

Design & Heritage Statement

Replacement of two timber windows to end gable

6 THE SQUARE, WARESLEY, SANDY SG19 3BT

November 2026

studiofortysix

1.0 Introduction

1.0 This Design & Access Statement including Heritage Statement has been prepared by Studiofortysix on behalf of the applicants Mark Ponder and Wendy Phillips, and has been written to support a Planning and Listed Building Consent Application for the replacement of two timber windows to the end gable at No.6 The Square, Waresley, Sandy.

2.0 Site Location and Context

2.1 The application site is situated within the small village of Waresley, approximately 17 miles west of Cambridge and 15 miles south of Huntingdon. The site is situated alongside the B1040 which is the main road into the village from the north.

2.2 Vehicular access onto the site is via a shared track to the rear with off-street parking and a detached garage. There is a separate pedestrian access gate to the side of the site from a tarmac footpath running alongside the road.



Figure 1. Photo showing vehicular access to the rear of No.6 The Square and adjoining cottages as approached along B1040. Photo courtesy of Google Street View August 2024



Figure 2. Photo showing the front elevation of No.6 The Square and junction of B1040 and Manor Farm Road
Photo courtesy of Google Street View August 2024

2.3 The cottage forms the end of what would have been a row of smaller workers cottages which have at some point been amalgamated into two larger cottages, No.5 and No.6.



Figure 3. Photo showing the front elevations of No.5 and No.6 The Square
Photo taken July 2026

3.0 Historical Significance

3.1 The origins of the parish stretch back into Saxon times and even further. The western boundary of the parish of Waresley (and also of Tetworth) is the Roman Road from Sandy to Godmanchester.

3.2 Dating from the late C17 the row of cottages were most likely built for agricultural workers on the surrounding fertile farmland. Although the cottages appear to have been altered over time, they continue to retain a strong architectural identity and contribute positively to the character and appearance of the village.

3.3 The cottages we're jointly given grade II listed building status on 18th November 1983. List Entry Number: 1289882. A copy of the official List Entry has been included within Appendix A for reference. The description states:

Late C17 row of cottages, substantially altered in C19. Timber framed and roughcast rendered. Thatched, half-hipped roof with three C19 gault brick stacked with projecting capping. One storey and attics. Two dormers and one large gable. Five modern lattice windows and tow doorways. Interior: N0.5 of three bays and lobby entry plan. Chamfered and stopped main beams, and two small abutting inglenooks.

3.4 The property falls within the designated Waresley Conservation Area, which covers a large proportion of the village. No Conservation Area Character Statement is currently available for Waresley from Huntingdonshire District Council.



Figure 4. Map showing Waresley Conservation Area highlighted in hatched area
Map courtesy of HDC Interactive Mapping Services

4.0 Description of Property

4.1 The cottage, which dates from the late C17 is of timber frame construction finished with a roughcast external render and painted French Grey. The roof is thatched with a half-hipped gable end, facing north-west. A tiled projecting ground floor bay is located centrally to the end gable which is partially elevated from the road.



Figure 5. Photo showing gable end and ground floor bay projection
Photo taken July 2026

4.2 There are small first floor dormer windows located on both the front and rear elevations and a first floor window within the end gable. The thatched roof overhangs the front entrance door forming an open fronted porch and to the rear slopes down over the kitchen which is stepped down from the main ground floor living accommodation.

4.3 With the exception of the two windows to the gable end, the subject of this application all of the other windows in the property have had modern replacement timber units installed, presumably prior to the building being listed. The windows are typically white painted timber frame stormproof casements with two horizontal bars, external hinges and black traditional internal handles and stays.



Figure 6. Example of existing stormproof timber casements windows installed within front and rear elevations of No.6
Photo taken July 2026

4.4 The adjoining cottage, No. 5 The Square, which is jointly listed has also had replacement windows installed with faux diamond leaded glass and modern top-hung openers.



