

Heritage Statement

Application: 26/02398/LBC – Replace 6no. timber casement windows (3no. front dormer windows and 3no. on side elevation) with timber, double-glazed casements with like-for-like glazing pattern and method of opening

Site: Sunhill Cottage, 3 Sun Hill, Royston, Hertfordshire, SG8 9AU

Applicant: Mr Armel Baufume

Listing details

- **Name:** Sunhill Cottage, 3 Sun Hill, Royston
- **Designation:** Grade II listed building
- **List entry number:** 1295583
- **Date first listed:** 11 June 1976
- **Source:** National Heritage List for England (Historic England), <https://historicengland.org.uk/listing/the-list/list-entry/1295583>

Summary of the list description

An 18th-century cottage, dated 1767 on the gable end. Colour-washed brick with a tiled roof and three box dormers. L-plan, one storey with attics, with three Yorkshire casement windows with louvred shutters. No 3 Sun Hill forms a group with Nos 77 and 79 King Street.

Description of proposed works

Replacement of six timber casement windows, comprising the three front dormer windows and three windows on the side elevation facing Sun Hill, with new purpose-made timber double-glazed casements matching the existing in design, proportion, profile, glazing pattern and method of opening.

Justification

The existing windows are in very poor condition, with extensive wet rot to sashes, frames and cills, failed joints and broken glazing. The windows deteriorated very quickly during the hot summer. Of most concern, we have been advised by a specialist that the first-floor window facing Sun Hill is letting water track into the building's historic timber frame. Unless this is addressed urgently, it risks causing decay to the structural frame, which is far more significant historic fabric than the windows themselves.

Repair has been considered. However, our specialist joiner has inspected the windows and advises that the decay is too extensive to repair without replacing most of the original fabric. Photographs of each window are attached. Any sound historic fabric will be retained.

Design and detailing

- Made by a specialist joiner to match the existing windows exactly: method of opening, glazing pattern, frame and sash sections, moulding profiles and sightlines. Profiles will be taken from the existing windows before removal.
- Traditional construction in 48mm Sapele hardwood with mortice-and-tenon joints.
- Slim double-glazed units, no more than 18mm thick, with timber glazing bars matching the existing in width and profile, reproducing the existing glazing pattern.
- Traditional linseed putty externally, or a putty-profile bead that looks like putty, with no visible external beads. Dark spacer bars so the double glazing is not noticeable.
- Painted finish, not stained, in white to match the existing.

- Traditional period-style ironmongery in [black iron / antique finish], suited to the method of opening. Any additional locking will be concealed within the frame and not visible when the windows are closed.
- No alteration to the existing openings, walls, lintels or cills. The existing louvred shutters are not affected.

Impact on significance

The replacement windows faithfully reproduce the existing ones and will preserve the character and appearance of the listed building, its setting on Sun Hill and the group it forms with Nos 77 and 79 King Street. They will also stop water getting into the historic timber frame, protecting the building's structure and long-term condition. We are happy to agree final joinery details and a sample by condition.

Contact with the council and urgency

Before submitting, we called the council several times to discuss the works. Each time we were told someone would call us back, but no one did.

Given the condition of the windows and door, we could not delay any longer. Some of the windows are rotten and broken, and they serve our two young children's bedrooms (aged 2 years and 6 months). The broken glass is a safety risk, and draughts and water getting in make the rooms cold and damp. Water is also tracking into the building's historic timber frame.

We need the work done before winter to keep our children safe and warm and to prevent further damage to the listed building. We would be grateful if the application could be decided as quickly as possible, and we would welcome a call or site visit from the conservation officer at any stage.