

Window Schedule

Proposed Residential Development

7 Crown Street, St Ives, PE27 5EB

October 2026

GRAHAM HANDLEY ARCHITECTS

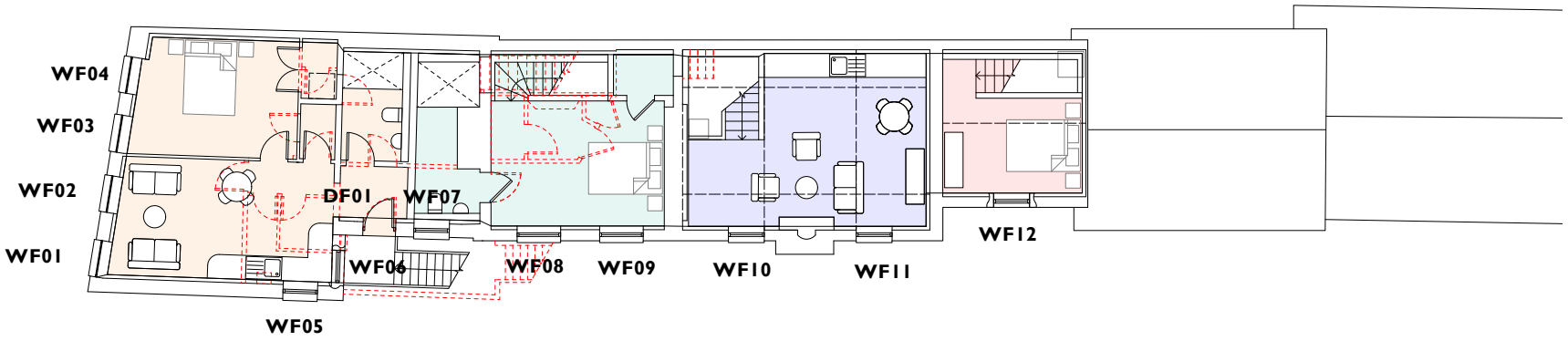
1.0 Approach to Window Assessment

In accordance with Historic England's guidance on the conservation of traditional windows in historic buildings, the general approach should be to retain and repair existing windows wherever possible, recognising their contribution to the character, significance and historic fabric of the building. Repairs should be carried out using traditional materials and techniques that match the original construction, with any replacement elements limited to those that are beyond repair and replicated on a like-for-like basis. The aim should be to preserve as much historic fabric as possible while ensuring the windows remain functional, weather-resistant and appropriate to the building's heritage significance.

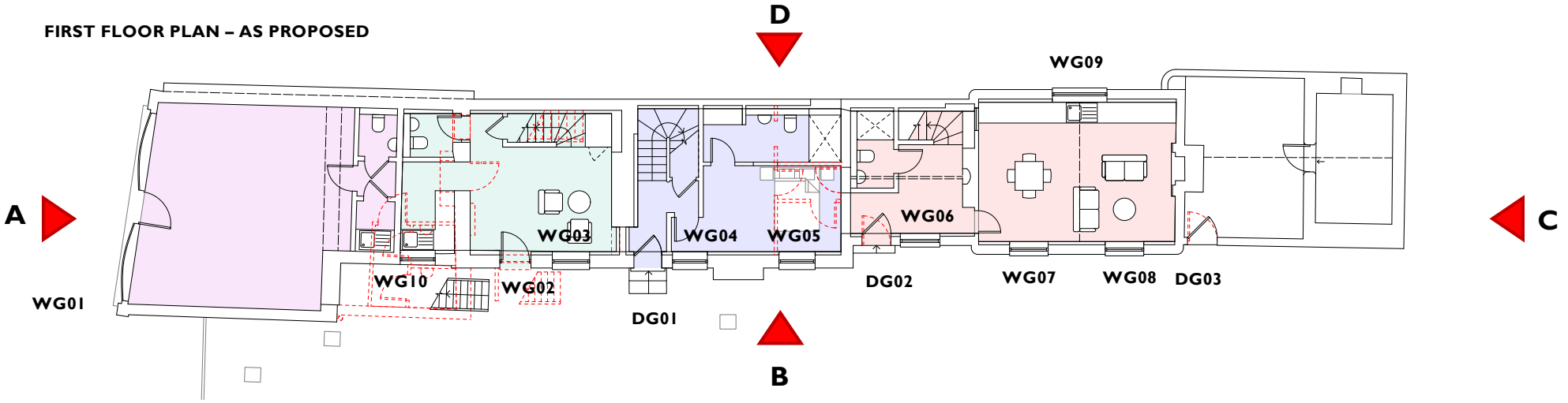
The following information should be considered as a guide for each individual window, based on an outline assessment undertaken at this stage, and may be subject to further review following more detailed inspection during the course of the works.

