



Design and Access Statement

For replacement timber windows
2 Crown Cottages, Kings Walden, Hitchin SG4 8LU

For: Mrs Judith Cameron

24.05.2024

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The application is for the replacement of external windows & French door – 2 Crown Cottages, Kings Walden, Hitchin SG4 8LU

The Design and Access Statement (DAS) has been prepared in compliance with Article 4 of the Town and Country Planning (General Permitted Development) Order 1995, the National Planning Policy Framework (NPPF), and the policies outlined in the Core Strategy Policies 2011 along with the Supplementary Planning Documents of Uttlesford District Council.

The statement pertains to the proposed replacement of external timber casement windows on the external walls of 2 Crown Cottages, Kings Walden, Hitchin SG4 8LU. This building is located in a village with a variety of different housing styles and ages and is a grade II listed property. It is noted that some of the existing windows do not hold historical value as they were installed between the 1980s and 1990s. Additionally, the property currently lacks a consistent window style, with a dormer window in a stormproof casement design and a ground floor window in a flush casement design.

This statement should be read in conjunction with the following drawings:

Title

Existing Elevations

Proposed Elevations

Site Plan and Location Plan

Background and Planning History

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.

The current condition of the mismatched window styles on the ground floor and 1st floor in the front elevation has deteriorated to a point that replacement is necessary, as restoration is impractical and inconsistent with heritage conservation.

Design:

	Existing windows or doors	Proposed windows or doors
W1	Timber storm-proof window painted in white and black frame with Georgian bars	Timber flush casement window painted in white and black frame with Georgian bars
W2, W3	Timber flush casement window painted in white and black frame with Georgian bars	Timber flush casement window painted in white and black frame with Georgian bars

The proposed new timber casement windows are designed to harmonize with the property's character and will not divert attention from the original building. We advocate for the installation of new heritage flush casement windows, which we believe are more suitable for the property and will align with the flush

casement on the front of the property, thereby enhancing its historical aesthetics. The replacement of the timber windows will not impact the lintel or headers.

This proposed initiative is expected to enhance the property both visually and economically, integrating seamlessly with the surroundings. The new timber windows boast higher energy efficiency compared to their older counterparts, leading to a significant reduction in energy loss and subsequent energy bill savings. From an environmental perspective, the new windows are anticipated to have a positive impact by reducing CO2 emissions.

Given the considerable distance from the main road, the slim double glazing will maintain the visual integrity. The property's layout will remain unchanged, and the windows and doors on the side elevations have minimal visibility from the street.

It is widely recognized that maintaining similar features to the existing windows is paramount in enhancing functionality while retaining the historic appearance. The size and position of the windows will be replaced with new bespoke timber windows, without altering the property's footprint in any way.

Layout: Design considerations have been given to the historical value and building regulations. There will be no changes to the layout of the property. Windows and doors are on side the elevations which are minimally noticeable from the street.

Siting: It is widely accepted that the best way to enhance the functionality of an existing building while preserving its historic appearance is to incorporate similar features to those found in the original historical building windows.

Scale: The size and position of the windows will replace the existing with new bespoke heritage timber windows. In terms of additional space, there will be no change to the footprint of the property in any way.

Landscape: There will be no changes to the layout of the property.

Access: The existing access remains unchanged.

SUSTAINABILITY:

The proposed replacement windows are intended to be constructed to meet the current regulations, with the goal of minimizing CO2 emissions. The installation of these windows will be carried out to a high standard, thereby enhancing the internal environment for the occupants and significantly improving thermal and acoustic efficiency to cater to modern-day living requirements.

CONCLUSION:

The replacement windows will result in quality conformity of window styles and features following historic patterns in lieu of convenient fashioned windows that currently exist.

The deliberate style with the appropriate design, material and natural timber finish choices will make a positive contribution to the built environment that should not be considered in isolation, but considered to enhance the heritage importance and maintain the characteristics and appearance of the semi-detached house, particularly in protecting any adverse impact on that character that could be considered harmful to the property of a Listed building.

Many projects in conservation areas and listed buildings across the country have been approved and carried out with timber windows with slim double glazed units in East England:

- 8 High Street, Turvey, Bedford MK43 8DB

- 22 High Street, Sharnbrook, MK44 1PG
- Willbrooke, Langley Lower Green, Saffron Walden CB11 4SB
- 20 Broad Street, Ely, CB7 4AH
- 52A Waterside, Ely, CB7 4AZ
- 19 Hall Street, Soham, Ely CB7 5BN
- 23 West Street, St. Ives, PE27 5PL

In summary, it should be made clear that to all intents and purposes, all systems installed had a very negligible impact, if at all, and only have a positive effect to the heritage appearance of the buildings.

Front of the property





Current 1970-80s storm-proof widows style at the front elevation. Windows are rotted and have condensation issues.