

Heritage Statement

Replacement of One Casement Window with Double 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 remove a modern casement window within the later extension of the cottage and replace it with a new set of double doors. The new doors will match the existing double doors already present in the same room. The proposal aims to improve access, natural light, and usability while maintaining full compatibility with the cottage's architectural character. All works are confined to a non-original extension.

2. Heritage Significance of the Building

The cottage is a Grade II listed 17th-century timber-framed dwelling valued for its vernacular rural character, surviving historic timber structure, traditional small-pane casement windows, and contribution to the historic village setting of Holwell. The newer extension where the works are proposed is not part of the original historic fabric and therefore carries lower heritage significance.

3. Existing Context

The room currently contains one set of existing double doors (modern installation) and one modern casement window within the extension wall. No original 17th-century fabric is present in the affected area. The extension was constructed to complement the cottage but does not contain protected historic materials.

4. Proposed Works

The proposal includes:

- Removal of the modern casement window.
- Enlargement of the opening to accommodate a matching pair of double doors.
- Installation of new doors replicating the design, proportions, glazing pattern, and ironmongery of the existing double doors in the same room.
- Use of painted timber and traditional black ironmongery.
- Ensuring all structural alterations remain within the extension only, avoiding any impact on the original listed structure.

No historic fabric will be removed or altered.

5. Justification for the Works

5.1 No Impact on Historic Fabric

All works occur within a later extension, meaning no original 17th-century material is affected. The proposal is fully reversible and preserves the historic significance of the cottage.

5.2 Visual and Architectural Consistency

Replacing the window with matching double doors will create visual harmony within the room, improve architectural coherence, and reflect traditional cottage proportions and joinery styles.

5.3 Functional Improvement

The new doors will provide improved garden access, increase natural light, and enhance the usability of the space.

5.4 Conservation-Led Approach

The design respects Historic England guidance, principles of minimal intervention and reversibility, and the need to preserve the historic core of the cottage.

6. Impact Assessment

6.1 Impact on Significance

The impact is assessed as neutral because the works affect only a non-historic extension. The change does not alter the cottage's character, silhouette, or historic elevations.

6.2 Enhancement of Architectural Quality

Matching the existing double doors creates a more unified and sympathetic appearance.

6.3 Policy Compliance

The proposal complies with:

- NPPF Section 16 – conserving and enhancing the historic environment
 - Historic England guidance on alterations to listed buildings
 - Local conservation policies supporting sensitive, proportionate changes
-

7. Conclusion

Replacing the casement window with a matching set of double doors within the newer extension does not affect any historic fabric, maintains the architectural integrity of the cottage, improves functionality and visual coherence, and respects conservation principles. The proposal represents a sensitive, appropriate, and justified alteration to a Grade II listed building.