

HERITAGE STATEMENT

Proposed Works: Replacement of two rear garden-access doors

Property: Grade II Listed 17th-Century Cottage, Holwell, Hertfordshire

Applicant: Gemma

Date: June 2026

1. Purpose of the Proposal

This Heritage Statement supports the proposal to replace two existing non original rear access doors that are damaged, deteriorated, and beyond repair. The replacement doors will be traditional timber units with **half-height cottage-pane glazing above and a solid stable-door style lower section**, providing a sympathetic and historically appropriate design that enhances the building's character.

The works aim to restore functionality, improve security, and ensure the doors are visually and materially appropriate for a Grade II listed building.

2. Heritage Significance of the Building

The cottage is a Grade II listed 17th-century timber-framed dwelling. Its significance derives from:

- Surviving historic timber structure and joinery
- Vernacular rural character typical of Hertfordshire
- Traditional small-pane casement windows and doors
- Historic proportions, materials, and craftsmanship
- Contribution to the historic setting of Holwell

The building's value lies in its age, authenticity, and preserved architectural character.

3. Existing Rear Doors and Condition

The two current rear garden-access doors:

- Are modern, non-original replacements
- Are significantly damaged and beyond economic repair
- Provide inadequate security due to warped frames and failing locks
- Offer poor weather resistance
- Do not reflect traditional cottage joinery
- Detract from the overall heritage character of the rear elevation

Their replacement offers an opportunity to introduce a more sympathetic and appropriate design while addressing functional and security concerns.

4. Proposed Works

The proposal is to install two new traditionally constructed timber doors featuring:

- **Upper half:** Cottage-pane glazing (small panes consistent with the cottage's existing fenestration)
- **Lower half:** Solid timber stable-door style panel
- **Material:** Heritage-appropriate timber such as Douglas fir or oak
- **Ironmongery:** Traditional black ironmongery
- **Glazing:** Slimline heritage double glazing or single glazing (as advised by the conservation officer)
- **Finish:** Painted to match existing joinery
- **Footprint:** Exact like-for-like replacement within existing openings

The design respects the building's historic character while improving durability and performance.

5. Security Enhancement (Justification)

The existing doors have deteriorated to the point where they no longer provide adequate security. The proposed replacements will incorporate **security improvements that do not alter the building's appearance**, including:

- High-quality traditional-style mortice locks compliant with modern security standards
- Strengthened timber frames constructed using traditional joinery
- Toughened or laminated glazing within the cottage-pane upper section
- Improved door alignment and fit to prevent forced entry
- Discreet security bolts or latches appropriate for stable-door operation

These enhancements are **entirely concealed within a heritage-appropriate design**, ensuring no visual impact on the listed building while significantly improving safety.

6. Impact on Heritage Significance

The proposed works will have **no negative impact** on the building's historic significance because:

- The existing doors are non-original and unsympathetic
- The replacements use traditional materials and detailing
- The visual character of the rear elevation will be improved
- The works are fully reversible and do not alter the historic fabric

Overall, the proposal enhances the building's appearance and functionality while respecting its heritage value.

7. Conclusion

The replacement of the two damaged rear doors with traditionally designed half-glazed, half stable-door timber units is appropriate, sympathetic, and beneficial to the long-term preservation of the Grade II listed cottage. The works improve security, weather performance, and visual harmony with the building's historic character.

The proposal is therefore considered suitable for Listed Building Consent.