



DESIGN, ACCESS AND HERITAGE STATEMENT

ADDRESS: Yew Cottage, Station Road, Eynsford, Kent DA4 0ER

APPLICANT: Mr & Mrs Phillips

AGENT: Freeman Ankerman Partnership Ltd

PROPOSED WORKS: Replacement of 2 dormer windows, repair works to dormer, plus repair and refurbishment works to smaller side window and rear ground floor window.

INTRODUCTION

Yew Cottage is a Grade II Listed building in Eynsford, Kent. The windows in this application require repair and in some instances replacement with double glazed window sets and the justification is detailed within this statement.

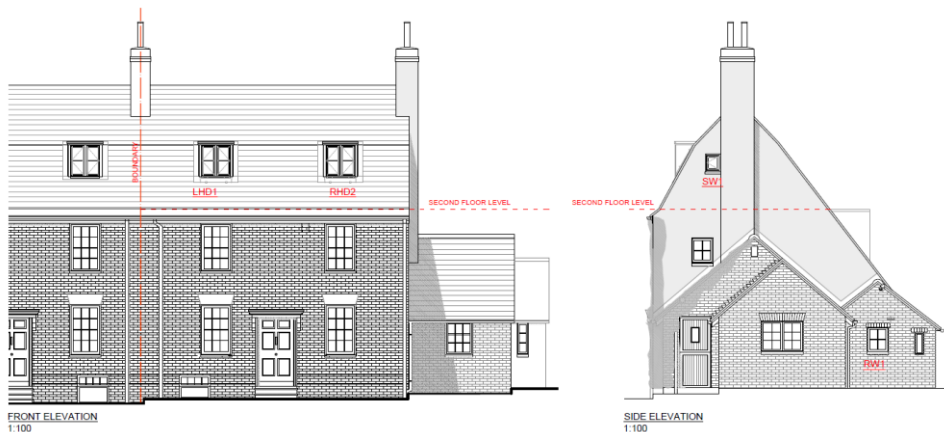
Pre-application advice was obtained in June 2023 regarding the proposed works. This application takes the LPA advice into careful consideration to ensure that the proposal complies with the relevant policies, particularly EN4.

Chartered Surveyor, Terence Freeman, attended site to assess the condition of the windows. Three of the four windows in question include timber which is rotting or damaged beyond reasonable repair.

It should be noted that the glazing to the dormer windows and upper side window on the street facing elevation is not the original glass. Both dormers and windows were refurbished in the 1960s with new glazing installed at the time. Whilst the dormer windows are not the original windows, the proposed works seek to mimic the look of the existing window sets and also provide double glazing using specialist Fineo vacuum system, allowing for a very thin glass profile. The same treatment is proposed to the small side window at second floor to improve thermal properties with no change to the external appearance of the window. Minimal works are proposed to the rear ground floor window, retaining existing frame and glazing but with repair works to the rotten timber sill.

Whilst repair is always the preferred approach, the requirement to replace elements of the windows can be justified if repair works are not suitable and the proposed appearance will match the existing. This statement considers the condition of each window and proposes a specification of works for each, in line with English Heritage guidance.

We highly recommend a site visit is undertaken to assess the building as a whole, in conjunction with the adjoining cottage, Yew Tree Cottage.



DIRECTORS

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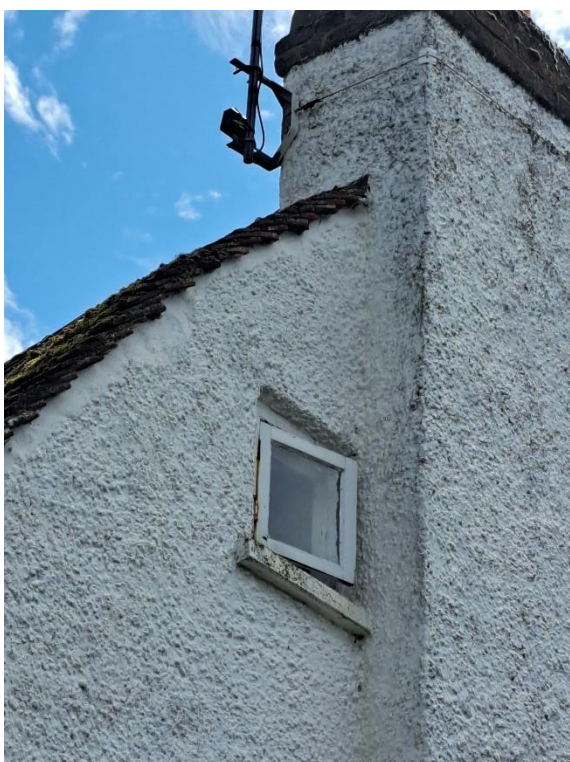
Associates: N Rebbeck M Patel L Talbot C Freeman A Batista M Naglowska

