

Heritage and Design & Access Statement

Proposed replacement windows at Fair Meadow House, Iteringham

Introduction

Fair Meadow House comprises of a single dwelling with an attached village shop. The present owner wishes to embark on a process of gradually replacing the all existing casement windows which are reaching the of their useful life with some decayed timber work and a large number of the double glazed sealed unit breaking down.

Description

Fair Meadow House dates from the C17 or C18 with a cross-wing that possibly originated as a purpose built shop. It is constructed in brick laid to an indeterminate bond and is painted white with a pantile clad roof over. The former cottage in the cross-wing contains the remnants of timber framing.

The building consists of a south-west facing house with a late C20 extension on the north-west gable end and a cross-wing facing south-east onto the Wolferton Road. The cross-wing consists of a shop and a former cottage on the north-west corner.

The house is of two storeys with attic rooms under the steeply pitched roof with brick parapets at the gables. There is a centrally placed front door flanked by a number of modern twelve pane casement windows, there are similar modern windows on the other elevations.

Great Ellingham Hall was formerly listed as Old Hall and Barns but now as just Great Ellingham Hall. The Hall dates back to c.1570 and is of timber framed construction with wattle and daub and some clay lump infilling all on a brick plinth. There are black glazed pantiles to front elevations and red pantiles to back with barge boards to gable walls. The central building is flanked by gabled cross wings.

The windows and window designs have been extensively altered over the years, one assumes due to timber decay which is very evident in the bay window, and are now all 19 and 20th century replacements a number of which again will require attention in the near future

Proposal

It is proposed to carefully take out the existing casement windows and install new hardwood window frame with slimline double glazed units. The timber work will be painted with a breathable paint to match the existing windows.

The new windows will closely match the existing windows but will greatly enhance the thermal efficiency of all the rooms and the improved locking mechanism will also improve the security of the house.