



PLANNING HERITAGE

Conservation Planning Consultancy



HERITAGE IMPACT ASSESSMENT

Project: Park Gate Cottage, Clapton, Berkeley, Glos GL13 9QU

Document issue: December 2020

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1	INTRODUCTION	4
1.1	Purpose of the Report	4
1.2	Summary	4
2	UNDERSTANDING: THE SITE TODAY	5
2.1	Statutory Designations	5
2.2	Statutory Legislation, Policy and Guidance	5
2.3	The Proposal	6
2.4	The Building	6
2.5	Planning History	6
3	SIGNIFICANCE	10
3.1	Assessment of Significance	10
3.2	Elements of Significance	10
4	HERITAGE IMPACT ASSESSMENT	11
4.1	Criteria for Assessment of the Site	11
4.2	Impact assessment of the proposed works	11
4.3	The Issue of Principle	12
4.4	The Issue of Architectural Design	12
5	CONCLUSION	13

1.1 PURPOSE OF THE REPORT

The focus of this report is to provide a proportionate assessment of the property and show the installation of additional 'storm/isothermal glazing' (secondary glazing) units will not harm the special interest of the building nor its appearance, but enhance the living conditions and improve the environmental efficiency and minimise heat loss.

The statement provides an assessment of the significance of the building and assesses the impact of the works upon the building and the wider context of the streetscene.

This report provides a proportionate assessment of significance for the purposes of informing the application rather than a comprehensive package, detailing the historical evolution and architectural development of the building. This statement is based upon a visual assessment of the heritage asset, supported by sufficient documentary research to elucidate the results of the visual assessment.

An examination of documentary and other sources has not been undertaken.

The assessment was carried out by Gregory Beale, IHBC, RTPI, Planning Heritage Limited.

1.2 EXECUTIVE SUMMARY

Park Gate Cottage was listed at Grade II in October 1952. The listing describes the fenestration as being of various 3, 4 or 5-light leaded wood mullions under wood lintels with some having been renewed.

The application site is located in a rural location and is not within a conservation area. To the SE of the property is the Berkeley Castle deer park. It is an example of the Gloucestershire vernacular. The property was owned by the Berkeley Estate until the 1980s. Following its sale it was extensively restored (**S.LBC.407: alteration of windows and change of roof materials to reconstructed tone tiles**). As part of that restoration, a number of windows had secondary glazing installed and this application seeks to install similar units to those which do not have this.

It is considered that the proposed alterations will not have a detrimental impact upon the character of the designated heritage asset(s).

2.1 STATUTORY DESIGNATIONS

The building is listed at Grade II and first included upon the statutory list in October 1952. The list description states: **Originally several cottages, now one house. Early C17. Rubblestone, artificial stone slate roof, brick stacks, some with diagonally set double flues. U-shape, centre and right side of one storey and attic, left side of 2 storeys and attic. Left side has 2 cross gables, right side has one gable as end of centre section on right hand return, front has 3 gables, higher to left, each with one window bay. Fenestration is variously 3, 4 or 5-light leaded wood mullions under wood lintels, some renewed. Tongue and groove plank door in plain surround to left of centre.**

It is not located within a conservation area.

2.2 STATUTORY LEGISLATION, POLICY AND GUIDANCE

The policy context is set out more fully in Section 4 and briefly comprises:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework
- Council's planning policy framework relating to the historic environment is contained in strategic objective SO6 and the Local Plan Policies Policy ES10 Valuing our historic environment and assets.

1



1. Park gate Cottage, Clapton; north elevation

2.3 THE PROPOSAL

The proposal seeks consent to install the secondary glazing on windows within the house where they do not currently exist. The exception to this will be the windows on the ground floor sitting room and the kitchen, of which are of original to the building.

This system is fitted directly to the timber frame and will replicate the mechanism of the existing units. Each unit can be easily removed for cleaning. As an integrated secondary glazing system, the casement will remain free to be opened in the usual manner.

2.4 THE BUILDING

The building is a stone built vernacular property, which is recorded as having been divided into separate cottages prior to its present form. The Pevsner Guide to the Buildings of England; *Gloucestershire 2 : The Vale and The Forest of Dean*, mentions the house but presumably when it was in multiple occupation as it refers to the property as *Park Gate Cottages, NW, are early C17, gabled of stone*. It is listed with the more notable properties in connection with the deer park to Berkeley Castle.

The windows are varied with a mix of historic leaded casements set between timber mullions and modern replacements as well as a number of standard C20 casements. The historic mullions are a mix of chamfered and ovolo designs with turn buckle openers, with a few metal window frames retaining the Berkeley Estate stamp. The replacement windows have chamfered mullions and more decorative ironwork.

2.5 PLANNING HISTORY

The planning history relating to the property is limited. The relevant history includes:

Application No.	Description	Decision
S.LBC.407	Alteration of windows and change of roof materials to reconstructed tone tiles	Consent 1981

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2. Park Gate Cottage; rear/south elevation
3. The east elevation

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- 4. NE corner
- 5. The west elevation
- 6. Rear courtyard and lean-to shed
- 7. The courtyard
- 8. The SW range
- 9. External face of historic/original window to sitting room with replaced lintel



- 10. Replacement windows; SW range
- 11. Internal face of SW range replacement window
- 12. The historic kitchen window
- 13. First floor window with Berkeley Estate stamp

14



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- 14. Replacement window in master bedroom
- 15. Staircase casement
- 16. Internal face of historic/ original sitting room window
- 17. First floor replacement window with secondary glazing unit installed

3.1 THE ASSESSMENT OF SIGNIFICANCE

This assessment of significance has been informed by site investigation combined with archival research.

Many heritage values are recognised by the statutory designation and regulation of significant places. In statutory terms, the site is listed and forms an integral part of the World Heritage Site.

