



Heritage Statement

Replacement Windows at Woodside Cottage, 1 Woodside, Plymouth, PL4 8QE

On behalf of Mr. & Mrs. Jenkins

October 2023

1.0 Introduction

1.1 The Design & Statement has been produced by Crayon Architects on behalf of the freeholders, Mr. and Mrs. Jenkins.

1.2 This application seeks to replace the existing sliding timber sash single glazed windows, which are in very poor condition and beyond repair. New sliding timber sash windows are proposed with very similar patterns / profiles, and slim-profile heritage double-glazed units.

2.0 Historic Overview

2.1 The property has a rich history as a family dwelling dating back over 200 years. William Prideaux, renowned local chemist, sold the land for residential development. It is believed some form of building on the site dates back further still and might have acted as a shepherd's hut or barn overlooking the surrounding fields. When initially constructed for use as a house, the property had a shallow hipped roof over the south element of the building, with a lean-to roof along the rear facing north. Original footings below suspended floor level in the existing lounge and dining rooms show that the bay window was added later, and the building was extended around 1.5m to the east. The first floor of the east-facing facade is formed in timber studwork, which suggests this was also altered sometime later.

2.2 In 1890, the west facing ground floor bay was extended upwards, and the lean-to roof at the rear was raised with a flat roof and parapet wall. This allowed for additional rooms at first floor level accessed from the half-landing.

2.3 In 1932, the annex and garage were added, with external steps to access first floor level.

2.4 In 1949, reportedly after war damage, the roof was completely replaced and reconfigured to the current layout.

2.5 In 1999, plans were approved to extend the ground floor kitchen to the east and replace the first floor annex over the garage.

2.6 In 2019, plans were approved to extend the kitchen, replace the annex over the garage, and add a loft conversion with dormers. This was renewed in 2023.

2.7 The current owners recently purchased the property for use as family home. However, extensive renovation is required to make the property habitable.

3.0 Justification for the Proposed Alterations

3.1 The property is Grade II Listed so proposals must be sympathetic in this context. Listing marks and celebrates a building's special architectural and historic interest and brings it under the consideration of the planning system, so that it can be protected for future generations.

3.2 Historic England acknowledge that a Listing is not a preservation order, preventing change. It does not freeze a building in time, it simply means that listed building consent must be applied for to make any changes to that building which might affect its special interest. The materials and methods used should, of course, fit with the historic aesthetic.

3.3 This application seeks to replace the existing nonfunctional single-glazed sash timber windows with double-glazed heritage style sash timber windows.

3.4 The owner is planning a series of interior renovations with redecoration and new floor finishes. The existing single glazed windows offer inherently poor insulation, both thermally and acoustically. It is understood that noise issues and drafty conditions are not usually justification for replacement windows in a listed building, but in this case, it is important to note that the existing box frames, sashes, and sills are rotten beyond repair. The following doors and windows are not original: GFD01, FFW04, FFW05, FFW06, FFW07, FFW08 (upper sash), FFW09, FFW10, FFW11. The sashes of window FFW03 are missing entirely, and the opening has been boarded over. The glazing is also not original. This has been confirmed in the supporting letter by Precision Carpentry Services.

3.5 The new timber frames and sashes will be fabricated in Accoya. This is softwood that has been modified via a process called 'acetylation'. This increases its durability, enabling it to resist rot and stay resilient for decades to come. The treated wood is thoroughly tested for dimensional stability, durability, and paint retention, ensuring it achieves the optimal performance. The result is wood that comes with a 50-year guarantee above ground.

3.6 A hidden spring heritage sash offers identical sightlines to the original windows, with a slight variation in the depth of visible glazing bar that is almost imperceptible. It would take the window U-value from around 5.8 W/m²K to 1.6 W/m²K, which is significant in the context of the Climate Emergency (as declared by Plymouth City Council in 2019) and the recent increase in energy costs.

3.7 The proposed double-glazed panes are 12mm thick rather than 6mm thick single-glazed panes, so the visible part of the glazing bars will vary slightly when compared to the existing windows.

3.8 The thermal performance of new windows will mean they continue to look aesthetically pleasing in a sympathetic style with limited maintenance. The sightlines of the glazing bars will be exactly the same as the originals. Thus, the significance would not be harmed.

3.9 It has been established by a specialist that the existing units cannot be repaired. There is an opportunity to replace the windows at the same time as renovating the property, rather than damage reveals and surrounds later. The home is directly adjacent the public highway, and the existing windows are poor acoustically. Drafts create rattling and the high U-values lead to either a very warm or a very cold internal temperature.

3.10 Our clients have considered secondary glazing, but it would surely have a greater visual impact than slim-profile double-glazing. It would not resolve the issue of the existing frames being rotten and non-functional. Heavy curtains would only lessen drafts and noise when they are drawn at night and would not address issues associated with condensation. The current condition means the sashes cannot be opened, so they are not compatible with a family home. The existing hall does not provide a fire protected route to the front door, so the upper floor windows need to be suitable for fire egress.

3.11 The technologies for heritage double-glazing have significantly improved over recent years. The latest timber sash windows have integral brushes for draft-proofing and hidden trickle vents for background ventilation. Nicholls & Clarke produce an Eco-Lite Slim 12mm sealed unit (4mm softcoat / 4mm Argon, Krypton, or Xenon / 4mm float). The warm edge spacers are in black, giving the appearance of a shadow. Even to experienced individuals, this is almost imperceptible.

3.12 A heritage paintable putty will be used, which is in keeping with the simplicity of Georgian windows. This will have a hybrid polymer base. All timber work and putty will be painted in a white microporous paint for durability.

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