

HERITAGE STATEMENT

to accompany a Listed Building Consent Application
for the three replacement windows at

Pembroke Farmhouse barn
Bradley Road, Burrough Green, Newmarket, Suffolk, CB8 9NH

Application references: 17/01612/VAR and 17/00027/LBC

This document addresses condition 3 of the planning approval document, reference 17/01612/VAR for Pembroke Farmhouse, Burrough Green, CB89NH, which is a grade 2 listed building. It is proposed to replace three existing first floor windows in the original house, two windows, one in each gable end of the house and one set into a dormer above the original front entrance in the front elevation.

In addition to the house being listed, the application site is situated within the Burrough Green Conservation area.

Pembroke Farmhouse is listed with the following information:

Listing NGR: TL6383655580.

The Farmhouse is dated C17. It consists of a rendered timber frame, thatched roof with red brick ridge stack. The Farmhouse is laid out in a three unit plan, one storey and upper rooms in the attic. One gabled dormer window; two ground floor casement windows and half-glazed paneled door. The interior features stop-chamfered ceiling beams.

The windows.



East gable end



West gable end



Front elevation

The proposed replacement windows will be similar to and respect the appearance of the originals, but they will be of higher quality and more thermally efficient. Key features of the replacement windows are

- manufactured from hard-wood
- they will have similar appearance frames and window bars, see the detailed drawings that accompany the application
- similar size, or thinner window bars compared to those they replace
 - contain double glazed units
- have integral window locking mechanisms
- make use of draft seals.

All new windows will have matching dimensions:

1. Window sills will be 20mm thick and be 56mm deep with a 9 degree slope, the original window sills vary between 18mm and 40mm thick, and are between 45mm and 80mm deep.

2. The window frames will be of similar style and match those previously approved for windows replaced in the rear extension. The current transom that separates the lower casements from the upper fanlights will be replaced with a new pair of casements that make up the whole window sash.

3. The window casement lower frame sections will be 80mm high (viewed from the outside), currently they vary and are up to 95mm high.

4. Window bars will be 20mm, currently they are as wide as 25mm. Glazing unit and window bars The window casements will use a 4-10-4 glazing unit with window bars on the inside and outside, within the glazing unit there will be dummy spacer bars aligned with the window bars. The spacer and dummy spacer bars will be white, and the glazing unit held in the casement by wooden beading. This design has advantages in both appearance and performance over standards casements that contain multiple glazing units separated by window bars, these are:

- more sympathetic appearance due to thinner window bars
- better thermal performance through reduced thermal bridging at the window bars and the glazing unit edges (they have less total glazing edge)
- a glazing unit with a wider cavity can be accommodated, which has better thermal performance.
- white spacer and dummy spacer bars ensure the double glazing is less noticeable.

Colour/finish The windows will be painted white to match the other windows.