These designations provide a formal statement of the national architectural and/or historical interest of the site and its local value. However, it is essential to go beyond this view to arrive at a deeper understanding of its values and significances that considers more than matters architectural-historical and identifies nuances in levels of significance. This ensures that decisions regarding both day-to-day and long-term management take into account the values that contribute to its significance.

Secondary glazing is not new and examples demonstrate that by the C19 buildings in exposed locations were being constructed with internal secondary glazing incorporated as part of the original design. Often a second double hung sash window or solid panels with counterbalancing weights were fitted into the window reveal. Their function was to cut down draughts and thus improve heat retention within the particular room. It also had the benefit of providing some measure of acoustic insulation to the window opening.

The use of a secondary glazing system allows the original windows to remain in position and in their original unaltered form. They are an obvious addition that can be removed if desired.

3.2 ELEMENTS OF SIGNIFICANCE

The significance of the property is derived from the vernacular architectural treatment which forms part of the rural character of the area. The historic interest is enhanced by the survival of original timber windows, which make a significant contribution to the character and appearance of the property.

The renovation of the building in the 1980s was extensive and witnessed the removal of much of the historic detailing of the internal spaces, however the external appearance, with the exception of the roofing materials has stayed relatively unaltered.

The elevations are relatively modest however, it is recognised that the windows make an important contribution to the character of this historic building and that any change would need to make every effort to retain them. Internally, the historic window openings are an important element of the architectural detailing and where they retain detailing which is historic or has been replaced this makes a positive contribution to the significance.

The proposed installation of the secondary glazing units has been specifically designed to allow for the windows to function and perform as they do now but with the benefit of having an almost invisible system that reduces heat loss.

4.1 CRITERIA FOR ASSESSMENT OF THE SITE

The focus of this report is to examine and assess the impact that the proposed secondary glazing units upon the significance of the property at No.2 Church Street, Widcombe and show there will not be any harm to the significance of the heritage asset(s).

This document has been produced in accordance with planning requirements set out in the NPPF.

The key findings include the following:

- That the secondary glazing units can be installed without compromising or detriment to the existing windows, their fittings or their appearance.
- The units are almost invisible when seen from outside the building.
- That the units will not affect the operation of the windows, which can still be used as they were designed.
- The alterations will greatly reduce the heat loss and improve environmental efficiency through a modest change that is without harm to the historic significance or understanding of the building, site or wider setting.

4.2 IMPACT ASSESSMENT OF THE PROPOSED WORKS

This statement of significance has been prepared to support an application to install secondary glazing units at Park Gate Cottage. The assessment focussed on the impact of the works upon the character and fabric of the building.

The primary purpose of this report is to focus upon the issues relating to the work in relation to the heritage policy implications contained within National Planning Policy Framework (NPPF), specifically paragraphs 189 and 193.

The proposed installation of the secondary glazing units has been specifically designed to allow for the windows to function and perform as they do now but with the benefit of having an almost invisible system that reduces heat loss.

When seen from outside and beyond the property boundaries, the proposed changes will be imperceptible and as such the character will remain unaffected by the installation of the secondary glazing. As discussed in this report, the importance of the external appearance of the property adds to the architectural interest of the wider landscape and this contribution will remain unchanged.

4.3 THE ISSUE OF PRINCIPLE

The principle of the work needs to be considered in light of the affect upon the fabric, character and appearance of the listed building and the wider conservation area.

This application seeks to install secondary glazing to reduce heat loss and renovate the windows to stop draughts. The scheme will introduce a plexiglass system that is fixed directly to the window frame allowing the leaded casements and ironmongery to remain unaffected, giving the units a discrete appearance from the inside or outside. The units will allow the windows to be opened in the usual way.

The benefit of improved heat retention in the building and the reduction of draughts can be seen as complying with the aims of the NPPF on sustainable development and those relating to the heritage assets, whereby changes should not be detrimental to the assets' significance.

In effect the proposals seek to carry out a modest change that is all but invisible but one which have the great benefit of improved heat retention and improved living conditions. This is a scheme that is achievable and one that does not harm the building or adversely affect the overall character of the landscape in which it is located.

Overall, it can be seen that the work will not cause harm to the character or fabric.

4.4 THE ISSUE OF ARCHITECTURAL DESIGN

The issue of secondary glazing is dealt with in the Historic England (HE) Advice Note *Energy Efficiency and Historic Buildings: Secondary glazing for windows* in which it recognises that older windows are often draughty due to age, distortion and weakened joints. It is accepted that adequate ventilation is important in older buildings however excessive draughts through windows wastes heat and is uncomfortable for occupants.

In this regard, HE state that solutions to reduce draughts/air leakage and conducted heat losses can be found through carefully designed and installed secondary glazing which allows the original windows to be retained unaltered, and where necessary repaired. Such systems can be achieved without the loss of historic fabric and in most cases the installation is easily reversible.

HE accept that in seeking to improve the thermal insulation and indeed noise reduction **adding secondary glazing would often be the preferred option** and that this can be achieved with **little or no change to a building's appearance**.

5.1 CONCLUSION

This report sets out a series of key issues that are important considerations in assessing the scheme.

The key findings include the following:

- That the secondary glazing units can be installed without compromising the existing windows, their fittings or their appearance.
- The units are almost invisible when seen from outside the building.
- That the glazing units can remain in place and the windows can still be used as they were designed.
- The alterations that will greatly improve the thermal insulation and environmental efficiency through a modest change that is achievable without harm to the historic significance or understanding of the building, site or its setting.

It is considered that the scheme will achieve a successful installation in a manner which will not cause any loss of character or fabric and will not harm the appearance of the listed building or the conservation area.