

Hayes Cottage

Heritage statement

The windows to the rear of the property are of 3 different styles, all believed to have been fitted in the 20th century and of poor quality. The proposed replacements would match to the upper right window with a single horizontal glazing bar. This style picks up on an earlier replacement window to the front elevation, also with a single horizontal glazing bar.

Each of the windows is of poor construction leading to misalignment of opening lights and areas of rot that have been repaired and require ongoing maintenance due to the significant condensation problems experienced. In addition, historic movement has made the windows poorly fitting leading to significant loss of heat, despite attempts to apply a modern draught excluder.

The replacement windows proposed would be traditionally hand made using redwood pine joinery timber and traditional methods. The frames and casements will be fully mortice and tenon with dowel pegs to the casements for additional strength. Fixed and opening casements would be flush finished to match all existing windows (see document Hayes Cottage 3). All timber would be finished in gloss white paint as per the remaining windows in the property.

The proposed windows would have slim (12mm) double glazed units to bring the property insulation up to date and to combat the destructive effects of condensation as currently experienced. Externally the glazing would be secured with appropriate putty or bevelled timber glazing bead to maintain the look of a traditional putty finish.

The rear of the property where the proposed replacements will be is not visible from any roadway and the elevation does not appear in the English Heritage listing text for the property save for mention of the rear lateral stack.