

HERITAGE JUSTIFICATION STATEMENT – LITTLE COKENACH**Proposed Replacement of four C20 casement kitchen windows with vacuum glass-glazed units**

When Little Cokenach was purchased in the late 60s, the then owner, Mr Tony Weston, undertook major alterations to the property. One of these changes which had the most marked impact on the outward appearance of the building was to the fenestration, in particular, the addition of the two pointed “gothic” windows either side of the C19 chimney stack which fronts the road. However, as far as we can ascertain most of the added windows were standard off-the-shelf Boulton & Paul or equivalent casement windows some of which were set into render. All these alteration works were undertaken prior to the building being listed in 1987.

Historic England’s Official List Entry is attached for your ease of reference wherein the only reference to fenestration is as follows:

“To front a large early C19 red brick external stack with a double plinth and 2 C20 pointed arched windows, kneelers to coped offsets with chamfered arrises. Scattered 2 and 3 light recessed C19 and C20 casements.”

The windows mentioned in the above listing extract front the road and are not the subject of this revised application. This application concerns 4 x C20 kitchen windows added by the previous owner during his alterations shown in the attached Figure 1 and marked 1 – 4 on the ground floor. These windows suffer from severe condensation during the winter months and despite regular maintenance and our efforts to remove condensation forming overnight on a daily basis, have warped and rotted and are in need of replacement.

Our application proposes the replacement of the 4 windows identified in Figure 1 with vacuum glass-glazed equivalents for the following reasons:

- i) We do not believe that replacement of these 4 windows with vacuum glass glazed units will have any bearing on the historic character of the property; these windows are not mentioned in the Listing.
- ii) Secondary glazing is never as effective, especially when windows are required to be opened for ventilation.
- iii) We have made every effort to improve the thermal efficiency of the building by adding insulation to the floor and ceiling of the attic rooms and to the ceiling and wall of the lean-to that forms the kitchen as well as replacement of glass panels in the adjacent hall. However, our efforts are futile in the face of drafts resulting from ill-fitting single-glazed windows. It is noted that the NHDC Climate Change Strategy includes the ambition to encourage “citizens and businesses to take action to go further and faster in cutting carbon emissions”. We would like to contribute to that ambition.