2.0 Key Plans

Note: WG10 and WF12 are entirely new window openings, whilst WF06 is a relocated window, with the existing opening infilled with matching brickwork and a new opening formed in the revised position.



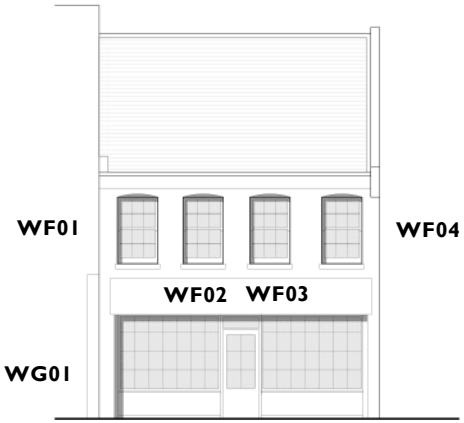
FIRST FLOOR PLAN – AS PROPOSED



GROUND FLOOR PLAN – AS PROPOSED

3.0 Key Elevations

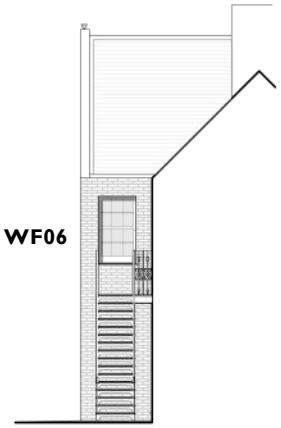
Note: WG10 and WF12 are entirely new window openings, whilst WF06 is a relocated window, with the existing opening infilled with matching brickwork and a new opening formed in the revised position.



