**HERITAGE, DESIGN AND ACCESS STATEMENT FOR PROPOSED replacement of two casement windows with a more sympathetic, traditional design at the rear of Barrow House.**

**INTRODUCTION**

1. This Heritage, Design and Access statement has been prepared in support of an application for permission to replace two 1950s casement windows with a more sympathetic design at the rear of Barrow House (National Grid Reference: TL 76604 63448).

The property is a Grade II listed building (List Entry Number: 1376864 listed on: 02-Sep-1983) situated on the eastern side of Barrow Green, overlooking the Green. It is a detached dwelling with two parallel driveways crossing the Green.

Guidance for heritage, design and access statements emphasises the need for the documents to be appropriate in length. The nature of the property and the very limited extent of the proposed works have driven the length of this document.

**HERITAGE**

**CONTEXT**

2. Historical Context. The deeds for Barrow House are dated 1st May 1843, indicating that the house was built at this time. A map of 1884 shows Barrow House in its original configuration of a rectangular building with its principal axis aligned north-south (see Annex **A.1**).

A search of the area for 1km around the property using the Heritage Gateway website did not provide any further information about the property or its listing.

3. Aesthetic Context. The front of the property forms part of a street scene based on a group of properties: numbered 10 through to 5 The Green, which are of differing periods but share common features of design, presented to the Green, in terms of brick or render, slate roofs, and all being of two storeys. To the rear of these properties, the picture is mixed, as they have all been extended at various times with the usual mix of extension shapes, materials and fenestration.

4. Communal Context. Barrow House forms the principal building on the eastern side of the Green. The front of Barrow House makes a positive contribution to the sense of the Green being an important part of a historic village centre.

**THE PROPERTY**

5. History and Development. The main part of the property, which faces on to the Green, according to its deeds was built in the mid-19th century. The property has been extended to the rear on a number of occasions; originally in the late 19th century (twice) followed by the early and mid-20th century, and in 1985. In 2017, a free-standing greenhouse was built to replace a ‘hot house’, using the footprint shown on the 1884 map.

Records for the more recent developments are limited to planning applications received by West Suffolk Planning Department:

**Application for Listed Building Consent - Construction of greenhouse (following demolition of existing greenhouse)**

Barrow House 8 The Green Barrow Suffolk IP29 5DT

Ref. No: DC/15/1203/LB | Received: Mon 15 Jun 2015 | Validated: Mon 15 Jun 2015 | Status: Decided

**Householder Planning Application - Construction of greenhouse (following demolition of existing greenhouse)**

Barrow House 8 The Green Barrow Suffolk IP29 5DT

Ref. No: DC/15/1202/HH | Received: Mon 15 Jun 2015 | Validated: Thu 18 Jun 2015 | Status: Decided

**Listed Building Application - Repairs to stable building including relaying of subsided floor, renewal and repair of window frames, installation of replacement stable door and frame, repair of low level boarded lining of loose boxes and stalls and repair of original stable fittings and partitions**

Barrow House The Green Barrow Bury St. Edmunds IP295DT

Ref. No: SE/04/2957/LB | Received: Wed 04 Aug 2004 | Validated: Wed 04 Aug 2004 | Status: Decided

**Listed Building Application - Erection of extension to form enlarged kitchen**

Barrow House Barrow

Ref. No: E/85/1277/LB | Received: Fri 08 Feb 1985 | Validated: Fri 08 Feb 1985 | Status: Decided

**Erection of extension to form enlarged kitchen**

Barrow House Barrow

Ref. No: E/85/1276/P | Received: Fri 08 Feb 1985 | Validated: Fri 08 Feb 1985 | Status: Decided

Annex **A.2** is a 1:500 scale site plan of Barrow House and its curtilage, as it is today.

6. Features. The description of the listing (Grade II TL 76 SE5/17) for ‘No 8 (Barrow House) and carriage gateway’ sets the house in the context of being “House, early C19. Two Storeys, four windows” and notes the features of interest as:

“Painted brick with full-height flat pilasters, modillion eaves cornice carried over to form open pediment over slightly projecting bay at entrance. Hipped slate roof. Sash windows with flush frames and small panes; two windows flanking entrance have sashes divided by timber mullion, under segmental head. Projecting one-storey flat-roofed entrance porch has Doric pilasters, pair of glazed doors with margin lights; matching fully-glazed side lights. To left a brick carriage gateway with parapet above.”

The property consists of a front element that has been extended at the rear on five or six separate occasions. Work over time has been sensitive only to the front of the property. Almost all of the windows to the rear of the property are wooden sash windows but of varying dimensions. There are three modern circa 1950s or later casement windows, which detract from the overall aesthetics of the rear elevation. All but one of the rear extensions have been built in brick to best match the original bricks. The early to mid-20th century extension (see photograph **B.2**) used a finish of cement render rather than brick. We understand from someone in the village who used to work at Barrow House during this period that the first floor of this extension was originally a glazed atrium / conservatory. Circa 1950s, the glazing was replaced with walls incorporating two large wooden casement windows and a felted flat roof.

7. Pictorial Review. Annex B to this document provides two photographs. One showing the front elevation of Barrow House from the Green (**B.1**) and a photograph of the rear of the property showing the extension with first-floor modern casement windows proposed for replacement in the context of the ground floor fenestration (**B.2**). **B.3** provides a sketch of the proposed sympathetic design superimposed on the first floor window (**A**), illustrating how it reflects the detailing of the ground floor fenestration.