Figure 7. Example of existing timber windows installed within front elevations of No.5 The Square
Photo taken July 2026

5.0 Assessment of existing windows to be replaced

5.1 The two windows which are subject of this application and located at ground and first floor within the end gable, facing North-West. The windows have been labelled on the drawings at 'W1' the ground floor unit and 'W2' the first floor unit.



Figure 8. Photo showing two windows to be replaced within end gable
Photo taken July 2026

5.2 The windows are constructed from timber frame with distinctive diamond cast-iron side hung casements. This type of cast-iron diamond lattice window typically dates from the mid-to-late C19 when the industrial revolution allowed for these intricate patterned designs to be cost effectively produced. They were often used within estate cottages and gatehouses of this period.

5.3 Based upon the listing description this reflects the time when the cottages were substantially altered. It also reflects a period of great change within the village when a large number of estate cottages were constructed by Octavius Duncombe the youngest son of Charles Duncombe, Lord Feversham who brought the estate in 1834.

5.4 Today these two windows remain as the only two windows within the row which have not been replaced. The positioning of the property and the windows on the gable end mean they standalone and are not viewed alongside other surrounding cottages.

5.5 The windows are both in a very poor state of repair and have been inoperable for a number of years. As the sole window to the master bedroom this has caused problems for ventilation, especially during the summer months.

5.6 A condition report was completed in June 2026 by The St Neots Joinery Company which found that the wooden frames and cills were rotten beyond repair and that the diamond casements had warped and suffered from metal fatigue allowing both rainwater and wind to enter. Replacement windows was proposed to replicate the remaining windows.
A copy of the condition report has been included within Appendix B for reference.



Figure 9. Photos showing condition of Window W1 externally and internally
Photos taken July 2026



Figure 9. Photos showing condition of Window W2 externally and internally
Photos taken July 2026

5.7 It is evident upon inspection that the windows are in a very poor state of repair and require immediate attention. The cast iron has become extremely brittle and are barely being held together and the timber frames are extensively decayed.

5.8 Although it is acknowledged that the retention and repair of windows would be preferable in terms of preserving the architectural significance of the listed building the windows are both beyond the what could be considered reasonable repair. As such, the most appropriate approach is to replace the windows with traditional timber casements which retain the established character and appearance of the listed cottage.

6.0 Proposed Replacement windows

6.1 The application seeks consent to replace the two existing windows with high-quality traditional flush-fitting timber casements appropriately detailed to reflect the other windows within the property and to retain a cohesive and sensitive appearance.

6.2 Both replacement windows would be the same proportions as the existing but with two true through solid horizontal glazing bars. The profile and detailing of the frames would reflect the other timber casement windows installed within the cottage and would be painted white using a suitable micro-porous water based paint.

6.3 Slimline double glazing (4/6/4mm) is proposed to improve thermal performance but this would be sealed externally using glazing compound to retain a traditional appearance.

6.4 The proposed black bulb-end handle and casement stay would protect the character and charm of the listed building and would retain a consistency with the other windows.