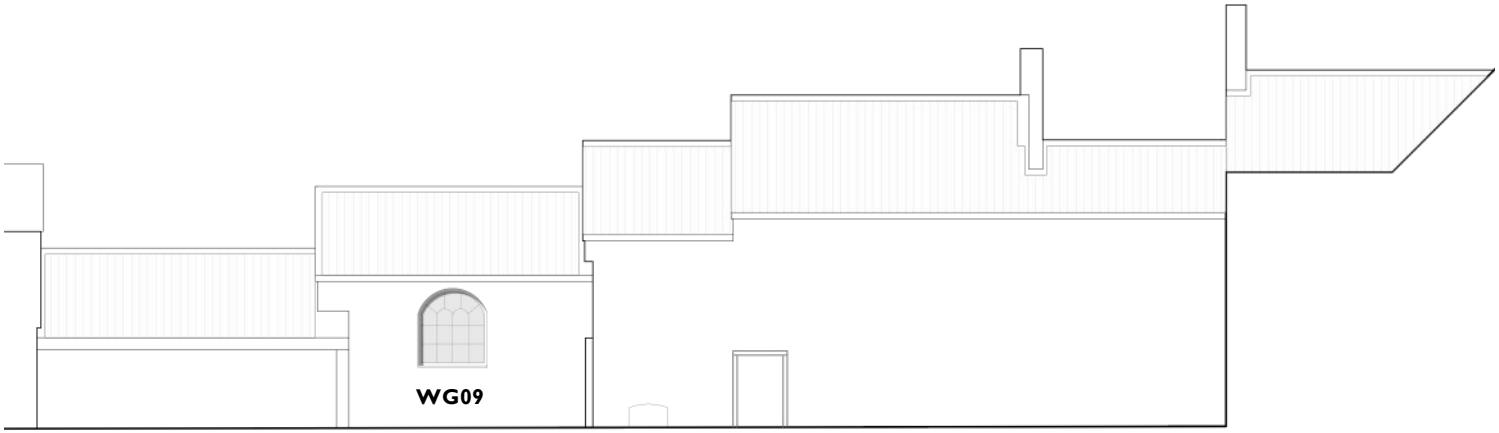
ELEVATION A – AS PROPOSED



ELEVATION B – AS PROPOSED



ELEVATION C – AS PROPOSED



ELEVATION D – AS PROPOSED

4.0 Window Review & Assessment

WG01, WG02, WG03, WF01, WF02, WF03 & WF04

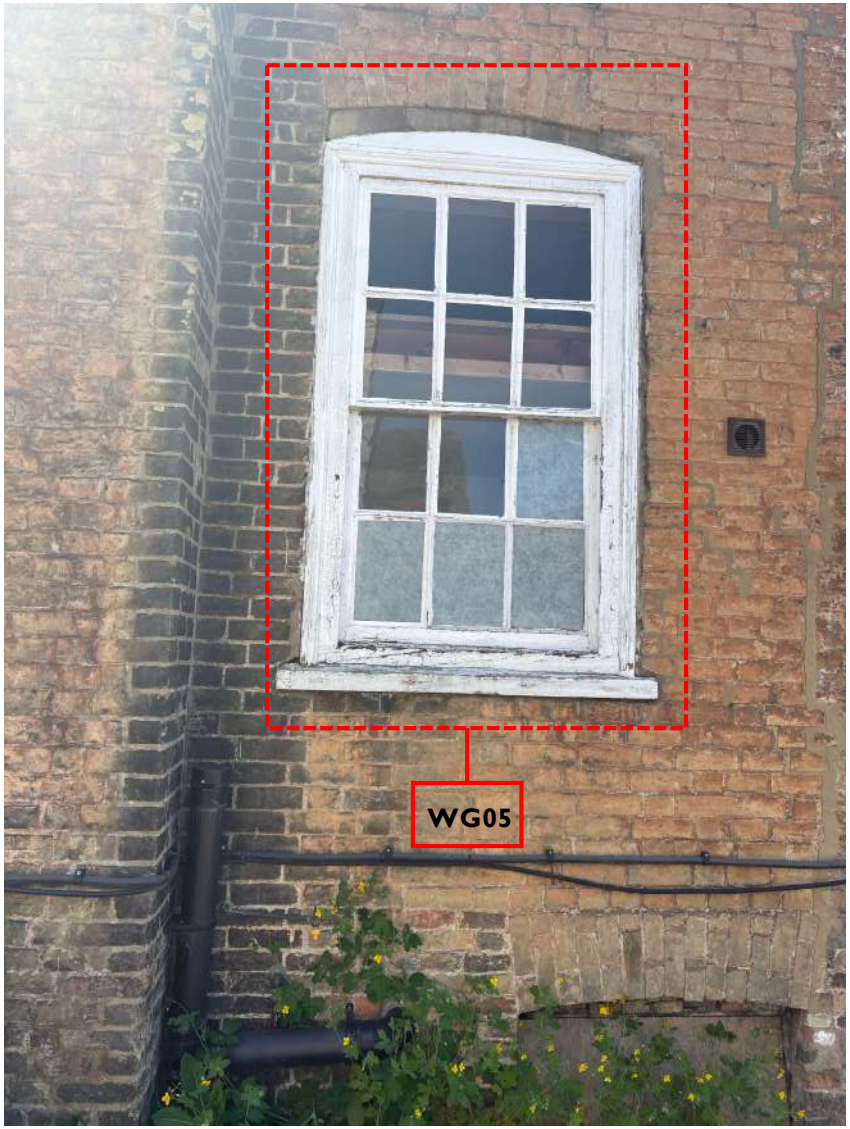




4.0 Window Review & Assessment

DG01, WG04, WG05





4.0 Window Review & Assessment

WG01

The historic shopfront will be retained as an important feature contributing to the character and significance of the listed building. The windows and front door will be repaired and upgraded to improve their condition and performance while remaining sympathetic to the original design and detailing. All works will be carried out in accordance with Historic England guidance, ensuring a cohesive appearance and the preservation of the building's architectural integrity and historic interest.

