.

2) SOUTH ELEVATION



The projecting left wing of this elevation dates from the 1970s, being a large extension to the original house, with walls of colourwashed hard render onto blockwork, and painted softwood windows, beneath a thatched roof. Because the whole of that construction is modern the proposal is to remove the existing poorly-fitting casement windows and replace with 24mm double-glazed white powder-coated aluminium casement windows without glazing bars, and with trickle vents without hoods. On the drawing these windows are referenced SG1-2.

The recessed wing to the right is the back elevation of the original house, with walls of colourwashed render onto a timber frame, and painted softwood windows that on the ground floor are modern with quarter lights and on the first floor are more traditional (and older) smaller side-hung casements with glazing bars.

On the ground floor the proposal is to replace SG3,4 and 5 with side-hung white-painted timber casements subdivided with glazing bars, glazed with maximum 12mm thick individual slimlite units, with mouldings similar to the first floor windows.

On the first floor the proposal is to retain and repair SF1,2 and 3, updating the existing secondary double glazing in the window reveals. In the event that repair is not practical to rotten elements of these windows, then like-for-like replacement is proposed.

3) EAST ELEVATION



The projecting wing on the left photo dates from the 1970s, being a large extension to the original house, with walls of colourwashed hard render onto blockwork, and painted softwood windows, beneath a thatched roof. Because the whole of that construction is modern the proposal is to remove the existing poorly-fitting casement windows and replace with 24mm double-glazed white powder-coated aluminium casement windows without glazing bars, and with trickle vents without hoods. On the drawing these windows are referenced EG1-2 and EF1-2. EG1 has already been altered to a door under a previous consent (see above). The photo on the right is of the original house, with walls of colourwashed render onto a timber frame, and painted softwood windows that on both floors are modern with quarter lights. The proposal is to replace EG 3 and 4 and EF3 with side-hung white-painted timber casements subdivided with glazing bars, glazed with maximum 12mm thick individual slimlite units, with mouldings similar to the south elevation.

NORTH ELEVATION



The porch and right hand end of this elevation (including the right-hand ground floor window NG6) are 1970s additions to the earlier construction, being walls of colourwashed hard render onto blockwork, and painted softwood windows. The main wall is the original timber framed frontage to Fen Street.

NG1 and 4 – the proposal is to retain and repair, updating the existing secondary double glazing in the window reveals. In the event that repair is not practical to rotten elements of these windows, then like-for-like replacement is proposed.

NG2 and 3 - replace existing painted timber porch windows linked to the front door frame with new painted timber frames glazed with maximum 12mm thick individual slimlite units, in top-hung casements, with mouldings similar to the south elevation.

