

**DESIGN AND ACCESS STATEMENT FOR APPLICATION
FOR LISTED BUILDING CONSENT**

Formatted: Font color: Text 1

ALTERATION OF WINDOWS AT

18 Horn Hill Whitwell SG4 8AS

In my telephone conversation with NHDC Duty Planner on 4 April 2025, I was advised that no planning application was required – just a Listed Building application. I have therefore proceeded accordingly.

Proposed Works to the Front Elevation – Windows 1, 2, 3 & 4

Overview

The householder wishes to replace the existing timber box sash windows to the front elevation to match those of the neighbouring property at number 22 Horn Hill. It is believed that the windows at number 22 are historically accurate in terms of position, design and size.

There is sufficient evidence to suggest that the windows at number 18 were originally taller and that over time, the original heritage assets have been removed, the openings reduced and the timber windows replaced and brought forward.

The evidence includes an additional four courses of relatively modern brickwork has been set beneath the windows, the stone window sills have been raised, the position of the canted railings at first floor level altered and the windows brought forward to finish flush with the face of the brickwork.

It is proposed to remove the additional courses of brickwork, make good accordingly and reposition the stone sills to form window openings, matching those of number 22 Horn Hill.

Impact on Neighbouring Properties

The proposal will have no negative impact on neighbouring properties.

Heritage Assets

As none of the windows that are to be replaced are original, there is a question in the householder's mind as to whether these windows themselves should be regarded as heritage assets or simply elements which, prior to their ownership, were relatively recently replaced (circa 1960's to 1970's and are at the end of life.

Formatted: Font color: Text 1

Timber Sash Windows

Specialist craftsman will be instructed, taking into account guidance from the Conservation Officer, English Heritage and/or similar bodies who advise on the restoration of Listed Buildings, to replicate and install new timber double glazed, heritage styled, box sash windows to match those of number 22 Horn Hill. These replacement windows will be set back approximately 110mm.

Formatted: Font color: Text 1

Windows to the Front Elevation (1, 2, 3 & 4)

It is apparent that the windows to the front elevation have been altered/replaced over time. The householder believes this detracts from the historic nature of the property and has a negative impact on both the heritage value of the property and the wider street scene.

The householder feels that in carrying out this work, it will restore the original proportions of the rooms internally, thus the atmosphere and mood of these rooms returned.

The householder therefore wishes to replace the existing timber single glazed box sash windows, taking into account the dimensions of the original windows. It is proposed that these double glazed heritage style windows will be historically accurate in their design and match those of 22 Horn Hill.

Brickwork and Pointing

It is proposed to remove the relatively modern bricks below windows 1, 2, 3 and 4 on the front elevation and reposition the stone sills to their original position. The householder is aware that great care should be taken not to damage any original and historic brickwork or heritage assets. Advice from the Conservation Officer, English Heritage and/or similar bodies who advise on the restoration of Listed Buildings will be followed accordingly.

Matching reclaimed bricks will be sought to replace any bricks which become damaged, although great care will be taken not to damage any original brickwork. It is the intention to match the pointing of the front elevation with traditional lime mortar. It is intended to follow all good practice notes.

Railings to First Floor Windows

It would appear that the original canted railings to the first floor windows are still present. It is proposed to reuse these railings and reposition them accordingly. It is evident that these canted railings are supported off the stone sills, thus their position will be self determining.

Stone Sills

The original stone sills are to be reused.

Glazing

It is proposed that the new windows will be double glazed heritage style timber sash.

Formatted: Font color: Text 1

Decoration

These windows will be decorated to match the existing sash windows.

Proposed Works to the Side Elevation – Window 5

The existing ground floor timber box style sash window on the side elevation is in poor condition and requires replacement.

Heritage Assets

As this window is not original, there is a question in the householder's mind as to whether this window should be regarded as a heritage asset or simply an element which, prior to their ownership, were relatively recently replaced.

With regards to building practice, it is proposed to follow the same methodology and guidance as for windows 1, 2, 3 and 4.

Timber Sash Window

Specialist craftsman will be instructed, taking into account guidance from the Conservation Officer, English Heritage and/or similar bodies who advise on the restoration of Listed Buildings, to replicate and install new heritage style timber double glazed box sash window. This replacement window will be set back approximately 110mm.

Brickwork and Pointing

The adjacent brickwork is in moderate condition with evidence of repointing being required above. The existing pointing to the side wall, in general, appears to be a modern sand and cement mortar, rather than the traditional lime mortar. There is no stone sill. The sill beneath the window is a simple modern roof tile style sill which has no obvious historic value.

The householder is aware that great care should be taken not to damage any original and historic brickwork. Advice from the Conservation Officer, English Heritage and/or similar bodies who advise on the restoration of Listed Buildings will be followed accordingly.

Glazing

It is proposed that the replacement windows will be double glazed heritage style timber sash.

Formatted: Font color: Text 1

Decoration

These windows will be decorated to match the existing sash windows.

The adjacent brickwork is in moderate condition with evidence of repointing being required above. The existing pointing to the side wall, in general, appears to be a modern sand and cement mortar, rather than the traditional lime mortar.

Formatted: Font color: Text 1

Proposed Works to the Rear Elevation – Windows 6 & 7

The two existing ground floor timber box style sash windows at the rear elevation are in poor condition and require replacement.

Heritage Assets

As these windows are not original, there is a question in the householder's mind as to whether these windows should be regarded as heritage assets or simply elements which, prior to their ownership, were relatively recently replaced.

With regards to building practice, it is proposed to follow the same methodology and guidance as for windows 1, 2, 3 and 4.

Timber Sash Windows

Specialist craftsman will be instructed, taking into account guidance from the Conservation Officer, English Heritage and/or similar bodies who advise on the restoration of Listed Buildings, to replicate and install replacement timber double glazed box sash window. This replacement window will be set back approximately 110mm.

Brickwork and Pointing

The adjacent brickwork is in moderate condition with evidence of recent repointing generally to the rear wall. The existing pointing appears to be a modern sand and cement mortar, rather than the traditional lime mortar. There is no stone sill. The sill beneath the windows are simple modern roof tile style sill which has no obvious historic value.

The householder is aware that great care should be taken not to damage any original and historic brickwork. Advice from the Conservation Officer, English Heritage and/or similar bodies who advise on the restoration of Listed Buildings will be followed accordingly.

Glazing

It is proposed that the new windows will be double glazed.

Decoration

These windows will be decorated to match the existing sash windows.

Glazing to Windows 5, 6 & 7

Originally, the dwelling would have been single glazed however, the householder wishes to install double glazed units, to improve the thermal value of the property.

Existing Double Glazed Timber Windows at First Floor Level on the Rear Elevation

It should be noted that the existing windows at first floor level are double glazed. The date of when these replacement windows were installed is unknown however, it was prior to the householder's ownership.