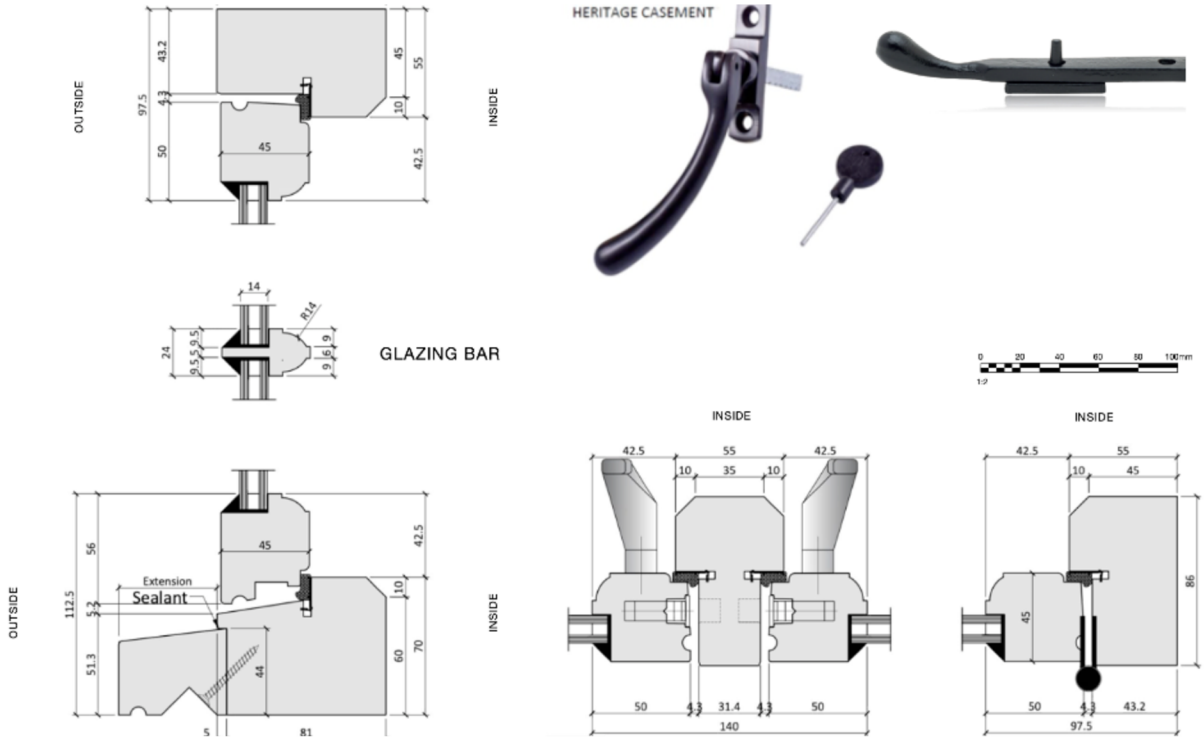


Figure 10. Details of proposed replacement windows (not to scale)

7.0 Impact on the heritage asset and conversation area

7.1 The proposals have been sensitively prepared and take into account the identified heritage value of the listed building and the contribution it makes to the wider Waresley Conservation Area. It is not considered that the proposed replacement windows would result in any significant harm and would therefore comply with the relevant national and local planning policies.

7.2 The proposed replacement windows would replicate the other existing timber casement windows installed within the cottage and would therefore provide a consistent and cohesive appearance which would enhance the character of the heritage asset.

8.0 Conclusion

8.1 The proposals have been prepared following a detailed assessment of the listed building and its contribution to the setting and character of the Waresley Conservation Area.

8.2 The existing windows have fallen into a poor state and are beyond what could be considered reasonable repair. Despite their age the windows are not original and their removal would therefore not impact the original fabric of the listed building.

8.3 The proposed replacement windows have been carefully designed and detailed to replicate the original windows and create a uniform appearance which enhances the overall appearance of the property.

8.4 The proposed planning and listed building consent applications are therefore put forward to Huntingdonshire District Council for approval.

9.0 Appendix A - (Listed Building Entry: 1289882)

5 AND 6, THE SQUARE

Listed on the National Heritage List for England. **Search over 400,000 listed places**

(https://historicengland.org.uk/listing/the-list/)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1289882**

Date first listed: **18-Nov-1983**

List Entry Name: **5 AND 6, THE SQUARE**

Statutory Address 1: **5 AND 6, THE SQUARE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

(https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

Corrections and minor amendments

(https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **5 AND 6, THE SQUARE**

The building or site itself may lie within the boundary of more than one authority.

County: **Cambridgeshire**

District: **Huntingdonshire (District Authority)**

Parish: **Waresley-cum-Tetworth**

National Grid Reference: **TL 24871 54754**

Details

TL 2454 WARESLEY THE SQUARE (North Side) 16/122 Nos. 5 & 6 -

GV II

Late C17 row of cottages, substantially altered in C19. Timber framed and roughcast rendered. Thatched, half-hipped roof with three C19 gault brick stacks with projecting capping. One storey and attics. Two dormers and one large gable. Five modern lattice windows and two doorways. Interior: No. 5 of three bays and lobby entry plan. Chamfered and stopped main beams, and two small abutting inglenooks.

