HERITAGE STATEMENT

In support of the LISTED BUILDING APPLICATION

For replacing timber casement windows to slim vacuum glazed timber casement windows

at

1 Eaton Ford Green,

Eaton Ford,

St. Neots,

PE19 7AF

1. Introduction

This Statement has been prepared by Schnauber- Timber windows and doors. With extensive experience working on listed buildings and historical restoration projects, Schnauber- Timber windows and doors are revered for their ability to maintain the authenticity and character of period properties. We specialize in replicating traditional window profiles, glazing techniques, and joinery methods to ensure that every detail is true to the building's original architecture.

Our team works closely with conservationists and architects to ensure compliance with heritage requirements while delivering the modern performance needed for comfort and energy efficiency. We have successfully completed projects on numerous historically significant properties where preserving the charm and integrity of the original design is of utmost importance. At Schnauber- Timber windows and doors, we are passionate about preserving the heritage of buildings through our windows and doors. Our commitment to craftsmanship, historical accuracy, and sustainable practices ensures that each product we create honours the past while offering the benefits of modern innovation.

At Schnauber- Timber windows and doors have been commissioned by Mr Mark Taylor, the owner of 1 Eaton Ford Green, to assess proposals for the replacement windows throughout the house. This Heritage Statement should be read in conjunction with any other documents and plans submitted as part of the Listed Building Consent application. This report will consider the possible impacts of the proposed alterations on the special interest of the listed building and its setting. Any impacts will also be assessed against the current national legislation, the National Planning Policy Framework (NPPF) and local policy.

2. Description

1 Eaton Ford Green is a charming, Grade II listed house located on Eaton Ford Green, Eaton Ford, St. Neots. The building, which dates back to the late 17th or earlier 18th century.

The property gained Grade II listed status on 09 June 1971. The following were generated from the Historic England listing (Ref No. 1331025) :

> *C17 later or C18 earlier. 1 storey cottage with box dormers and 2 storey addition at west end. 3 windows and 1 window return. Red brick with plain band. Main frontage with modern cement rendering. Tiled roof. Some flush framed casement windows. Modern porch and altered doorway. Included for group value.*

3. Policy

National Policy

3.1 At the national level, the principal legislation governing the protection of the cultural heritage of the built environment is the Planning (Conservation Areas and Listed Buildings) Act 1990. The Act sets out the legislative framework within which works and development affecting listed buildings and conservation areas must be considered. This states that:

"In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses" (s66(1))

3.2 Various principles and polices relating to cultural heritage and archaeology are set out in the National Planning Policy Framework (NPPF) as revised in December 2023, which guide local planning authorities with respect to the wider historic environment. The following paragraphs from NPPF are particularly relevant and are quoted below:
"*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.*" Para. 189.
"*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."* Para. 190.
"In determining planning applications, local planning authorities should take account of:

1. *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
2. *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
3. *the desirability of new development making a positive contribution to local character and distinctiveness."* Para. 192.

"*Where a proposed development will lead to less than substantial harm of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*" Para. 196

Government Guidance

3.3 The 'Planning Practice Guidance' produced by the DCLG supports the NPPF (as revised in 2019). In terms of the historic environment it is clear that conservation of Heritage Assets is key and is one of the Core principles of the Planning system.
3.4 'Conservation Principles, Policies and Guidance produced by English Heritage (now Historic England) in 2008 is also relevant to this application. This guidance assists the decision maker in assessing a scheme by setting out the main,four heritage values which should be assessed in any scheme. These are evidential value, historical value, aesthetic value and communal value.
3.5 In March 2015 the PPS5 Practice Guide was withdrawn and its place three Good Practice Advice in Planning Notes (GPAs) were introduced by English Heritage (now Historic England). The first of these was GPA1: The Historic Environment in Local Plans which aims to guide to local planning authorities in helping them to make effective local plans. The second was GPA2: Managing Significance in Decision Making includes

technical advice on the repair and restoration of historic buildings and the third was GPA 3: The Setting of Heritage Assets which replaces the guidance published in 2011.
3.6 These three documents are supported by the Historic England Advice Notes in Planning which include HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management (February 2016), HEA2: Making Changes to Heritage Assets (February 2016), HEA3: The Historic Environment and Site Allocations in Local Plans (October 2015), and HEA4: Tall Buildings (December 2015). GPA1: The Historic Environment in Local Plans (March 2015)

Historic England Guidance

3.7 Historic England has recently published information on their website about windows and Energy Saving entitled '*Historic England: Modifying Historic Windows as part of Retrofitting Energy Saving Measures'* (10 Jan 2023). It states that

'*For some types of window, where the existing glass is of no historic interest and the window frame profiles are thick enough, it may be possible to fit slim-profile or vacuum double glazing into existing sashes or casements with only minimal alterations. Alternatively, new double-glazed sashes or casements may be fitted into the existing frames. More information on slim-profile glazing is available in our guidance on traditional windows and upgrading.*

'Triple glazing can further enhance the thermal performance of the window and increase resistance to sound but is unlikely to be justified in environmental impact terms when looking at the whole life costs (rather than just the operational costs). Instead, it is worth considering secondary glazing which can reduce heat loss by over 60% and it has a lower carbon cost than double or triple glazed units.'

