DESIGN AND ACCESS STATEMENT

IN SUPPORT OF
LISTED BUILDING CONSENT APPLICATION
AT
1 STEBBINGFORD COTTAGES
BRAINTREE ROAD
STEBBING
ESSEX

June 2022

Use/Brief
I am applying for listed building consent for the replacement and upgrade of existing windows

Application Site
The property is a Grade 2 listed semidetached period late 16th Century bay timber framed cottage under a thatched roof with later additions.

Walls are generally timber framed in Oak and the house has been externally surfaced in a modern cement based plaster.

To the rear of the main original cottage is a single story range surfaced in render under a plain tiled roof.

Amount
No building work is proposed as part of this application

Layout
The layout of the property will not be affected or altered by the proposals.

Scale
The overall scale of the property will not be altered as part of these proposals, new and upgraded windows are all to be fitted within the restraints of the existing fenestrations

Site and Location
The site is located approximately three miles East of Great Dunmow, beyond settlement boundaries, on the B1256.

The property is set back approximately nine meters from the public

highway and forms part of a small building group comprising of rural cottages in the sub hamlet of Stebbingford.

The works

Replacement of 6 number windows to front and side elevations.

The property is on the B1256 Braintree road, a busy road with a 60mph speed limit and therefore noise is a significant issue.

To the front elevation 2 Ground floor windows look like vertical sash windows. The listing for the property mentions these 2 sash windows. These are not proper sash windows . There are no boxes for a sash mechanism, and they do not operate as sliding sashes. The glazing is a single sheet of glass to each sash with timber beads glued to it to give the appearance of multiple panes. They have rotted extensively and require replacement.
There is aluminum framed horizontal sliding sash secondary double glazing internally.

It is proposed that these are replaced with new vertically sliding sash windows with slim double glazing in a traditional small pane pattern. The panes to be small individual units fitted into timber glazing bars with a putty external finish. The use of slim unit double glazing will retain the thermal and noise attenuation performance of the windows allowing the unsightly secondary glazing to be removed.

To the front elevation the upper windows are timber with 3 sashes which appear to have been installed around 1970. These are single glazed and have significant signs of rot, having been filled previously.
It is proposed these are replaced with casement windows of a similar pattern with slim double glazing in a traditional small pane pattern. The panes to be small individual units fitted into timber glazing bars with a putty external finish.

To the side elevation there are 2 casement windows. These appear to reclaimed windows of different pattern and origin.
It is proposed these are replaced with casement windows of a similar pattern with slim double glazing in a traditional small pane pattern. The panes to be small individual units fitted into timber glazing bars with a putty external finish.

Being relatively modern, none of the windows have any historical

significance. The proposed windows will appear similar to the existing and retain the character of the building, allow the building to be ventilated and give a better level of noise and thermal efficiency.

The proposed supplier/installer Timber Windows has carried out replacement on many Historic buildings.

The proposal is for all windows to be glazed with ultra slim double glazed 14mm units filled with krypton gas, hand finished with a traditional style putty and with a 22mm wide glazing bar, replicating the appearance of the existing as far as possible.

A copy of the quotation containing details and specifications is included with this application.

In putting together this proposal, the principal aim has been to minimise the impact on the appearance of the property and provide high quality replacements that will reduce noise intrusion and energy loss and be resilient to weathering for many years.