Repairs and Refurbishment Works:

- Retain and refurbish the existing traditional timber shopfront, fixed glazing and entrance door.
- Carefully repair timber framing, glazing bars, beads and surrounds using localised repairs and matching timber sections where required, retaining as much historic fabric as possible.
- Remove defective sealants, failed putties and deteriorated finishes, replacing them with appropriate traditional materials compatible with the existing construction.
- Reglaze cracked or loose panes where necessary, retaining historic glass wherever possible.
- Prepare and redecorate all repaired timber elements using breathable paint systems suitable for historic joinery.
- Repair glazing putty and timber joints, ensuring all elements are properly resealed.
- Overhaul existing ironmongery and adjust the entrance door to ensure smooth operation.
- Retain the proportions, detailing, and overall character of the original retail frontage as an important component of the building's significance and streetscape contribution.

Thermal and Performance Improvements:

Introduce discreet draught-proofing measures to opening elements, including concealed brush or compression seals around the entrance door edges.
Improve air tightness at the shopfront framing and glazing junctions using carefully detailed concealed seals, without altering the external appearance.
Adjust hinges and latches to ensure the door closes tightly and performs effectively while preserving historic fabric.

4.0 Window Review & Assessment

WG02

This window opening will be carefully altered to form a new doorway into House B. The works will be undertaken in a sympathetic manner, respecting the proportions, materials, and architectural character of the listed building. The new opening will integrate with the existing historic fabric and include a fanlight above the door to maintain traditional detailing and visual balance.

Alterations:

- Carefully remove the existing window and associated framing.
- Extend the opening down to floor level, minimising loss of historic fabric.
- Provide structural support above the enlarged opening in accordance with structural engineer's details.
- Install a new traditionally detailed timber door and frame with fanlight, designed to reflect the character and proportions of surrounding historic openings.
- Form new joinery, including timber panelling, to match DG01 detailing.
- Design all new joinery, mouldings, and finishes to complement the age, character, and appearance of the existing building.
- Protect adjacent masonry, detailing, and historic materials throughout the works.
- Make good all disturbed internal and external finishes upon completion.

4.0 Window Review & Assessment

WG03, WG04, WG05, WF01, WF02, WF03 & WF04

Existing timber sash windows will be carefully restored, retaining original box frames, sashes, and any surviving decorative mouldings. Where deterioration necessitates replacement, like-for-like timber will be used. The approach prioritises repair and retention in accordance with Historic England guidance, preserving the character and significance of the historic building.

Repair and Restoration Works:

- Retain and repair existing traditional timber sash windows, preserving their contribution to the historic character of the building.
- Carry out localised repairs to defective timber sections using matching materials and traditional repair techniques, retaining as much historic fabric as possible.
- Overhaul sash mechanisms, including cords, pulleys, and ironmongery, to ensure full operational performance.
- Repair or replace defective putties and redecorate timber surfaces using breathable paint systems suitable for historic joinery.
- Retain and conserve surviving original timber, including box frames, sashes, and decorative mouldings wherever possible.

Performance and Thermal Improvements:

- Introduce discreet draught-proofing measures (such as incorporating thin nylon "brush" seals fitted into the parting bead and staff bead) to improve air tightness and reduce heat loss while maintaining the appearance and function of the original sash windows.
- Install slimline secondary glazing internally as a reversible intervention to improve thermal efficiency and acoustic performance.
- Detail secondary glazing sensitively to minimise visual impact, ensuring the original sash windows and historic glass remain legible and functional.

4.0 Window Review & Assessment

DG01

The existing original door and associated fanlight will be carefully restored and repaired in a manner that preserves their historic character and detailing. All works will retain as much original fabric as possible, with deteriorated elements repaired using matching materials and traditional techniques. The door will be overhauled to ensure smooth and reliable operation, including adjustment of joints, hinges, and alignment where necessary.

