

HERITAGE STATEMENT

In support of the LISTED BUILDING APPLICATION
For replacing timber windows to slim double glazed timber windows

at
2 Crown Cottages, Kings Walden, Hitchin SG4 8LU



Description

3 adjoining houses. No. 1 at W C17, Nos. 2 and 3 early C18 built at same time. No. 1 timber frame, roughcast, Nos. 2 and 3 painted Flemish-bond brickwork. Old red tile roofs, Nos. 1 and 2 have a diaper pattern of lighter red tiles on roofs. A picturesque row of 1 storeys houses along slope below road level facing S. No. 1 has a long gabled wing running down slope to rear. S front of No. 1 has 3 casement windows with lobby entrance opposite internal chimney a third from W end. 2-lights gabled dormer window at eaves. Nos. 2 and 3 have a continuous plat-band, stucco plinth, 3 casement windows to ground floor, 3 gabled dormers at eaves, gabled porch to No. 2 opposite internal chimney, gabled SE corner porch to No. 2 with entrance beside large projecting E gable chimney.

Proposal

The proposal in this application is to replace the existing windows on the ground and first floor front elevation with traditional slim line double-glazed timber casement windows with Georgian bars in keeping in cottage style. The windows will be clear glazing.

All of them have been chosen in keeping the original house, using a similar timber frames. When these products are installed there will be a minor impact on the existing fabric. There will be no overlooking or privacy issues for neighbouring properties, there will be not much impact on the existing buildings.

The windows in the property are not original and we believe have been late 1980s - 90s replacements. The existing products are not functioning efficiently enough as well as some of the window are not opening and do not comply with fire regulations. The windows are very draughty and lose a lot of heat and in direct correlation with resulting customers high energy bills, also the production of excessive CO2 emission to environment. By applying new ones, it will still keep the property's original aesthetics and will enhance the windows performance by resolving previous issues mentioned above.

Justification

Standard double-glazing (28mm) has visual differences compared to single glazing, particularly older glazing, in terms of the flatter glass and thicker astragals and transoms. Some planning authorities historically considered double-glazing unsuitable for listed buildings, leading to the misconception that no double-glazing is suitable for historic buildings. However, due to increasing pressure to meet carbon emission reduction targets and mitigate the effects of climate change, as well as help combat rising energy costs, planning authorities are increasingly looking at 14mm double-glazing solutions to improve the energy efficiency of windows in protected buildings. The project has demonstrated that appropriate double-glazing can be successfully incorporated into listed buildings and conservation areas, improving their thermal performance and lowering their CO2 emissions without detracting from their historic character or appearance.

The aim of the upgrade to 14mm units is to show that such systems can be successfully installed in listed buildings and conservation areas to reduce their energy consumption, fuel bills and CO2 emissions, without detracting from their historic appearance. Many projects in conservation areas or listed buildings across the country were carried out with 14mm double glazing units.

In summary, it should be made clear that all systems installed had a very negligible impact, if at all, on the appearance of the buildings. The house has no original windows and doors which have been replaced in the late 1970s-80s and doesn't have any historical value. Such an upgrade will improve the building's appearance and when balanced against the need for significant CO2 reductions in all existing housing, these variations should not prevent change. Regarding building conservation as 'management of change' allows perspective to be maintained. The variations in appearance mentioned above are only visible when an individual window is scrutinized close-up. Taking a holistic approach becomes important when considering how to improve the sustainability and energy efficiency of these culturally valuable buildings.