

LIME COTTAGE, BELL LANE, CASSINGTON, OX29 4DS

LISTED BUILDING CONSENT FOR THE REPLACEMENT OF SEVEN WINDOWS AND ONE DOOR

DESIGN AND ACCESS STATEMENT

The application concerns the removal of seven number windows and one number door as well as the installation of the proposed windows into the existing structural openings.

The windows and door to be removed are of 1960's construction and therefore they are not built in to the masonry as original windows would be. They are fixed to the masonry by frame fixings through the frames and into the masonry. When installed, the frames were weathered to the masonry with a Portland cement based mortar beading around all edges.

The existing windows will be removed by carefully removing the Portland cement around each frame. The fixings will then be cut through the gap and each window will be carefully removed from the external side leaving as much of the internal plaster as possible in tact.

The paint will be removed from the oak lintels with a heat gun to reveal the original oak finish. All Portland cement mortar will be removed from the stone slate sills and replaced with a hot lime mortar.

The proposed windows will then be inserted into the existing structural openings and fixed into the masonry through the frames as before.

Externally, the frames will be weathered into the masonry by installing a new hot lime mortar beading. Internally, any plaster that has been damaged will be repaired using a three-coat lime plaster system to match the existing internal plaster.

None of the proposed windows are to be installed in wet areas (kitchens, bathrooms etc. No trickle ventilation is to be installed. The proposed windows have a handle and locking system which allows them to be locked open at any position for background ventilation when necessary. This also means that no casement stay is necessary and the ironmongery will be more in keeping with the C.19th Century windows.