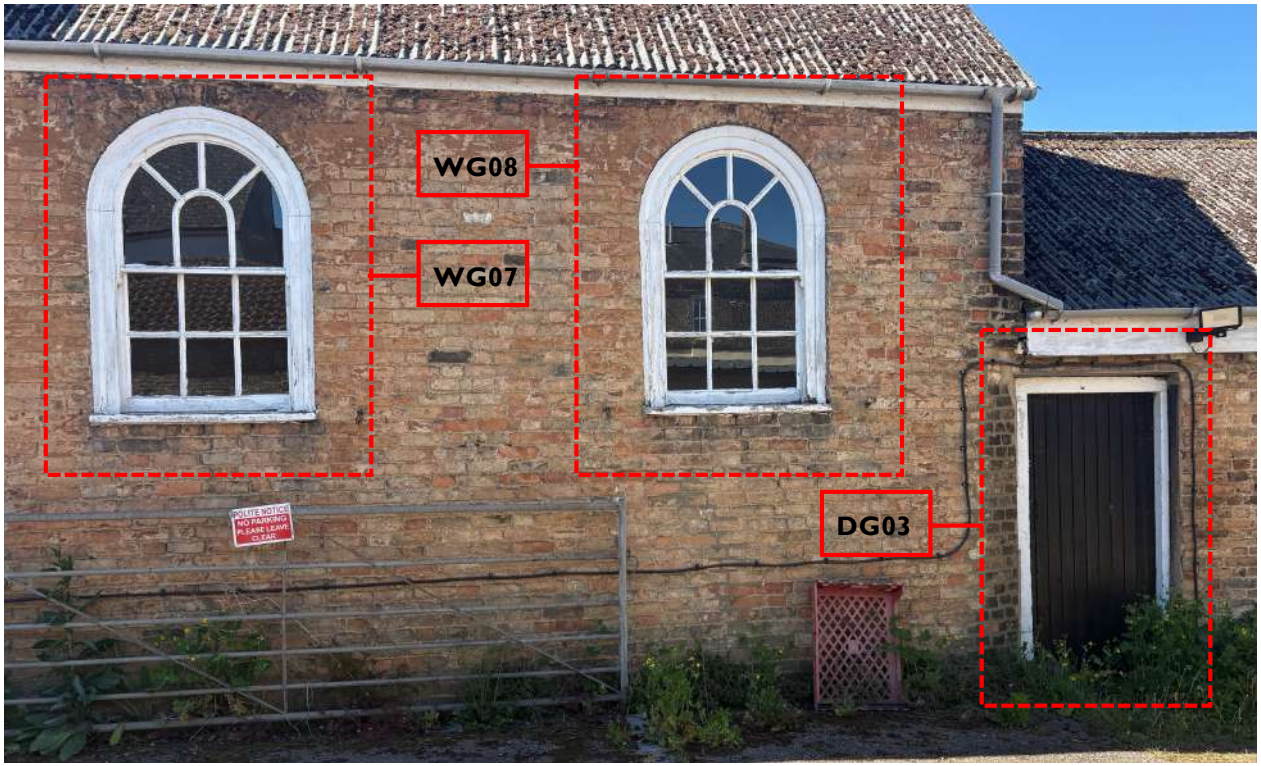
The fanlight will be conserved and reinstated in its existing form, with glazing patterns, proportions, and moulded details retained. Ironmongery will be repaired or overhauled to ensure continued functionality while maintaining its traditional appearance.

As part of the refurbishment, discreet draught-proofing measures will be introduced to improve thermal performance and air tightness, including concealed seals to the door edges and frame junctions, designed to have no impact on the external appearance. All works will ensure the door and fanlight continue to contribute positively to the architectural and historic significance of the building while improving their performance and usability.

4.0 Window Review & Assessment

DG02, WG06, WG07, WG08 & DG03





4.0 Window Review & Assessment

WG09



4.0 Window Review & Assessment

DG02

A new solid timber door will be installed within the existing opening, replacing the current modern timber door. Although the existing door is of no historic significance, the replacement will be designed in a traditional style to ensure it is sympathetic to the character and appearance of the listed building. The proportions, panel arrangement, and detailing will be carefully considered to reflect appropriate historic design principles, ensuring a cohesive relationship with the surrounding fabric. The use of high-quality timber and traditional joinery details will allow the new door to sit comfortably within its historic context while enhancing the overall appearance of the elevation. In addition, the door will incorporate discreet draught-proofing measures to improve its weather-tightness and reduce air infiltration, thereby enhancing the thermal performance and comfort of the building without compromising its heritage significance.

