

Heritage and Design & Access Statement

Re: Application for listed building consent to replacement 3no. windows at Braggs Farm, Elder Street, Wimbish, Saffron Walden CB10 2XA

Braggs Farm is a grade II listed property which retains its original form as a one-and-a-half storey dwelling with central brick stack, onto which modern extensions have been added. The timber frame of the original property leans to the west, exposing the eastern elevation to a greater amount of rain water than would be the case if the walls were upright and protected by the roof's eaves. This situation has caused deterioration of the three timber windows in the eastern wall of the original house, including the complete loss of the external cill at first floor level. Listed building consent is sought for the replacement of these three windows to protect the fabric, structure and character of the building. The two windows to be replaced at ground floor level are located in the same room as two of the windows in the front/northern elevation. The proposal to replace the windows is intended also to return design consistency to the northern and eastern elevations of the original house.

The design of the proposed replacement windows is taken directly from original windows in the front/northern elevation of the property. The number of opening lights and panes will remain the same as the current windows and match that of the originals in the front/northern elevation. The size of the window frames will stay as existing, therefore no walling will be removed and no infill will be added beyond that necessitated by the installation process. The dimensions and profile detail for the glazing bars of the proposed new windows have been designed to mirror the existing windows in the front/northern elevation, rather than retaining the thick, heavy bars of the commercially made, modern windows which are to be replaced.

The materials proposed also mirror the current windows and the northern originals. The frames and glazing bars will be of soft wood, the cills and hood will be of hardwood. The new windows will have single glazed panes matching the existing, and the glass will be 4mm toughened. The hood is lacking from the current arrangement, and its reinstatement (in keeping with the design of the windows in the front elevation) will provide necessary protection for the softwood frames. Measurements and designs for the proposed replacement windows have been prepared by BlueRun Ltd, a local joinery firm specialising in bespoke timberwork.

There are no access considerations of relevance to this application.