'Replacement of historic windows with double or triple glazing could affect the special interest and listed building consent may be needed.'

3.8 Also relevant is Historic England's guidance '*Traditional Windows – Their Care, Repair and Upgrading'* (2017) which sets out Historic England's position on making changes to windows in listed buildings. The five principles are:

1. Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

2. Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.

3. Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building. There are

compatibility issues to consider as the introduction of double-glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.

4. Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

5. Where a new window or re-glazing is agreed, the reflective properties of secondary and double-glazing as compared to modern, polished single glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

4. Proposal

In keeping with the preservation of its character while addressing modern comfort and energy efficiency standards, we propose the replacement of the existing timber casement windows with slim Vacuum 8.15mm glazing timber casement windows. This proposal aims to enhance the property's functionality without compromising its historical integrity.

The slim Vacuum 8.15mm glazing timber casement windows will be designed to match the existing window style, ensuring that the visual integrity of 1 Eaton Ford Green remains unchanged. The new windows will replicate the traditional appearance, including the small-paned design, thus preserving the historical character of the building.

The installation of slim Vacuum 8.15mm glazing windows will significantly improve the thermal performance of 1 Eaton Ford Green. The additional glazing layer offers superior insulation, reducing heat loss during colder months and minimizing the need for artificial heating. This upgrade will contribute to a more energy-efficient home, lowering energy bills and promoting sustainability.

Slim vacuum double glazing reduces the occurrence of condensation, which is a common issue with single glazing. The existing windows suffer from rot and damp, which not only affects their appearance but also their structural integrity. The new windows will be treated to resist these issues, extending their lifespan and reducing maintenance needs. The installation of slim Vacuum 8.15mm glazing will eliminate drafts and reduce the conditions that lead to mold formation, creating a healthier living environment.

The new windows will also offer enhanced security features, with improved locking mechanisms that are more effective than those typically found on older windows; however, it wouldn’t affect the visual impact of the building.

5. Justification

The primary consideration for any modifications to a Grade II listed building like 1 Eaton Ford Green is the preservation of its historical character. The proposed slim Vacuum 8.15mm glazing timber casement windows

have been carefully selected to match the existing window design. This ensures that the building's aesthetic and architectural significance remains intact. By replicating the traditional appearance, the new windows will seamlessly blend with the original structure, maintaining the visual integrity that makes 1 Eaton Ford Green a heritage asset.

The existing windows at 1 Eaton Ford Green have been identified as suffering from rot, damp, and mold, which are not only unsightly but also detrimental to the building's structural integrity and the health of its occupants. The proposed replacement with treated timber and improved glazing technology will effectively eliminate these issues. This proactive approach is essential for the long-term preservation of the building, preventing further deterioration that could lead to more extensive and costly repairs in the future.

One of the significant challenges of maintaining a historic building is balancing preservation with modern living standards. The existing single glazed windows contribute to heat loss and drafts, leading to discomfort and higher energy consumption. By replacing them with slim Vacuum 8.15mm glazing units, the project will significantly improve the thermal performance of the house. This not only enhances the comfort of residents by creating a more stable indoor climate but also aligns with contemporary energy efficiency standards, reducing the building's carbon footprint and utility costs.

By addressing the current deficiencies and upgrading to more durable, energy-efficient windows, the project ensures that 1 Eaton Ford Green remains a desirable and functional residence. This will help preserve its value and ensure that it continues to be appreciated as a historically significant home for generations to come.

The project is designed to comply with conservation guidelines and planning regulations for listed buildings. The use of slim Vacuum 8.15mm glazing is a recognized and accepted method for upgrading windows in historic properties. It offers the benefits of modern glazing without the bulkier appearance of standard double glazing, which could detract from the building's historic character.

The NPPF underscores the need to conserve and enhance the historic environment (NPPF, Section 16). This means that any modification to a Grade II listed building, like window replacements, must preserve or enhance its historical significance and character. The proposed slim line Vacuum 8.15mm glazing timber windows are designed to mimic traditional cottage casement windows, thus maintaining the building's aesthetic while providing modern benefits.

The Framework encourages sustainable development and improvement in building performance without compromising the character of historic buildings (NPPF, Section 15). By upgrading to energy-efficient windows, the proposal aligns with the government's objectives to improve energy efficiency and reduce carbon emissions in historic environments.

The justification for this project lies in its balanced approach to preserving the historical essence of 1 Eaton Ford Green while addressing the practical needs of modern living. This project is surely essential for safeguarding the future of 1 Eaton Ford Green, ensuring it remains both a functional home and a treasured piece of history. This application complies with national and local policy and is considered to be acceptable in historic building terms.