WG06, WG07, WG08 & WG09

Existing timber sash windows will be carefully restored, retaining original box frames, sashes, and any surviving decorative mouldings. Where deterioration necessitates replacement, like-for-like timber will be used. The approach prioritises repair and retention in accordance with Historic England guidance, preserving the character and significance of the historic building.

Repair and Restoration Works:

- Retain and repair existing traditional timber sash windows, preserving their contribution to the historic character of the building.
- Carry out localised repairs to defective timber sections using matching materials and traditional repair techniques, retaining as much historic fabric as possible.
- Overhaul sash mechanisms, including cords, pulleys, and ironmongery, to ensure full operational performance.
- Repair or replace defective putties and redecorate timber surfaces using breathable paint systems suitable for historic joinery.
- Retain and conserve surviving original timber, including box frames, sashes, and decorative mouldings wherever possible.

Performance and Thermal Improvements:

- Introduce discreet draught-proofing measures (such as incorporating thin nylon “brush” seals fitted into the parting bead and staff bead) to improve air tightness and reduce heat loss while maintaining the appearance and function of the original sash windows.
- Install slimline secondary glazing internally as a reversible intervention to improve thermal efficiency and acoustic performance.
- Detail secondary glazing sensitively to minimise visual impact, ensuring the original sash windows and historic glass remain legible and functional.

4.0 Window Review & Assessment

DG03

A new timber door will be installed to storage area, designed in a simple traditional style to ensure it is sympathetic to the character of the listed building. The door will be formed in quality timber with appropriate proportions and detailing, reflecting a restrained and appropriate appearance for a secondary elevation. The design will aim to integrate comfortably with the surrounding materials and architectural context, ensuring a consistent and well-considered overall appearance.

4.0 Window Review & Assessment

WF05, WF06 & DF01







4.0 Window Review & Assessment

WF05

Existing timber sash windows will be carefully restored, retaining original box frames, sashes, and any surviving decorative mouldings. Where deterioration necessitates replacement, like-for-like timber will be used. The approach prioritises repair and retention in accordance with Historic England guidance, preserving the character and significance of the historic building.

Repair and Restoration Works:

- Retain and repair existing traditional timber sash windows, preserving their contribution to the historic character of the building.
- Carry out localised repairs to defective timber sections using matching materials and traditional repair techniques, retaining as much historic fabric as possible.
- Overhaul sash mechanisms, including cords, pulleys, and ironmongery, to ensure full operational performance.
- Repair or replace defective putties and redecorate timber surfaces using breathable paint systems suitable for historic joinery.
- Retain and conserve surviving original timber, including box frames, sashes, and decorative mouldings wherever possible.

Performance and Thermal Improvements:

- Introduce discreet draught-proofing measures (such as incorporating thin nylon “brush” seals fitted into the parting bead and staff bead) to improve air tightness and reduce heat loss while maintaining the appearance and function of the original sash windows.
- Install slimline secondary glazing internally as a reversible intervention to improve thermal efficiency and acoustic performance.
- Detail secondary glazing sensitively to minimise visual impact, ensuring the original sash windows and historic glass remain legible and functional.

4.0 Window Review & Assessment

WF06

WF06 is a modern inserted window that does not contribute positively to the overall aesthetic or architectural significance of the building. It is therefore proposed to be removed and the opening infilled with brickwork to match the existing wall construction and detailing.

A replacement window will be inserted in a slightly altered position, as detailed on Page 22, **Section 5.0** (*Insertion of New Windows*)

