Design and Access Statement

For replacing timber casement windows to Vacuum Glazed Timber Flush Casement Windows

at

1, Eaton Ford Green, St. Neots, Huntingdonshire,

Cambridgeshire, PE19 7AF

Design and Access Statement

The application is for the Replacement of Timber Casement Windows at 1, Eaton Ford Green, St. Neots, Huntingdonshire, Cambridgeshire, PE19 7AF.

Introduction

The DAS has been written to comply with Article 4 of the Town and Planning Order 1995 and in accordance with the National Planning Policy Framework (NPPF) and policies by Core Strategy Policies 2011 with Supplementary Planning Documents and within Huntingdonshire District council with relevant policies.

This Design and Access Statement supports the Listed Building Application for the replacement of existing timber casement windows with Heritage Vacuum 8.15mm Double Glazed Timber Flush Casement Windows at 1 Eaton Ford Green, a Grade II listed property. The proposed works aim to enhance both the visual aesthetics and the energy efficiency of the building while preserving its historical significance.

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

Title
Existing Elevations
Proposed Elevations
Site Plan and Location Plan

Property and Historical Context

1 Eaton Ford Green is a 17th or early 18th-century cottage located in St. Neots, Cambridgeshire, within the parish of St. Neots. The property was Grade II listed on June 9, 1971, for its architectural and historical significance, forming a notable group with No. 2 Eaton Ford Green.

The cottage is constructed from red brick, with modern cement rendering on the main façade and a red clay tiled roof. It features flush-framed casement windows with black frames and white sashes, along with red brick chimneys and a modern porch. Its inclusion in the statutory list is due to its group value with nearby properties.

The following extract from the Historic England listing (Ref No. 1331025) reads:

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.

Nos 1 and 2 form a group.

Existing Conditions

The current windows are original timber casement windows that contribute to significant heat loss, drafts, and damp issues. Some frames are showing signs of rot and decay. The windows are not only inefficient in maintaining a comfortable indoor environment but also do not meet modern energy performance standards. Additionally, the existing windows have deteriorated in terms of appearance, with faded paintwork and warped frames.

Proposed Development

	Existing Windows	Proposed Windows
All windows	Timber casement windows are finished with a black-painted frame and white sashes. The windows have multiple Georgian panes.	Timber flush casement windows are finished with a black-painted frame and white sashes. The windows have multiple Georgian panes.

The proposal involves replacing the existing timber casement windows with new slim Vacuum 8.15mm glazed timber flush casement windows. These new windows will replicate the original design, including the small-paned appearance, ensuring that the historical aesthetic of 1 Eaton Ford Green is preserved. The slim Vacuum glazing will provide enhanced thermal performance, reducing heat loss and improving energy efficiency without altering the building's traditional look.

The new windows will be crafted from high-quality, sustainably sourced timber, treated to resist rot, damp, and other common issues that have affected the existing windows. This will ensure the windows' longevity and reduce the need for frequent maintenance, thereby preserving the building’s integrity over the long term.

The introduction of slim double glazing will significantly enhance the energy efficiency of 1 Eaton Ford Green. The additional Vacuum glazing layer will reduce drafts and heat loss, creating a more comfortable indoor environment and lowering energy consumption. This upgrade aligns with modern sustainability standards while respecting the building’s historical context.

The proposed development will enhance both the aesthetic and functional aspects of 1 Eaton Ford Green. By addressing current issues and upgrading to more durable, energy-efficient windows, the project will contribute to maintaining and potentially increasing the property's value while ensuring its historical significance is preserved for future generations.

Impact on Heritage and Conservation

The proposed changes will preserve the historical integrity of the building while addressing the functional shortcomings of the existing windows. The design closely replicates the original window style and is in line with conservation guidelines for listed buildings. The windows' slim profiles, traditional timber material, and historically accurate finishes will ensure no visual impact on the property's Grade II listed status.

Vacuum double glazing is specifically designed for heritage properties, offering the advantage of modern insulation technology within a slim profile that closely resembles traditional single-glazed units. This allows the property to

benefit from enhanced energy efficiency without compromising the building's Grade II listed status. The vacuum glass used in the windows has a thickness of only 8.15mm, which ensures that the windows do not appear bulky or out of place within the historical framework.

Sustainability

The new windows are designed to improve energy efficiency, significantly reducing heat loss and contributing to a more sustainable living environment. The improved thermal performance will lower energy consumption and reduce the carbon footprint of the building. Additionally, the use of sustainably sourced engineered redwood for the window frames aligns with environmental conservation goals.

Access Considerations

The proposed works will not affect access to the property. There will be no changes to the building's footprint, layout, or access points as part of the window replacement project.

Conclusion

This proposal to replace the existing timber casement windows at 1 Eaton Ford Green with Heritage Vacuum Double Glazed Timber Flush Casement Windows provides a well-balanced solution that meets both the functional and aesthetic requirements of the property. The new windows will offer improved energy efficiency, comfort, and security, while maintaining the historical integrity of the building.

Vacuum double glazing has been successfully integrated into many listed buildings and properties in conservation areas. This demonstrates that modern energy-efficient technologies can be implemented in heritage settings without compromising their historical value. The proposed windows respect the architectural significance of the property, preserving its traditional appearance while significantly enhancing thermal performance, security, and durability.

The vacuum 8.15mm glazing is designed to reduce energy consumption, lower fuel bills, and decrease CO2 emissions, while ensuring that the historical appearance of the building remains intact. Projects across the country have demonstrated that vacuum glazing can be used effectively in listed buildings and conservation areas. Below are some notable examples:

Name of the Project	Listed Building Approval	Description
Standish Hospital	S.17/2729/FUL	Standish House, built in 1830, is the birthplace of socialist pioneer Beatrice Webb. It later served as a hospital and has now been converted into unique homes, including three listed buildings on-site. The ongoing work on Standish House will transform it into 12 grand apartments, with additional works on associated outbuildings to create 48 dwellings. This project was approved with the installation of vacuum glazing windows, ensuring that modern energy-efficient solutions are integrated while preserving the building's historical character.

Name of the Project	Listed Building Approval	Description
The Cedars	119242/FO/2018	Built in 1857, The Cedars is a Grade II Listed Building that holds a significant place in the Wilmslow Road landscape, surrounded by mature protected trees. The structure, which includes later extensions, is a vital part of the area's historical heritage. A proposal to convert The Cedars into multiple apartments, providing 85 residential units, was approved with the use of vacuum glazed windows. This approval ensures that the building's historical value is preserved while incorporating modern energy-efficient solutions.
Liverpool Street Station	23/00453/FULEIA	One of London's iconic Victorian stations, Liverpool Street Station is a vital part of the City's architectural heritage. Proposed works aim to enhance the site while maintaining the integrity of the original 1870s trainshed and surrounding Victorian structures. As part of these improvements, the installation of new windows with vacuum glazing units has been approved, allowing the station to incorporate modern energy-efficient solutions while preserving its historical significance.

In conclusion, the installation of these vacuum glazed windows will have minimal to no impact on the appearance of the building. The heritage value will be preserved, while the property benefits from modern advancements in energy efficiency and durability. This proposal illustrates how heritage and modernity can coexist harmoniously to enhance both the character and performance of historical properties.

This proposal aligns with both heritage conservation principles and modern building standards, providing a thoughtful and sustainable enhancement to the property. We respectfully request approval for this application, confident that it will benefit the long-term preservation of the building and enhance its functionality for future occupants.