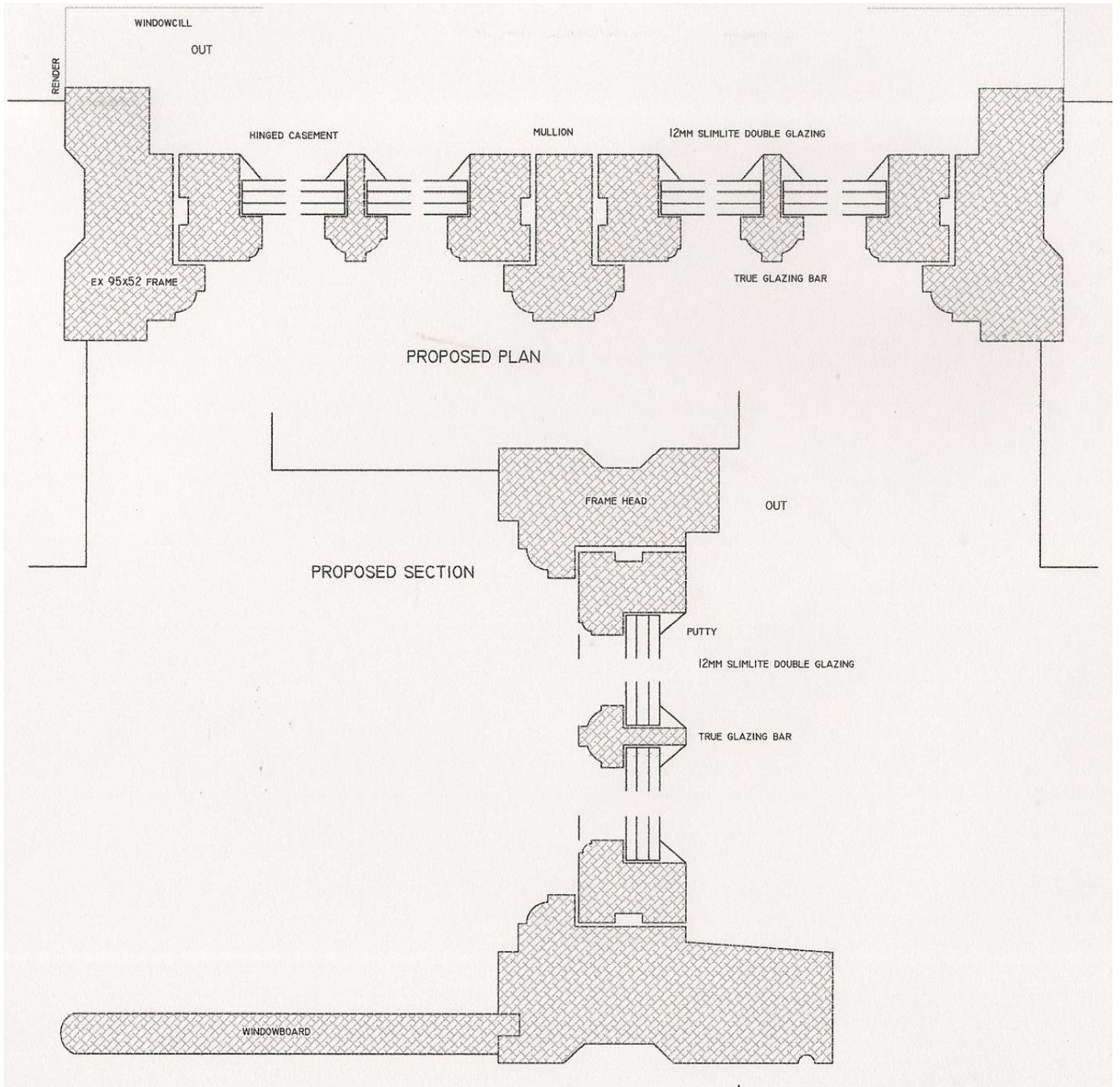
NG5 – replace existing with side-hung casement to match design of NG1 and NG4

NG6 - as with the other walls of modern construction, the proposal is to remove the existing poorly-fitting casement window and replace with 24mm double-glazed white powder-coated aluminium casement window without glazing bars, and with a trickle vent without a hoods.