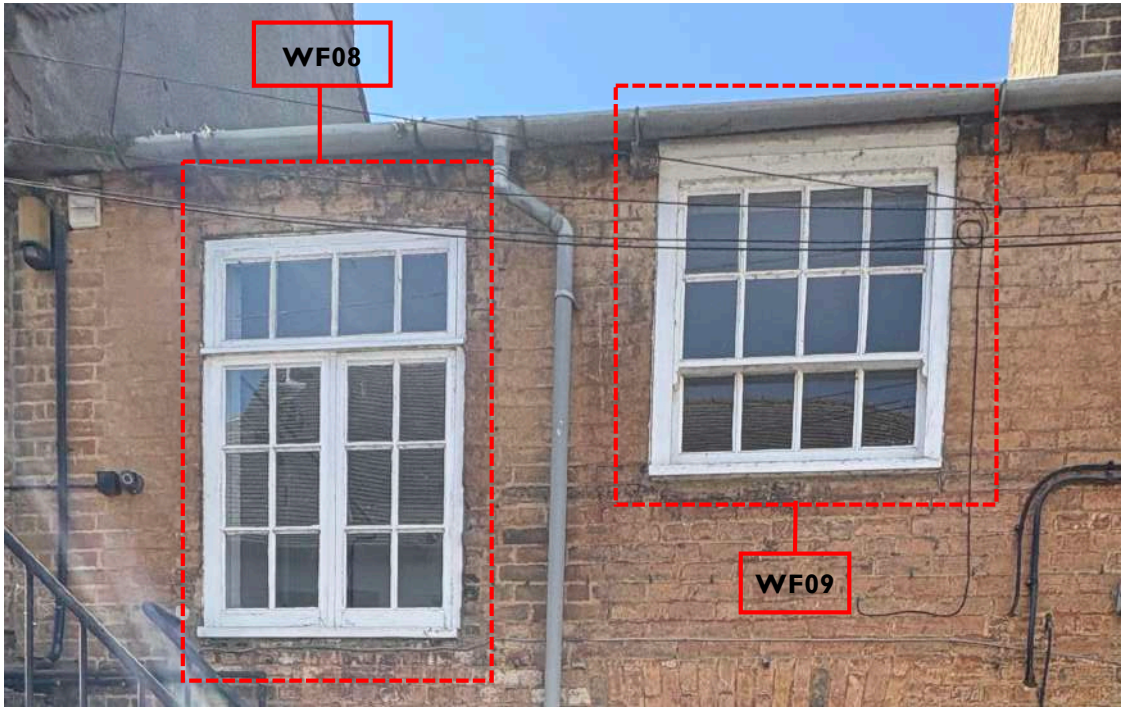
DF01

DF01 is a modern door of limited architectural merit, which is proposed to be replaced as part of the wider works to the building. The existing modern door will be replaced with a traditionally detailed painted timber door and frame, designed to complement the historic character and architectural significance of the listed building. The new door will incorporate a glazed panel to the upper section, with solid timber panelling below, reflecting the proportions and detailing of traditional doors found within the building. The glazing will comprise heritage slimline double-glazed units, subject to detailed specification, to improve thermal performance whilst maintaining a sympathetic appearance. Traditional moulded timber panels, glazing beads and appropriate ironmongery will be incorporated to ensure the new door sits comfortably within the historic elevation. The door and frame will be finished in a suitable external paint system, with discreet draught-proofing measures incorporated to improve weather resistance and energy efficiency without compromising its traditional appearance.

4.0 Window Review & Assessment

WF07, WF08 & WF09





4.0 Window Review & Assessment

WF07 & WF09

Existing timber sash windows will be carefully restored, retaining original box frames, sashes, and any surviving decorative mouldings. Where deterioration necessitates replacement, like-for-like timber will be used. The approach prioritises repair and retention in accordance with Historic England guidance, preserving the character and significance of the historic building.

Repair and Restoration Works:

- Retain and repair existing traditional timber sash windows, preserving their contribution to the historic character of the building.
- Carry out localised repairs to defective timber sections using matching materials and traditional repair techniques, retaining as much historic fabric as possible.
- Overhaul sash mechanisms, including cords, pulleys, and ironmongery, to ensure full operational performance.
- Repair or replace defective putties and redecorate timber surfaces using breathable paint systems suitable for historic joinery.
- Retain and conserve surviving original timber, including box frames, sashes, and decorative mouldings wherever possible.

Performance and Thermal Improvements:

- Introduce discreet draught-proofing measures (such as incorporating thin nylon "brush" seals fitted into the parting bead and staff bead) to improve air tightness and reduce heat loss while maintaining the appearance and function of the original sash windows.
- Install slimline secondary glazing internally as a reversible intervention to improve thermal efficiency and acoustic performance.
- Detail secondary glazing sensitively to minimise visual impact, ensuring the original sash windows and historic glass remain legible and functional.

