

Proposed Listed Building Consent approval for Installation of an Extractor Fan as part of works to construct a new bathroom extension at White Cottage, Main Road, Thimbleby, LN9 5RE

Design and Access Statement & Heritage Impact Statement

Location

The proposed site, White Cottage, is on the North side of Main Road Thimbleby, between the Village Hall and junction with North Street. The postcode is LN9 5RE. The building is grade II* listed due to its status as one of few surviving partially mud and stud thatch-roofed buildings in Lincolnshire, set in a conservation area containing a number of other such buildings. Listed building consent and planning approval were granted earlier in 2023 for the partial demolition of a dilapidated late 20th century addition to White Cottage, to be replaced with a more sympathetic bathroom extension. A more detailed heritage impact statement for the bathroom extension as a whole has been included in the original application.

Proposed Work

The main dwelling is predominantly of brick and timber construction, with a large number of timbers likely to be original to the property (estimated to be circa 1570). Given the large volume of moisture produced by the installation of a modern bathroom, and the single skin construction of the walls, it is imperative that every step be taken to attempt to limit the internal humidity by ensuring adequate air exchange.

The proposal is to amend the existing listed building consent to site an extractor fan to the north side of the bathroom extension, not yet built, to achieve air change which can only otherwise be achieved by opening the Yorkshire sash sliding window. Opening the window for ventilation results in loss of privacy and significant heat loss during the winter. The heat loss can be reduced considerably by selective use of an extractor fan.

The bathroom measures 2.2m wide, by 3m long and 2.07m high. Due to the need to preserve the appearance of the front elevation, and visibility of any fixtures projecting above the flat roof, the potential locations for the extractor fan are limited. The selected location is at the rear of the property, set back from the main North elevation, close to the wall of the original dwelling, so that it will not be visible from the majority of locations. The applicant also proposed to use a cast iron cover or air brick to further help the exit point blend into the structure, matching the use of black-painted cast iron downspouts nearby.

Given the bathroom extension is a new construction, the location and use of a high quality cast iron fitting to the exterior, it is not felt that a small (4" square max) extractor fan will detract significantly from the appearance of the listed building. Instead it will respect, compliment and help to preserve the structure for future generations.

The proposed work is minor in its impact on the building and intended to provide ventilation in the bathroom without the need to open the window which causes significant heat loss during the winter – to be avoided in times of concerns over the climate crisis and soaring energy costs.

Project Summary

In summary the project is to improve the ventilation in the bathroom, to protect the historic structure of the dwelling, without excessive heat loss from opening the only window in the room. The proposed location has been chosen to minimise the impact on the listed building and to make it invisible from the street and much of the garden.