Condition Report & Specification of Works

Windows included in this application:



View of second floor dormers from front of house. Dormer to left hand side is hereon referred to as LHD1 and dormer to right hand side RHD2.



Second Floor Side Window (SW1)



Rear Ground Floor Window (RW1)

Photographs of LHD1



Fig A



Fig B



Fig C



Fig D

Photographs of RHD2



Fig A



Fig B



Fig C



Fig D

CONDITION REPORT for both LHD1 and RHD2:

As indicated in the photos above, sections of the dormer timber framework are beyond reasonable repair. The degraded timbers are on an exposed elevation and there is evidence of water absorption indicating wood decay, particularly in the head of the frame and the side cover boards. The exterior paint has failed, with paint flaking off and there are large depressions and splits visible in the timber.

Note the glazing to the dormer windows is not original and the applicants have been told this was replaced in the 1960s during refurbishment works.

The lead apron is in reasonable condition, but nails are rusting (possibly incorrect specification installed during the 1960s refurbishment).

Consent required for:

Replacement of head of frame and side cover boards which are beyond pair. Profile and paint colour to match existing.

Repairs to be carried out in-situ. Careful removal of lead cheeks, soakers and lead roof to assess condition of dormer structure. Specialist contractor to carefully cut out any rotten sections of timber and replace with sound, treated timber. Inserts should be made from good-quality wood similar in species and moisture content to the parent timber. They should be fitted with the grain orientated to match the existing. Use of timber with defects such as shakes, resin pockets, knots or sapwood should be avoided.

Remove existing dormer casement windows and replace with hardwood primed windowsets, with Fineo vacuum glass. Frame to match existing profile and paintwork colour. Fineo vacuum glazing has an ultra-thin profile avoiding the requirement for a deeper window frame and is suitable for use on listed buildings.

Condition of lead apron to be checked when scaffolding in position and nails to be replaced with correct specification (stainless steel, never galvanized or aluminium fixings).

Photographs of SW1



Fig A



Fig B



Fig C

CONDITION REPORT for SW1

Sections of the window frame are beyond reasonable repair including the side jamb and head jamb. There is evidence of water absorption indicating wood decay and the interior paint has failed, with paint flaking off and depressions and splits visible in the timber.

Consent required for:

Remove existing window and replace with hardwood primed windowset, with Fineo vacuum glass. Frame to match existing; dimensions and paintwork colour. Fineo vacuum glazing has an ultra-thin profile avoiding the requirement for a deeper window frame and is suitable for use on listed buildings.

Photographs of RW1



CONDITION REPORT for RW1

Essential repairs required to rotting window sill, which appears to be caused by fungi/bacteria. If left untreated this could cause further damage to the sill and eventually to the window frame itself. The frame is soft and fibrous in the rotten section. Window condition will decline if repairs are not carried out.

Consent required for:

Repairs to be carried out in-situ. Carefully cut out rotten sections of timber and replace with sound, treated timber. Inserts should be made from good-quality wood similar in species and moisture content to the parent timber. They should be fitted with the grain orientated to match the existing. Use of timber with defects such as shakes, resin pockets, knots or sapwood should be avoided.

Paintwork to the main frame has been over-coated many times with some overspill on to glazed sections. The saddle bar and stanchion bar should be lightly sanded to remove loose or blistering paint, and then cleaned with sugar soap to improve the key. Paint colour to match existing. Old putty to be removed with putty lamp and replaced if required by specialist contractor.

Precautions should be taken with regard to the possible presence of existing lead paint; therefore assume it is present and take precautions accordingly.