**ASSESSMENT OF HERITAGE SIGNIFICANCE**

8. Whilst Barrow House is a heritage asset, the extent of the fabric that contributes to its heritage significance is essentially limited to the features that contribute to the frontage of property along with its yard and contemporary outbuildings. These features contribute to the sense of place that sets the Green area at the centre of an historic village.

**DESIGN PROPOSALS**

9. The aim of the proposed work is to enhance the appearance of the rear elevation and for the first floor room of the southernmost extension to improve its thermal performance, thus reducing its carbon footprint.

The choice of materials will be in keeping with rest of the property and those used in adjacent properties. The traditional design of the two replacement casement windows will be more sympathetic to the rest of the rear elevation, as it reflects the bay window fenestration of the extension’s ground floor.

a. The site plan **A.3** shows the location of the two windows (**A** and **B**) to replaced. The softwood of these windows has been repaired multiple times. It is now too severely deteriorated for further repair to be a realistic option.

b. It is proposed to replace both windows, using the existing openings, with a more sympathetic design. This design incorporates traditionally detailed window frames and casements with slender, functional glazing bars. Each light is flush to the frame. In the new design, the widow frame sections, glazing pane dimensions and glazing bar sections (**C.1, C.2 and C.3**) reflect the ground floor fenestration, in order to provide a more cohesive appearance for this extension.

c. The replacement windows will be made of hardwood and painted to match the existing window frames of the property. Glazing will use Linseed oil putty to secure the glazing.

d. For window **A** (1800 x 1200), the outer two casements will be openable with the central one fixed, giving a consistent approach to all lights. For window **B** (1200 x 1200), one casement will be openable and the other one will be fixed.

c. 50% of the wall area of this first floor room comprises external walls. The two windows to be replaced comprise 23% of this external wall area. As they are single glazed, they are responsible for significant thermal ‘leakage’. It is proposed that the sympathetic design for the replacement windows provides for the use of slim sealed units, which will significantly improve the thermal performance of these windows and hence reduce the room’s carbon footprint due to its heating.

**INVOLVEMENT / CONSULTATION / POLICY**

10. On 12th August 2021, Mrs Claire Johnson, one of West Suffolk’s Conservation Officers, was contacted by email with a query about options for replacing the two rotten casement windows.

Emails were exchange on 16th August 2021 and 23rd August 2021, which included photographs of the extension with its first and ground floor fenestration. Mrs Johnson made some very helpful suggestions for a more sympathetic design and detailing for the replacement windows. A sketch of the proposed traditionally detailed window design superimposed on a photograph (**B.3**) was emailed to her on 23rd August. The proposed introduction of slim sealed units was considered appropriate on the basis that the existing windows were inappropriate and the replacement windows will result in the reinstatement of traditionally detailed windows with slender sections, which are able to accommodate the sealed units without compromise to the detailing; thus resulting in an overall improvement.

Advice has also been sought from a building company and a specialist joinery company who have quoted for the making of the replacement windows, glazing and installing them.

**AMOUNT**

11. The proposal is for the replacement of two circa 1950s casement windows - one facing east and one facing south - in the first floor of the southernmost extension to the rear of the property. There is no change to the volume of the building.

**LAYOUT**

12. There is no change to the current layout of the site.

**SCALE**

13. There is no change to the current scale of the property.

**LANDSCAPING**

14. The space is entirely private. There is no change to the current landscaping of the site.

**APPEARANCE**

15. The replacement of the two casement windows with a design which is more sympathetic to the ground floor fenestration will improve the appearance of the heritage asset with the existing colour scheme being retained.

**ACCESS**

16. Access requirements are set out in Part M of Building Regulations, “Access to and use of Buildings”. The access requirements of Part M are not relevant for this work: access to this listed building is unaffected, as the proposed work is limited to replacing two first floor casement windows.

**ANNEX A Location and plan**

Map

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**Figure A.1** Location of Barrow House with respect to the Green from a map dated 1884.

**Diagram

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**Figure A.2** Site plan of Barrow House at a scale of 1:500 identifying the location of the two casement windows (**A** and **B**) proposed to be replaced.

**ANNEX B** **PHOTOGRAPHS**

**A picture containing building, outdoor, sky, house

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**Figure B.1** Front elevation of Barrow House as seen from the Green looking towards the east.

**![A picture containing building, outdoor, sky, stone

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**Figure B.2** Rear extension looking towards the west with one of the first floor windows (**A**) to be replaced and the ground floor fenestration, which it is proposed will be reflected in the replacement window design.

**A picture containing building, outdoor, window, roof

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**Figure B.3** Rear extension looking towards the west with a sketch of the proposed sympathetic design superimposed on the first floor window (**A**), illustrating how it reflects the detailing of the ground floor fenestration.

**ANNEX C - scale drawings for Replacement windows**

**Engineering drawing

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**Figure C.1** Scale drawing of east elevation replacement window (**A**) 1800 by 1200.

**A picture containing chart

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**Figure C.2** Scale drawing of south elevation replacement window (**B**) 1200 by 1200.

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**Figure C.3** Frame and glazing bar details for both replacement windows (**A** and **B**).