

Design and Access Statement

Replacement windows at Fomer Farmhouse

Address - Fomer Farm, Main Street, Shenton CV13 6BZ

Applicant – Charles Wollaston (Landlord) of Shenton House, Upton Lane, Shenton, Nuneaton, Warks CV13 6DB

Date 17 August 2026

I am applying for listed building consent to replace the 6 road facing windows marked on the attached photograph.

Fomer farmhouse is Grade ii listed. Shenton is a Conservation Area. There is a cottage opposite (1 Main Street). Whitemoors Antique centre is on the same corner and opposite Fomer farmhouse.

The farmhouse is a residential habitation occupied by Mr and Mrs Long.

The 6 windows on the elevation facing the road are in poor condition as result of dry rot. They are allowing damp ingress and draughts. The resident has informed me that they are afraid that window panes might fall out as a result of the deterioration of the glazing bars.

I instructed Steve Hedgecock of SAH Property Services to repair the windows. Mr Hedgecock has many years experience working on similar projects and has done many other projects for me in Shenton. Mr Hedgecock has advised me that the windows are beyond repair. The timber of the glazing bars crumbles to dust on touch.

Mr Hedgecock has recommended that we install new windows and I have asked that they be designed and constructed to be as close a copy as possible to the originals. We intend to use specialist heritage double glazing whilst keeping the glazing bars and cavity depths to similar dimensions to the current windows. This is a specialist glazing solution designed for listed buildings, conservation areas, and period homes. Unlike standard double glazing, these units are engineered to replicate the slim sightlines and elegant simplicity of traditional single glazing while dramatically improving thermal efficiency.

The new windows are designed to replicate the current windows and will be virtually indistinguishable from the original single glazing. The scaled sectional drawing of the window which accompanies this application gives detail as to the dimensions, glazing bars and glazing units and position in the window recess. The windows will be designed to open in the same way as the current windows.

The windows will be painted white as they are at the moment. This also matches every other house in the village.

The new windows will improve the energy efficiency of the house.

Access

The windows to be replaced are facing the road. A tower scaffold will be used and this will not require a road closure or any other type of restriction.

The contractor can park in the farmyard.

There will be no restriction on access for anyone.

The tenants of the farmhouse are in agreement with this application.