Planning Matters

Impact on Streetscene

As per pre-application advice, the changes are modest in scale and would not add built form to the site. There would not be a significant visual or spatial impact on the street scene with proposed windows matching the existing in terms of materials, form and design. Whilst the dormer windows are visible from the street scene, the works have been carefully considered and specification prepared to ensure that the works are appropriate for the listing.

Design, Form & Proportions

Design, form and proportions of the proposals will match the existing. In the case of a window replacement, there would be no added footprint and the dwelling would likely remain in keeping with the character of the area and of the existing structure.

Materials

Materials to match existing. Repair works to be carried out by specialist contractor.

Impact on Neighbouring Amenity

1. Light - The proposals would likely not result in any loss of light for the neighbouring property.
2. Impact on privacy - It is likely that no loss of privacy would result from the window replacement.
3. Visual intrusion - Due to the nature of the proposals, it is unlikely that they would result in a significant degree of visual intrusion.

Impact on the AONB

The proposed works both conserve and enhance the AONB. The repair and refurbishment works are required to the listed building, and the building survey undertaken has confirmed that without these works the building condition will decline which will have a negative impact on the AONB. The applicant's requirement for double glazed windowsets to the dormer and side window is appropriate as works will be ongoing to the areas and the new windows will match the design, form and proportions of the existing windows. The proposed use of Fineo vacuum glass is suitable for listed buildings, allowing for thermal improvement without the need for a deeper window frame and should be considered acceptable.

Impact on Listed Building

A full assessment of the significance and present condition of the windows is provided.

Whilst the front dormers are an important part of the overall listing, the repair works in the 1960s had a detrimental impact on the asset. The original glazing was replaced at this time and nails to the lead apron are rusting. The head of the frame and side cover boards need to be replaced in full due to wood decay which will require the removal of the lead roof and cheeks. All works are to be carried out by a specialist contractor.

The replacement of the casement windows with hardwood frames and Fineo vacuum glass is appropriate and justified. SM Sashes in Ingatestone have confirmed that they can match the existing window profiles with the Fineo Vacuum Glass, with dimensions of the frame manufactured to match existing as the glazing set is ultra-thin. It is also important to note that the proposed works will not alter the look of the glass as it is not the original glazing. The repairs and new windows will significantly improve the building condition whilst retaining the existing aesthetics.

With regards to the rear ground floor window, the sill is rotting and requires repair works to carefully cut out the damaged sections. Paintwork can be lightly sanded and any damaged putty to be removed and replaced carefully. The works to this window are repair works only.

Heritage Statement

Yew Cottage is a semi detached property, adjoining Yew Tree Cottage. The building is a mid 18th Century two storey property with attic and is Grade II Listed. The property is red brick with moulded wooden eaves and cornice. There is one central and two external brick chimney stacks. The stringcourse is constructed with red brick and grey headers. The property features one central and two external chimney stacks, with eight windows and four dormers to the front elevation. The doorcases have flat hoods on brackets each with six moulded and fielded panels.



Yew Tree Cottage & Yew Cottage (Application Site)

The dormer windows are visible on the street scene. Considering the asset as a whole, as the listing includes both properties, it should be noted that dormer windows to the neighbouring Yew Tree Cottage feature a heavier frame compared to the application property. Along with refurbishment works which were carried out to the application property in the 1960s, it can be considered that the dormer windows to the building are not entirely original and this has had some impact on the significance of the asset.

Currently timber elements to the dormers including the head of frame and side cover boards are beyond repair, and if works are not completed to maintain the asset then the building condition will decline.

Replacement of existing casement windows with double glazed units is a suitable specification as the ultra-thin Fineo vacuum glazing can be provided in the existing frame profile and therefore will appear the same externally.

The small side window is not a key architectural feature on this property and is largely hidden from public view. However, it is important to the applicant to ensure repair and replacements are in keeping with the building which is why the replacement window frame is proposed to match the existing profile.

The rear window appears to be original but the sill is rotting and this requires careful repair works as described in the window assessment.

All works should be carried out by a specialist contractor.

In summary the proposed works are important to prevent the building condition from declining. The specification is appropriate and suitable for this Grade II Listed building.

