Heritage Statement

4 St. Ives Road, Houghton, Huntingdon, PE28 2BJ



This report has been assembled to assess the impact of the proposal to replace 4 windows at the above property and the impact of these works to the external aesthetical appearance and presence of the premises to the surrounding area.

The overarching intention is to preserve the significance of the property heritage whilst safeguarding the material fabric and allowing the occupants to benefit from modern day living standards.

Purpose of the Report

The purpose of this report is to assess the significance of the building, and the impact of the proposal. The report will cover the following key issues.

- A summary of the history and development of the building
- A statement of significance of the building exterior
- An impact assessment of the works

This report will contain observational evidence and is principally concerned by the impact of the proposed works only.

Assessing Significance

Assessing significance is a guiding principle for managing change to heritage assets and is embedded within the National Planning Policy Framework (NPPF). The NPPF provides clear control measures as to how planning authorities should view, adopt, and implement positive change whilst recognising the hierarchical levels of significance opposed to executing a holistic approach in all instances.

It should be reminded;

Paragraph 127. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

Paragraph 128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to

the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

When appraising the proposal, the hierarchical levels should most usefully be viewed in the following levels of significance.

- Exceptional – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. Substantial harm should be exceptional.
- High – a designated asset important at a regional level and at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.
- Medium – an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.
- Low – structure or feature of extremely limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- Negative – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

The key objective is to 'conserve the heritage assets in a manner appropriate to their significance.'

Statutory Designation of The Property, The Road, The Village

The property is not a listed building, the property was built in 1850 and is a charming Period Property.

Setting and surrounding area

The site is positioned within the town of Houghton. There are clear architectural features in direct proximity, and this includes listed properties – Elder Cottage and Silver Birches. Along with St. Mary's Houghton Chapel.



St. Mary's Houghton Chapel



Location Plan



St Houghton & Wyton memorial hall featuring double glazed PVCu windows.



Close proximity properties with very similar appearance to applicants showcasing PVCu windows and door.

The surrounding area includes the construction of modern housing developments and buildings which feature the use of modern PVCu materials throughout.

Similarly, there are other properties of comparable architectural features which have also promote the use of modern materials. (please see design and access statement for further information on similar period properties showcasing PVCu)

The host property for the refurbishment does show signs of deterioration and shows weather damage to the external aspects of the windows. The current materials are

of poor quality compared to PVCu and are poor insulators of heat, noise and lack security.



The property suffers from poor heat retention, with the household lacking thermal comfort, switching to PVCu can reduce the wasted energy of the room by up to 30%.

Furthermore, timber windows are, typically, not very good at blocking out or minimising noise passing through, meaning they don't provide acoustic comfort to anyone in the property. PVCu windows, however, give that acoustic comfort with their secure finish and installation, as well as their double-glazing benefits.

The household will benefit from upgrading to PVCu with the eradication of dampness, mould and mildew which is a common occurrence due to the timber framed windows.

This will reduce the likelihood of health issues withing the household. For instance, mould and mildew can not only cause damage to your windows and doors but can also lead to serious health problems, especially to those who are sensitive to allergens that moulds produce.

The property would benefit from a low maintained product such as PVCu compared to their current timber windows that need to be maintained yearly, saving them money and time annually.

As shown in the customer benefit survey which has been included in this planning application the applicant further states that they suffer from damp, condensation, and mould on their wooden frames and the frames are in a poor condition with rotting frames and flaking wood.

The property suffers from draft causing cold temperatures inside the home. The applicant also advises of the financial strain this is causing on them with heating the property in its current poor condition. (please refer to the customer benefit survey for further information)

Impact Assessment of the Works

Working in partnership with the owners of the property, we feel we have developed a scheme which will enable the occupants to live to current living standards and will preserve the material fabric and character of the host premises. There are areas of interaction with the property and the key features have been considered within the scheme.

The existing recessing of the windows will remain along the supporting architrave to minimise the loss of this fabric feature. The windows and door themselves will be carefully removed and replaced with a more balanced window to protect the fabric of the property whilst minimising the future maintenance needs.

The existing sightlines will be retained and whilst the fenestration profiling is altered to that of the original windows, it is felt the overall appearance of the property will not be affected, neither will the refurbishment diminish the significance within the area. The refreshment of the windows and door is in fact considered to be an enhancement of the original and will aid with the emphasising of the original property features which have been weakened and lost through the duration of time.

The existing windows and door are not thought to hold any significant historical value themselves opposed to the property and are being refurbished in a way to maintain the property's character.

Given the geographical positioning of the premises directly on a road, the owners also seek greater security for the benefit of their wellbeing.

This statement should be read in conjunction with the Design & Access Statement and the proposed plans and drawings supporting the submission.