

HERITAGE STATEMENT

In support of the LISTED BUILDING APPLICATION
For replacing timber windows to slim double glazed timber windows

at
19 Hall Street, Soham, Ely CB7 5BN

Description

Cottages, probably of different building periods in the C18 and early C19. Timber framed, roughcast rendered with the left hand gable end of clunch and the right hand gable end of brick. Steeply pitched roof of red pantiles with end parapet to right hand. One ridge and two end stacks. One storey and attics. Four cat-slide dormers. Four windows now blocked and three doorways, also blocked. Single storey shop wing to right hand with lower pantiled, mansard roof.

Proposal

The proposal in this application is to replace the existing windows & door on the ground and first floor front side and back elevations with new slim line double-glazed timber casement windows with Georgian bars like original windows. The windows will be clear glazing.

All of them have been chosen in keeping the original house, using a timber similar frame. When these products are installed there will be a minor impact on the existing fabric. There will be no overlooking or privacy issues for neighbouring properties, there will be not much impact on the existing buildings.

The all windows and doors in the property are not original and we believe have been replaced in different time in various design. The existing products are not functioning efficiently enough as well as some of the window are not opening and do not comply with fire regulations.

The windows very draughty and lose a lot of heat & in direct correlation with resulting customers high energy bills, also the production of excessive CO2 emission to environment.

By applying new ones, it will still keep the property's original aesthetics and will enhance the windows performance by resolving previous issues mentioned above. The current windows and doors have minimum historical value to the building.

Justification

Standard double-glazing (28mm) has visual differences to single glazing (particularly older glazing), in terms both of the flatter glass and thicker astragals and transoms. This has historically been deemed unsuitable for listed buildings by some planning authorities and has led to a misconception that no double-glazing is suited to historic buildings. However, due to increasing pressure to meet carbon emission reduction targets and mitigate the effects of climate change, as well as help combat rising energy costs, planning authorities are increasingly looking at 4/12/4mm double-glazing solutions to improve the energy efficiency of windows in protected buildings. The project has demonstrated that appropriate double-glazing can be successfully incorporated into listed buildings and conservation areas, improving their thermal performance and lowering their CO2 emissions without detracting from their historic character or appearance. The aim of the upgrade seal unit to 20mm is to demonstrate that such systems can be successfully installed in listed buildings and conservation areas to reduce their energy consumption, fuel bills and CO2 emissions, without detracting from their historic appearance. The many projects in conservation areas or listed buildings across the country were carried out with 20mm type of double glazing units.

In summary, it should be made clear that to all intents and purposes all systems installed had a very negligible impact, if at all, on the appearance of the buildings.

The house has various design windows and doesn't have any historical value, such an upgrade will improve buildings look and when balanced against the need for significant CO2 reductions in all existing housing, these variations should not prevent change. Regarding building conservation as 'management of change' allows perspective to be maintained. The variations in appearance mentioned above are only visible when an individual window is scrutinized close-up. Taking a holistic approach becomes important when considering how to improve the sustainability and energy efficiency of these culturally valuable buildings.

In terms of environmental impact, the Energy Saving Trust also estimates an annual saving of around 720kg CO2 when replacing single glazing with double glazing in a typical property. Again, bearing in mind the generic nature of these predictions, the potential environmental impact that a policy update could make is nonetheless significant: if every listed property in Southend on Sea were able to make CO2 savings of nearly three-quarters of a tonne annually, this would allow these valuable buildings to help play their part in meeting the drastic CO2 reduction targets in place in the UK.