

Heritage Statement

Old Well Cottage, 13-14,15,16 The Green, Kimpton, Herts SG4 8RZ

National Grid Reference: TL 17658 18431

Listed Building Consent Application

Date: 13/05/2026

1. Introduction

This Heritage Statement supports an application for Listed Building Consent for works at Old Well Cottage, 14, 15 and 16 The Green, Kimpton; a Grade II listed building within a Group of 3 houses. The proposed work involves the replacement of 15 no. external windows and 2 no. Door sets across the 3 properties, all with **like-for-like timber units**. This statement assesses the impact of the proposed changes on the significance of the heritage asset, in accordance with the National Planning Policy Framework (NPPF), Historic England guidance, and local planning policy.

2. Description of the Heritage Asset

Cottage row. Later C18 chequered red brick front. Timber frame core probably earlier. Plain tile roof with 4 ridge chimney stacks. 1 storey and attics. 4 plank doors in original pegged oak frames. 5 segmental-headed casement windows, mostly in original frames. 5 box dormers with slate roofs.

3. Statement of Significance

The significance of Old Well Cottage – 13-14, 15, 16 The Green lies in:

- Its architectural character as a post medieval chequered red brick building, typical of the Kimpton conservation area.
- Its historical role within the area.
- Surviving original features.

The building is protected and any changes must preserve the external form, materials, and detailing that contribute to the overall character.



4. Description of Proposed Works

The proposal is to **replace 15 no. existing windows and 2 no. Door sets across the 3 properties** with **like-for-like timber units**, due to deterioration of the original materials. The new joinery will be:

- Constructed from high-quality, durable hardwood or softwood (e.g. Accoya or similar, depending on local approval)
- Glazed with conservation grade specialist slimline sealed units.
- Replicating existing dimensions, profiles, and opening mechanisms
- Painted in a heritage-appropriate finish (e.g. white sashes, black frames, if agreed)
- Fitted into existing openings, with no enlargement or repositioning.

The focus of manufacture is to retain the current design of the windows and rear doors whilst improving thermal efficiency by using conservation grade 'slim' double glazing and weather/draught seals. Glazing will be set within traditional profiles to replicate existing.

Where possible, original ironmongery and detailing will be retained and reused and every effort will be made to keep the need for replacements minimal and traditional in style to match the existing as closely as possible.

For the windows and rear doors each pane of glass will be individual offering multi reflectional properties as opposed to having one pane of glass with glazing bars adhered to it. This will be in keeping with the original character of the property.

No 13-14: 13 no. Windows to front, side and rear. 2 no. Door sets to rear.

Front elevation – WF2, WF3, WF4, WG7, WG8, WG9.

Rear elevation – WF1, WG2, WG4, WG5, WG6.

Side elevation - - DG1, DG2, WG1, WG3.

No 15: 1 no. Single fixed sash window to front first floor.

Front elevation – WF1

No 16: 2 no. Windows to front – 1 ground floor and 1st Floor.

Front elevation – WF1, WG1. Note: No.16 is currently uninhabitable and considered derelict.



5. Assessment of Impact

- **Positive conservation approach:** This is a **like-for-like replacement**, preserving appearance, form, and materials in keeping with the character of the building.
- **Material continuity:** The use of timber maintains the building's historic character and avoids harm from inappropriate modern materials (e.g. uPVC or aluminium).
- **Enhanced longevity:** The proposed works will protect the building's envelope, supporting long-term preservation of the fabric.
- **Visual integrity maintained:** Window and door design, glazing bars, and casement proportions will remain unchanged, preserving both individual and group value.
- There will be **no loss of historic significance** where original features are already beyond repair.

6. Justification and Mitigation

Shortcomings of the Current Windows –

- As well as being inherently thermally inefficient, the frames are rotten in places and have been repaired many times already by previous owners. Several of the opening sashes are sagging badly which causes them to leak and may be a safety / security issue.
- We believe they are no longer fit for purpose and would welcome the opportunity to upgrade them with a modern energy-efficient but sympathetic design.
- To that end, upgrading the windows and door will in our opinion have a minimal impact on the appearance of the property as they will be virtually the same.
- Full documentation (photos and measured drawings) will be provided to ensure accurate reproduction.
- All works are **reversible** and fully in keeping with the original design intention of the building.
- The replacements will maintain the visual and architectural integrity of the property and its role within the wider Kimpton conservation area.



7. Policy Compliance

The proposed works comply with:

- **NPPF Paragraphs 199–208**, ensuring that alterations to listed buildings preserve their significance.
 - Historic England's guidance on **replacing windows in listed buildings**, which supports like-for-like timber replacement when repair is not possible.
 - Local planning policies for the conservation of listed buildings in Letchworth and North Hertfordshire
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8. Conclusion

The replacement of all windows and external doors with **timber units to match existing designs** is a sensitive and conservation-focused proposal. It ensures that the architectural and historic character of Old Well Cottage is retained, contributes positively to the conservations areas integrity, and supports the long-term preservation of this important heritage asset.

We respectfully request that Listed Building Consent is granted for the proposed works.

