



## HERITAGE, DESIGN AND ACCESS STATEMENT FOR NEW WINDOWS AND DOOR

| Site/Applicant | Compiled by Agent              |
|----------------|--------------------------------|
| Mr. Poonawala  | Kay Pilsbury Thomas Architects |
| Manor Farm     | Honeylands                     |
| Church Lane    | Radwinter                      |
| Graveley       | Saffron Walden                 |
| Herts          | Essex                          |
| SG4 7BN        | CB10 2TJ                       |

Date: 27.10.2025

Revised 04.11.2025

This application includes the replacements of two modern windows, referred to as windows 12 and 18; and the new door and window to the east elevation at ground floor level.

The existing modern timber windows are of poor-quality double-glazed units (24mm) and are badly deteriorated.

Permission has been granted for the replacement of window 12 within Listed Building Consent 24/02342/LBC and Planning Permission 24/02117/FPH. This application seeks the permission of adding one horizontal glazing bar within the approved window replacement.

Replacing window 18 was not included in these earlier applications but has since been found to be in a similar condition as those windows that are to be replaced.

The new east facing door and window to the Utility was approved on plan but was omitted in elevation of the existing permissions. The submitted documents are to regularise the Listed Building consent.

The proposals within this application will **enhance the property character and setting** with a small loss of historic fabric which has already been approved within consent /permission: 24/02342/LBC and 24/02117/FPH. Replacing the poor quality / conditioned modern windows will ensure the good condition, character and setting of the heritage asset.

Please refer to the Design, Access and Heritage Statement submitted with the previous permissions for a fuller explanation of the building and the works approved. Please note most relevant areas of the report are: Pages 1-16 and item 6 on page 21. Re-submitted with this application as requested by NHDC.



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