



Joinery.

Proposal: Internal and external alterations to Villa, Music Room and Service Wing.

Internal alterations to former Coach House (Home Farm) at ground and first floor to facilitate partial conversion to residential annexe. Demolition of mid C20 Workshop and construction of Swimming Pool and Gym with link corridor. Demolition of the larger of 2no garage buildings (retaining early C18/early C19 wall to be incorporated into the construction of replacement garage building). Repairs to wall, pillars, and railings to Entrance Courtyard (as amended by plans received on 07/02/2025).

Site address: Julians, Julians Park, Rushden, Buntingford, Hertfordshire, SG9 0TD

Listed Building Consent Reference: 24/02061/LBC

Discharge of Condition Number 5.

Site/Applicant: Julians, Julians Park, Rushden, Buntingford, Hertfordshire, SG9 0TD

Compiled by Agent: Kay Pilsbury Thomas Architects, Honeylands, Radwinter, Saffron Walden. CB10 2TJ

Date: March 2026



ARCHITECT ACCREDITED IN BUILDING CONSERVATION

Kay Pilsbury Thomas Architects is a trading style of Kay Pilsbury Architects Limited
Registered in England and Wales - Registered No: 05197069 - Registered office as above

AABC

RIBA 
Chartered Practice

Windows:

- Timber frame windows matching existing profiles.
- Existing and Proposed windows described on Window Schedule 2309/WD/311.
- Concealed trickle vents in habitable rooms where required.

Principles of approach:

- Villa Main Front (SE). Existing Early C20 windows. Retain sash windows with re-glazing in single glazing to upgrade thermal performance to 3.4 W/m²K. Add removable secondary glazing.
- Villa Side Elevations (SW and NE). Existing Early C20 windows. Retain sash windows with re-glazing in Histoglass Thin 10mm / Slimlite double glazing. Add removable secondary glazing.
- Villa Rear Elevation (NW) Ground Floor. Retain sash windows with re-glazing in Histoglass Thin 10mm / Slimlite double glazing. Add removable secondary glazing.
- Villa Rear Elevation (NW) First Floor. Retain sash and casement windows with re-glazing in Histoglass Thin 10mm / Slimlite double glazing. Add removable secondary glazing.
- Villa Rear Elevation (NW) Second floor. Retain casement windows with re-glazing in Histoglass Thin 10mm / Slimlite double glazing. Add removable secondary glazing. Allow to replace casements to 2 windows like-for-like where glazing bars are too shallow for Slimlite/Histoglass.
- Music Room Wing. Existing Early C20 sash windows. Retain sashes with re-glazing in Histoglass Thin 10mm / Slimlite double glazing. Add removable secondary glazing.
- Annexe only within Coach House. Retain casement and fixed light windows with re-glazing in Histoglass Thin 12mm / Slimlite double glazing.
- Service Wing and new Cloaks window. New casement and fixed light windows in Histoglass Thin 12mm / Slimlite double glazing.