Listing NGR: TL2487154754

Legacy

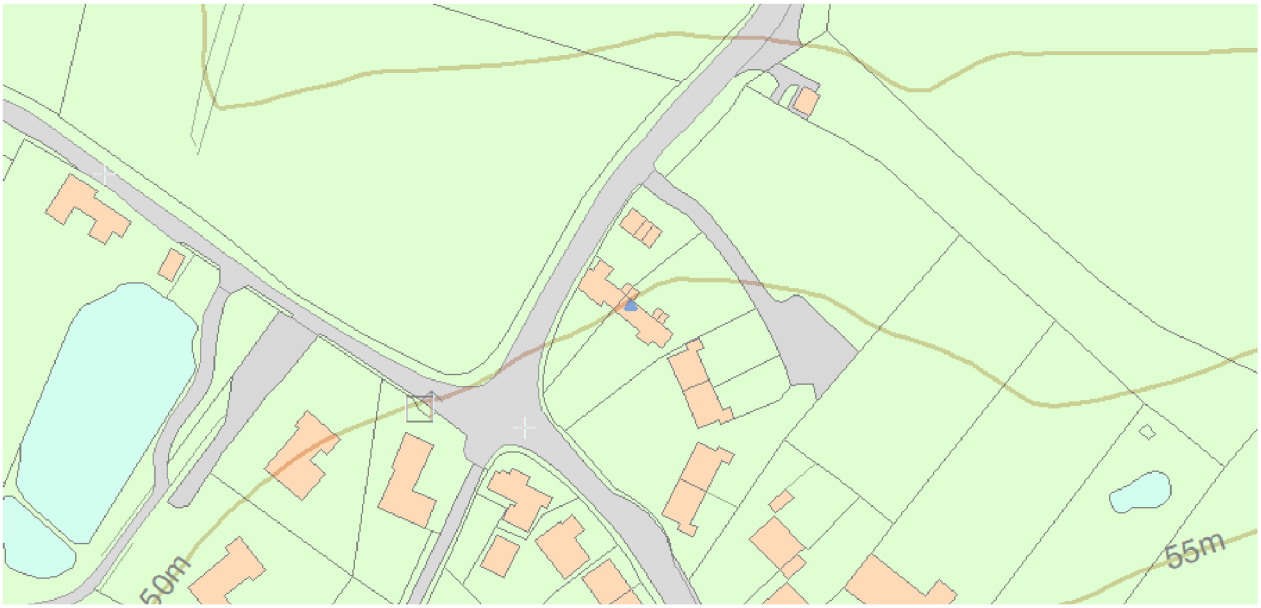
The contents of this record have been generated from a legacy data system.

Legacy System number: **396197**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 25-Sept-2026 at 15:17:02.

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End of official list entry

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10.0 Appendix B - Window Condition Report by The St Neots Joinery Company

THE ST NEOTS
JOINERY COMPANY

BESPOKE CARPENTRY & JOINERY

26 Masefield Avenue, Eaton Ford, Cambridgeshire, PE19 7LS Tel: 07930 149227
Email: bjgostling@hotmail.co.uk

18th June 2026

Ref. 6 The Square, Wareseley

To Whom it May Concern

6 The Square Waresley is a Grade II listed semi-detached cottage situated on the edge of Eltisley Road - the B1040.

I was contacted by Mark Ponder and Wendy Phillips to provide a condition report on 2 crital windows on the gable end - one on both the ground and first floor. In my opinion both of these windows are way beyond repair as the wooden sashes and windowsills are rotten, the diamond shaped crital windows have warped and have suffered from metal fatigue allowing both rainwater and wind to enter. The condition of the windows, inoperable integrated handle and fragility of glass has meant that they have not been able to open for at least 3 years fearing they would not close and or drop off, this is also affecting health on a number of counts.

The windows in question are completely different to the 9 others at the property which are all the same style and therefore to allow either a replacement window in keeping with the existing style or one to match the others is my considered opinion due to the aforementioned reasons.

If you need any other information, please get in touch.

Regards

Barry Gostling