

Listed Building Consent Application

Design & Access Statement

In Respect Of

**Oak Cottage
Cheneys Lane
Tacolneston
Norfolk
NR16 1DB**

11th January 2024

Special Architectural or Historic Interest

We are proposing to replace 2x existing windows on the properties side elevation (left hand side when viewed from the road). The replacement windows will be styled to match the existing and sized the same due to the internal manufacture of the property, taking care to not cause damage to the main fabric of the building. We feel that although there may be some loss of a small amount of less than historic fabric it is considered that the overall enhancement along with securing the long term use of the property would be beneficial.

Setting

The property is situated on a small country lane in Tacolneston, Norfolk. It is set back from the road and is partially visible due to its location, there are also various trees and bushes blocking the view of the property from the road. The windows proposed to be changed are almost impossible to be seen from the roadside. There is parking for vehicles at the front of the property.

Fabric

From British Listed Buildings

C17 timber-frame cottage. Plastered with thatched roof with gabled ends.
Rendered brick chimney stack off centre. One storey and attic (attic windows in gable ends). Modern casements with leaded panes.

Features

The existing windows are made from softwood and are beginning to show signs of water ingress and decay. Areas including the sills, jambs, mullions and head drips are soft in areas and beginning to rot in others.

The proposed replacements will be styled to be a close match to the existing as the sizes are dictated by the internal structural layout of the property. The windows are to be glazed with

4-8-4 sealed units to match existing glazing on the property with applied lead work in a diamond pattern, stain finish as the existing. This will compliment the look and maintain the character of the property.

Principles

In order to protect the buildings special interest, replacing the windows will improve and maintain the look and character of the property.

Justification

The proposal is necessary to maintain and improve the look and character of the property and to stop the ingress of water from getting into the main fabric of the property.

Access

The existing access to the property will not be altered or disrupted by these proposals.

Crime and Security

This proposal will improve the existing security of the property by having a locking fasteners and stays on all opening casements.