

Colin Eades
AA Dip

Design and Access Statement

Replacement Windows

Avenue Farm, Gosmore, SG4 7QD

Prepared by
Colin Eades AA DIP

On Behalf of
Mrs Carolyn Battersby

April 2025

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1.0 Introduction

- 1.1 Avenue Farm is a Listed Building Grade II* and lies within the Gosmore/St Ippolyts Conservation Area.
- 1.2 The list Entry Number is 1102505 and the listing was made in May 1968 and amended May 1988.
- 1.3 The listing text describes Avenue Farm as:

ST IPPOLLITS MAYDENCROFT LANE 1827 (South side) Gosmore

*8/62 Avenue Farm House 27.5.68 GV II**

Farmhouse. Late medieval N wing. E wing c. 1700 wing (possibly older wing remodelled) with new entrance in E front. Timber frame brick cased. E wing largely brick in dark red brick with black headers and light red brick dressings and arches. Steep old red tile roofs. East wing half-hipped. Old 2-storeys N wing, facing S, has large internal chimney at junction of wings with gabled stair projection to N of it. Larger stair tower added in angle with new or remodelled E-wing later. E wing or 2 storeys and attics has central passage and 2 rooms to each floor with rearwall chimneys projecting externally. Fine symmetrical E front 5 windows wide with central entrance. 3 flat topped dormer windows on steep roof slope. Widely projecting wooden modillioned eaves cornice. Flush box sash windows with gauged flat arches with 6/6 panes on 1st floor but 6/9 panes in taller ground floor windows. 3 moulded stone steps with splayed iron hand rails to 6-panel divided door, upper panels fielded, bottom panels flush beaded. Semi-circular fanlight with radial fan in pilastered Doric doorcase with dentilled entablature and triangular open pediment. Early C18 stair has awkward access to attic. Panelled room with original fireplace on ground floor off stone floored entrance. Name refers to broad mature beech avenue extending to E of house on axis of its E front. (Pevsner (1977)148: RCHM Typescript).

- 1.4 This Listed Building Application seeks consent to replace 6 no. windows on a like for like basis.

2.0 Background

- 2.1 The applicant purchased Avenue Farm 26/10/2018 and from the outset Mrs Battersby understood her responsibilities under her custodianship of this important Listed Building and all work to date has been carried out in a thorough and responsible manner, obtaining permission / consent when appropriate for work to their home.

- 2.2 In or around March 2022, an application reference 22 / 00954 / LBC was submitted, inter alia, for the reconstruction of 3 no. front elevation dormer windows to the principal elevation and replacement of a utility room window.
- 2.3 Listed Building Consent was duly granted 22/08/2022 with standard conditions.
- 2.4 With the ongoing increase in energy costs, including this month's rises in gas and electricity, and encouragement to reduce one's personal as well as global carbon footprint, opportunities to reduce costly heat losses have to be investigated from any building. By its very nature, being of four hundred year old construction, Avenue Farm is not energy efficient compared to current day construction methods and would not meet the prevailing Building Regulations.
- 2.5 In tandem, responsibilities in relation to a Grade II* Listed Building has been acknowledged in terms of ensuring that the heritage asset is not compromised in any way.

3.0 Proposal

- 3.1 The application proposal is to replace 6 no. rotten external windows with Accoya hardwood single glazed units.
- 3.2 The glazing is Specialist Fineo 6.7mm glazing which is effectively a highly thermally efficient single glazing system which has previously been accepted by North Herts Conservation. I M Rogers Joinery Ltd quotation / specification attached. **APP 1**
- 3.3 Each window type will be custom made to faithfully replicate the existing that it replaces and by a well-respected heritage joinery firm. Typical full size sections of frames and glazing beads are also attached to the planning application through the planning portal.
- 3.4 Chinery Land Surveys plan CLS 2200 4002 Rev I with the specific windows identified attached. **APP 2**
- 3.5 The windows will be finished with white microporous paint.

4.0 Conclusion

- 4.1 The proposed replacement windows will replicate the existing, thereby ensuring that there is no visual change to the existing elevations.
- 4.2 Similarly, the internal appearance will be unchanged from the present.
- 4.3 The work has been necessitated in order to respond to the need for urgent maintenance to the deteriorating joinery, with simple repairs no longer a practical response nor a long term solution.

- 4.4 The use of the Fineo glazing system will make a positive impact to reducing heat losses being claimed to be even be an improvement over standard triple glazing.
- 4.5 Acknowledging North Herts grant of Listed Building consent for similar proposals to Listed Buildings, it is submitted that there is no substantive reason for not granting Listed Building Consent for these application proposals.
- 4.6 However, noting that the Council still maintains a pro-active policy, I would invite any queries or concerns to be aired in a timely manner to enable an equally timely response.

5.0 Appendices

Appendix 1: I M Rogers Joinery Ltd – Quotation / Specification

Appendix 2: Chinery Land Surveys plan CLS 2200 4002 Rev I

APPENDIX 1: IM Rogers Joinery Ltd – Quotation / Specification

I.M Rogers Joinery LTD

Mrs Carolyn Battersby
Avenue Farm
Maydencroft Lane
Gosmore
Hertfordshire
SG4 7QD

Unit 6 Ampthill Business Park
Station Road
Ampthill
Bedfordshire
MK45 2QW

QUOTATION

Reference

Quotation Number

Date of Quotation

Validity

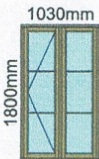
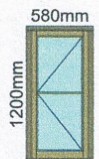
23 February 2025

30 days

Dear Carolyn

I have priced to supply and fit the windows in Accoya with Fineo 6.7mm vacuum sealed glass with one coat of microporous paint.

I have allowed to remove all debris but have made no allowance for any making good to internal and external finishes or any extra timber mouldings not apparent during survey.

Item (sizes)	Description	Qty
	Window 1 + 2 Window Type: Flush window, with chamfered detail, fully draught sealed. Black Monkeytail Fittings - S/S Hinges Timber Type: # Accoya Fineo 6.7mm 77.48 kgs	2
	Window 3 Window Type: Flush window, with chamfered detail, fully draught sealed. Black Monkeytail Fittings - S/S Hinges Timber Type: # Accoya Fineo 6.7mm 67.87 kgs	1
	Window 4 Window Type: Flush window, with chamfered detail, fully draught sealed. Black Monkeytail Fittings - S/S Hinges Timber Type: # Accoya Fineo 6.7mm 28.19 kgs	1

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Phone: 01525 840120

Email: imrjoineryltd@aol.com

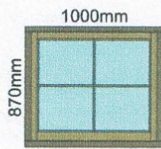
Mobile: 07778 628910

VAT Number: 814 2058 58

I.M Rogers Joinery LTD

Item (sizes) Description

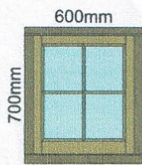
Qty



Window 5

Window Type: Flush window, with chamfered detail, fully draught sealed.
Black Monkeytail Fittings - S/S Hinges
Timber Type: # Accoya
Finoe 6.7mm
34.30 kgs

1



Window 6

Window Type: Flush window, with chamfered detail, fully draught sealed.
Black Monkeytail Fittings - S/S Hinges
Timber Type: # Accoya
Finoe 6.7mm
20.10 kgs

1

Total Weight 227.94 kgs

NOTES:

Diagrams of windows, doors and frames indicate style viewed from the outside and do not reflect size. Other diagrams are showing a section through or a generic view.

Yours sincerely
Ian

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