

## Heritage Statement/Assessment

### For replacement of two windows at Little Combe Lancey

The house is Grade 2 listed, and is now a private residential dwelling. Farmhouse, now one house. Plastered cob on rubble footings and thatched. Probably C16 core, modernised in mid C20, much altered. Main features are exposed internal C17 crossbeams.



Ariel view 2013



The two windows now requiring replacement at Little Combe Lancey would have been originally installed in the 1980's as a photo taken around that time show a different pattern.



The softwood single glazed windows now in the embrasures date from around that time



Window 1 - inside



Window 2 - inside



Window 1 - outside



Window 2 - outside

These windows were in a very poor state of repair when we took over the property in the early 2000's, we chopped out rotten timber and repaired them and installed secondary glazing to help reduce the condensation and draughts. Since then the windows have been repaired several times when repainting became necessary but have now reached the point where there is more rotten timber than window frame and replacement has become necessary.



This part of the building is in a much later extension (possibly Victorian) to the original cob and stone core structure with single skin brick walls the extension juts from the North East side of the property and would have been a kitchen on the ground floor and bedroom above when the house was still two properties.

The two windows to be replaced are similar in age to a kitchen window that was replaced in 2014 in a similar extension that abuts the South end of the main property.



Kitchen window 2014

When we enquired in 2014 if listed consent was necessary as we were doing a like for like replacement we were informed that it was not necessary .

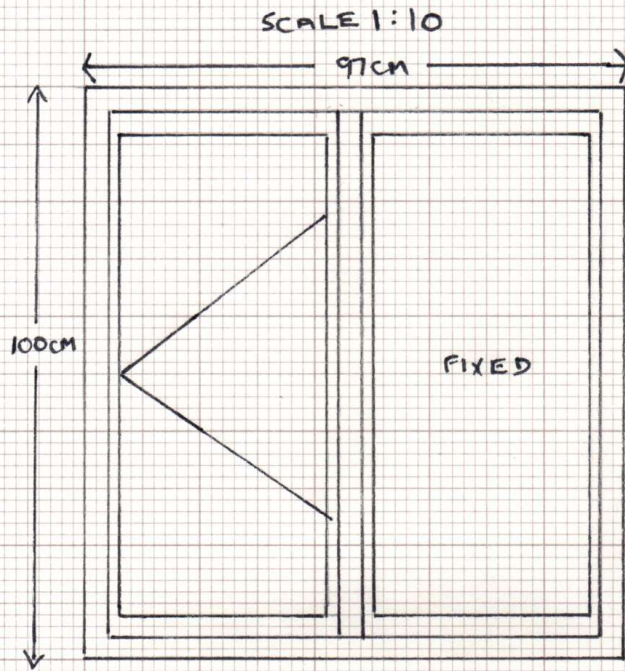
*“Dear Mr Tucker,*

*Thank you for so promptly getting these photos to me. In normal circumstances I would ask for an application for listed building consent for the replacement of windows, even if on a ‘like for like’ basis. However, I can see that the window in question is of no historic interest and follows a pattern of windows across the whole building. Changing it for one that matches will not alter the character or appearance of the building (the test for if consent is needed) and therefore I do not think that in this instance you will require LBC. I would suggest that you keep this email with your paperwork to show that we considered it not needed.*

*Catherine Marlow 2014”*

The two windows now requiring replacement would appear to be of no historic interest and match a pattern of windows across the whole building. Replacing them like for like for ones that match will not alter the character or appearance of the building.

This application proposes the replacement of two windows in this G2 listed property. There will be little impact on its historic fabric and these works represents an improvement to the house and appearance as the replacement windows will give the property an extended lease of life and be significantly better than the existing sad examples.



DRAWING OF 2 X WINDOWS AT  
LITTLE COMBE LANCEY -  
EXISTING AND REPLACEMENT

E.R.