HERITAGE STATEMENT

Proposed Works: Removal and Replacement of Existing Timber Vertical Sliding Sash Windows

Site Address: 4A The Causeway, Godmanchester, Cambridgeshire, PE29 2HA

Local Planning Authority: Huntingdonshire District Council

Date: October 2026



1. Introduction & Site Context

1.1. This Heritage Statement has been prepared in support of an application for Listed Building Consent (LBC) for the proposed removal and replacement of five modern, non-original vertical sliding sash windows at 4A The Causeway, Godmanchester. The windows serve first floor office accommodation above no.3 and no.4 The Causeway (shops).

1.2. The subject property forms part of a Grade II listed building group situated along The Causeway, a prominent and historic streetscape within the Godmanchester Conservation Area. The surrounding area is characterised by historic townhouses, period commercial premises, and domestic dwellings set alongside this part of the River Great Ouse.

1.3. 4A The Causeway forms part of a group of Grade II listed buildings (3-5 The Causeway) (List Entry No. 1032176). The building contributes significantly to the visual character, architectural interest, and historic grain of the Godmanchester Conservation Area and The Causeway streetscape.

2. Assessment of Heritage Significance

2.1. **Architectural & Historic Interest:**

The architectural significance of the building lies predominantly in its historic façade, traditional proportions, and contribution to the cohesive 18th/19th-century streetscape along The Causeway.

2.2. **Existing Window Assessment & Historic Fabric:**

- **Non-Original Character:** The existing vertical sliding sash windows to be removed under this proposal are not original to the historic fabric of the listed building. Historical evidence and physical analysis indicate that these units were installed in the 1990s.
- **Loss of Historic Construction Details:** During the 1990s installation, the original box sash frames, which were historically set in reveals behind the exterior brickwork face, were completely removed. The sash-box openings were subsequently infilled, and the 1990s replacement window boxes were set entirely within the structural masonry aperture (flush/exposed as viewed from the exterior).
- **Condition & Structural Integrity:** The modern 1990s timber windows are currently in a very poor state of repair and are suffering from severe timber decay and structural deterioration. Independent assessments carried out by three separate local joinery specialists concluded that less than 25% of the existing timber is salvageable. Furthermore, the joiners noted that any minor section of salvaged timber would likely require total replacement within 5 to 7 years due to ongoing decay. Consequently, repair is neither practical nor viable to ensure long-term weatherproofing and fabric preservation.

3. Proposed Works

3.1. **Replacement Specification:**

Permission is sought to carefully remove the failing 1990s timber sash windows and replace them with new, high-quality, bespoke hardwood timber box sash windows manufactured by local specialist firm W Helme Joinery.

3.2. **Design, Proportions & Detailing:**

- **Matching Dimensions & Profiles:** The replacement units will precisely match the dimensions, glazing divisions and meeting rail details of the existing 1990s windows to maintain complete visual continuity across the elevation. The existing windows do not have window horns, and thus these will not be included on the replacement windows.
- **Thermal Upgrade (14mm Slim-Lite Double Glazing):** To improve the thermal efficiency and acoustic insulation of the dwelling in this exposed location, without altering the refined, slender profile of traditional sash windows, the replacement units will incorporate 14mm 'slim-lite' double-glazed units (comprising narrow cavity gas-filled panes).
- **Traditional Construction ("Through-Glass" Glazing Bars):** The glazing bars will be authentic through-glass timber glazing bars (24mm) rather than plant-on / surface-adhered bars. This ensures traditional craftsmanship, true multi-pane construction, and correct light reflection/shadow lines consistent with traditional joinery details.

4. Impact Assessment & Justification

4.1. **Preservation & Enhancement of Special Interest:**

The removal of the modern, severely decayed 1990s timber windows will not result in the loss of any surviving historic timber fabric or original glass. Replacing these failing elements with high-grade, durable hardwood joinery will prevent ongoing water ingress and preserve the surrounding historic masonry structure.

4.2. **Visual & Aesthetic Considerations:**

As the proposed replacement windows from W Helme Joinery will match the existing dimensions, sightlines, and external profile, the external visual impact on the building's façade and the surrounding Godmanchester Conservation Area will be completely neutral to beneficial.

4.3. **Compliance with National & Local Planning Policy:**

- **NPPF (Chapter 16):** The proposal accords with national policy requirements for conserving and enhancing the historic environment by sustaining the significance of the heritage asset while enabling optimum viable use.
- **Local Policy:** The works comply with Huntingdonshire District Council's Local Plan policies regarding historic buildings and conservation areas, utilising appropriate traditional materials, proportions, and authentic through-glass glazing bar detailing.

4.4. **Pre-Application Engagement & HDC Officer Support:**

Prior to submission, the applicant held informal discussions regarding the project with Nick Armour, Conservation Officer at Huntingdonshire District Council. Section details and profile drawings of the proposed replacement joinery were supplied for review.

Mr. Armour confirmed his informal support for the proposed replacement on the basis of the submitted joinery details and acknowledged that there would be no loss of historic fabric due to the removal of the modern existing windows.

5. Design and Access

Use

The proposal does not result in a change of use to the current property

Layout/scale

The proposal does not alter the scale or layout of the property. The replacement windows will be of the same dimensions as the existing, fitted within the existing structural apertures.

Amount

The application pertains to the replacement of 5 box sash windows on the front of the property (first floor level)

Access

Access arrangement to and from the property will remain as existing. Internally, the proposals will not impact on movement throughout the property and will continue to provide means of escape from the first floor.

Landscaping

No landscaping is proposed or impacted as part of this application

6. Conclusion

5.1. The proposed works at 4A The Causeway are necessary to replace non-original, modern 1990s windows that are beyond meaningful repair.

5.2. By utilising high-quality hardwood timber, authentic through-glass glazing bars, and 14mm slim-lite double glazing, the proposed joinery by W Helme Joinery balances historic sensitivity with necessary energy efficiency gains without harming the special architectural or historic interest of the Grade II listed building.

5.3. Listed Building Consent should therefore be favourably considered and granted for these sympathetic and essential replacement works.

7. Photomontage



Interior photograph of one of the windows to be replaced



Interior photograph of two of the windows to be replaced



Typical exterior images of the windows



Close up image of frames/deterioration