4.0 Window Review & Assessment

WF08

The existing casement window will be replaced with a traditionally detailed timber sash window within the existing opening. The proposed window will replicate the proportions, glazing pattern, mouldings, and overall detailing of the historic sash windows found elsewhere on the listed building, thereby reinforcing the building's architectural integrity and preserving its special historic and architectural interest.

Replacement and Installation Works:

- Remove the existing casement window and associated non-historic joinery with care to minimise disturbance to the surrounding historic fabric.
- Install a new traditionally detailed painted timber sash window within the existing opening.
- Design the new sash window to match the proportions, glazing pattern, meeting rails, frame sections, and moulding details of the historic sash windows present elsewhere on the listed building.
- Construct the window using high-quality, sustainably sourced timber and traditional joinery techniques appropriate to the character of the building.
- Finish the window in a painted coating system suitable for historic buildings and external timber joinery.
- Ensure the installation is carefully detailed to preserve the appearance and integrity of the surrounding historic masonry and fabric.

Performance and Thermal Improvements:

- Incorporate conservation slimline double-glazed units within the new timber sash window to improve thermal efficiency while maintaining the appearance of traditional single glazing.
- Integrate discreet draught-proofing measures within the sash and frame assembly to improve air tightness and reduce heat loss without affecting the traditional operation or appearance of the window.
- Specify glazing with a narrow cavity and heritage detailing to minimise visual impact and maintain the refined appearance associated with traditional timber sash windows.

Heritage and Design Considerations:

- The proposed timber sash window will be designed to match the existing historic sash windows on the listed building in terms of proportions, glazing arrangement, materials, and moulding details.
- The replacement of the existing casement window with a traditionally detailed sash window will enhance the architectural coherence of the building and provide a more historically appropriate form of fenestration.
- The use of conservation slimline double glazing will deliver improved thermal performance while preserving the special architectural and historic interest of the listed building.

4.0 Window Review & Assessment

WF10 & WF11



4.0 Window Review & Assessment

WF10 & WF11

Existing Timber Fixed Windows

Existing timber fixed windows will be carefully restored, retaining original frames, glazing bars, and any surviving decorative mouldings. Where deterioration necessitates replacement, like-for-like timber will be used. The approach prioritises repair and retention in accordance with Historic England guidance, preserving the character and significance of the historic building.

Repair and Restoration Works

- Retain and repair existing traditional timber fixed windows, preserving their contribution to the historic character of the building.
- Carry out localised repairs to defective timber sections using matching materials and traditional repair techniques, retaining as much historic fabric as possible.
- Repair or replace defective glazing putties and redecorate timber surfaces using breathable paint systems suitable for historic joinery.
- Retain and conserve surviving original timber, including window frames, glazing bars, and decorative mouldings wherever possible.
- Carefully inspect and repair joints, sills, and frame members to ensure the long-term structural integrity and weather resistance of the windows.

Performance and Thermal Improvements

- Improve air tightness through the careful repair and sealing of frame junctions and glazing interfaces, while maintaining the appearance of the historic windows.
- Install slimline secondary glazing internally as a reversible intervention to improve thermal efficiency and acoustic performance.
- Detail secondary glazing sensitively to minimise visual impact, ensuring the original windows and historic glass remain legible and unobscured.

5.0 Insertion of New Windows

WG10, WF06 & WF12

WG10 and WF12 are entirely new window openings, whilst WF06 involves the relocation of an existing window opening. The existing WF06 opening will be carefully infilled with matching brickwork, and a new opening formed in the revised position to accommodate a traditionally detailed painted timber sash window.

The proposed windows will be designed and installed in a careful and sympathetic manner, respecting the character and architectural significance of the listed building. Their proportions, materials, glazing arrangements and traditional detailing will be carefully considered to complement the existing historic windows and ensure that the alterations integrate appropriately with the surrounding historic fabric.

The proposed new windows will be purpose-made painted timber windows incorporating sympathetic heritage-style double glazing to improve thermal performance whilst maintaining the traditional appearance and character of the building. The windows will be carefully designed to complement the existing historic windows in terms of their proportions, frame sections, glazing bar profiles, mouldings and opening arrangements. The precise glazing specification and construction details will be confirmed at the detailed design stage, ensuring an appropriate balance between thermal performance and the preservation of the architectural and historic significance of the listed building.



KEY ELEVATIONS – AS PROPOSED

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