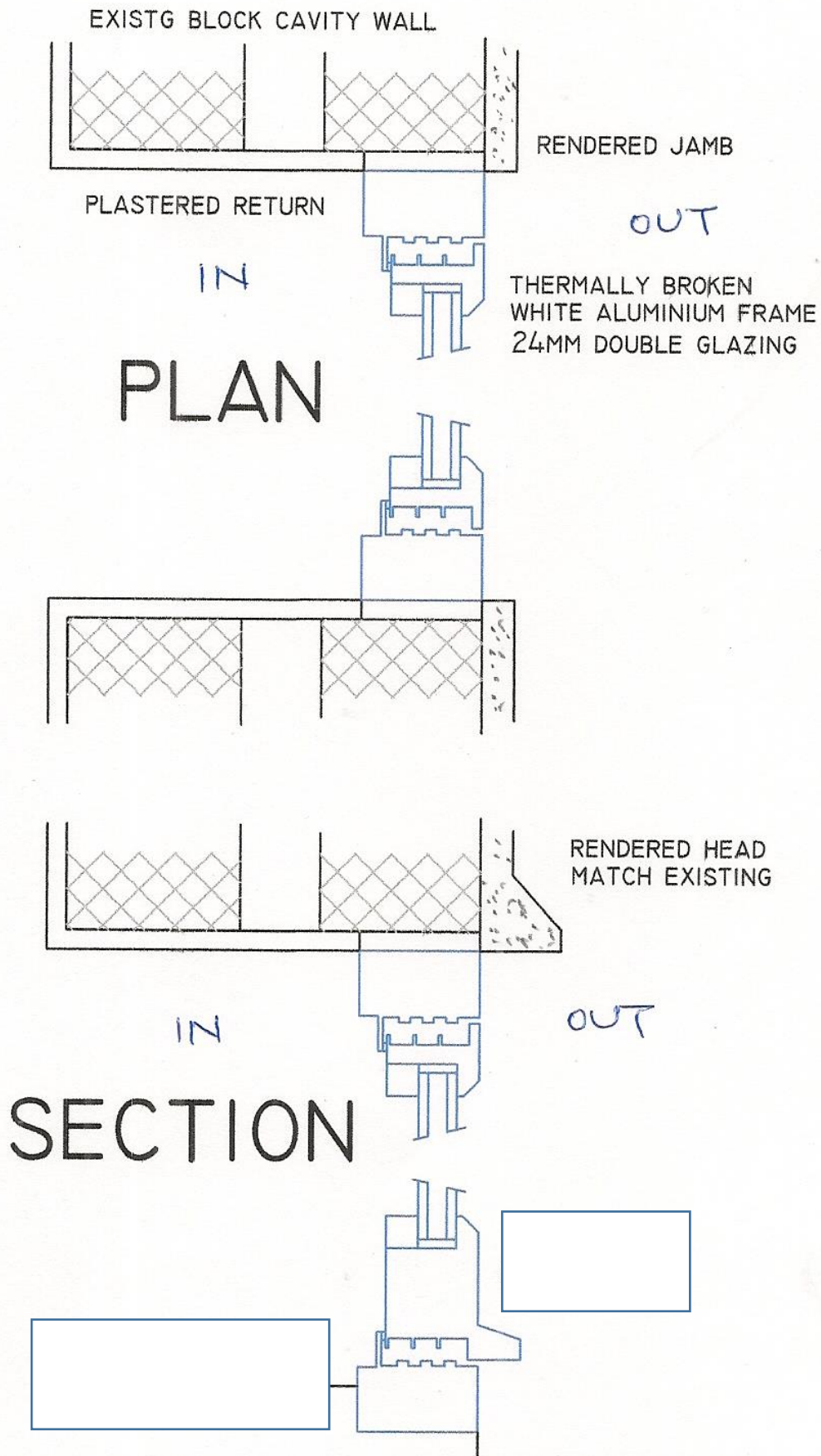
NF1 – the proposal is to retain and repair, updating the existing secondary double glazing in the window reveals. In the event that repair is not practical to rotten elements of these windows, then like-for-like replacement is proposed.

NF2 and NF2A - replace existing windows with new painted timber frames glazed with maximum 12mm thick individual slimlite units, in top-hung casements, with mouldings similar to the south elevation.

NF3 - the proposal is to retain and repair, updating the existing secondary double glazing in the window reveals. In the event that repair is not practical to rotten elements of these windows, then like-for-like replacement is proposed.



TYPICAL DETAIL OF PROPOSED PAINTED TIMBER WINDOWS



TYPICAL DETAIL OF PROPOSED WHITE ALUMINIUM WINDOWS TO REPLACE EXISTING WITHIN THE 1970S EXTENSION

Justification

Improvements in appearance and conservation of energy

Summary of materials proposed

New windows to be white finished, colour coated aluminium 24mm double glazed within 1970s construction, and white painted timber max 12mm slimlite double glazed in older construction, or retention and repair of existing or like-for-like replacement.

Access Statement

No effect on access but wider use of double glazing will reduce condensation risks and improve comfort which is particularly important for older / less mobile people.

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