

Design, Access & Historical Impact Assessment

to accompany an application for listed building consent for

Can Court Cottage, Ampney St Peter, Gloucestershire, GL7 5SH December 2022

1.0 Introduction

1.1 Aim of this report

The property, Can Court Cottage, is a grade II listed building and is located within the Ampney St Peter Conservation Area.

The purpose of this report is to:

Assess the potential or actual impact likely to result from the proposed works on the listed building, in response to the relevant National Planning Policy Framework:

Conserving and enhancing the Historic Environment (Chapter 16).

Explain the design decisions made

Chapter 16 within the NPPF sets out the Government's planning policies for applications affecting heritage assets.

1.2 Reference to other documentation

This report should be read in conjunction with the following documents:

Photograph of North and West elevations identifying window numbered 1 - 8.

2.0 Setting & Historic Information

2.1 Statutory Site

The building was listed Grade II on 17th June 1986, the listing description is as follows:

LBS number: 129825

NGR: SP0815801484

Large semi-detached cottage. Early/mid C18. Rubble stone, stone slate roof at 2 heights, stone end stacks at junction of 2 sections. Single range originally of 2 storeys to right and single storey to left, left hand side now raised above right-hand side. To right, nearly central recessed plank door has 2 small flanking windows with timber lintels and inserted round window to left on first floor. To left, blind wall except for small single light inserted in raised section, and C20 oriel window with boarded base on left hand return. Stone ledge projects from front corner on right at approximately the original level of the left-hand section roof.

2.2 Property Description

The property comprises a substantial semi-detached cottage. The forward part of the house, fronting the pavement edge, provides accommodation on two floors and includes a passageway giving access to the rear at ground level.

Attached to the rear is a two-storey extension providing additional accommodation. This comprises kitchen space at ground level, with a front door on the north elevation and a door to the patio on the south. It also features a bedroom above.

The property stands on a relatively long, thin plot that tapers and rises slightly to the far end. The front of the original cottage faces the street on the pavement edge and features the original front door which has since been blocked off on the interior and is no longer used. The modern (1992) extension adjoins the Northern block of the cottage and runs perpendicular to

the original cottage forming a courtyard to the rear of the original cottage. This extension also faces the driveway and features the current front door.

3.0 Proposed Works and Schedule

3.1 Proposed works

The proposed works include replacing two single glazed windows (numbers 2 and 3 on the photomontage) with slim line, double glazed, flush-fitting, timber units. They would be made with 25mm through glazing bars to ensure the unchanged appearance of the cottage. The proposed works will also include providing secondary glazing to windows numbered 1, 4, 5, 6, 7 and 8.

Windows 1 & 5 are on the North elevation. Windows 2, 3, 4 & 6 are on the West elevation. Windows 7 & 8 are on the East elevation. The existing access into and within the property is unaffected by the proposed works.

3.2 Schedule of works

It is proposed that the works will be carried out during dry weather in an orderly manner to preserve the structure, safety, security and weatherproofing of the building. The replacement windows and secondary glazing will be made offsite and delivered glazed and ready for fitting.

4.0 Design Decisions & Conclusions

Where applicable, policies from National Planning Policy Framework have been directly quoted.

4.1 Project Brief

To increase heat retention via improved thermal efficiency of the fenestration.

To reduce condensation in the house.

To reduce carbon emissions through reduced oil boiler usage whilst retaining the existing style of fenestration to ensure minimal visible impact.

4.2 Design Decisions

Following advice received on 15.5.23 see email dated attached to this application and extract below It is proposed to replace two windows with slim line, double-glazed, timber units and to secondary glaze six windows.

“Assessment

Traditional windows (and their glazing) make an important contribution to the significance of historic buildings and areas. They are an integral part of the design of older buildings and can be important features in their own right, often made with great skill and ingenuity with materials of higher quality than are generally available today. Historic England guidance (‘Traditional Windows: Their Care, Repair and Upgrading’) is very clear that historic windows should only be replaced if beyond repair, and that any replacements should be accurate copies of the originals. This is in terms of their design, materials, construction, operation, glazing patterns and method of glazing. The reason for this is that surviving historic windows are an irreplaceable resource, which should be conserved and repaired, whenever possible.

In the absence of a full condition survey report, or a clear and convincing justification for their replacement, it is therefore the opinion of Officers that Windows 1, 4 and 6 should be retained and repaired on a like-for-like basis. If seeking to improve the thermal performance of these windows, secondary glazing should be considered.

Where existing windows are not historic, but traditional in terms of their design and detailing, Historic England is generally supportive of double-glazing, provided slim profile (10mm to 16mm).

Consequently, there is no in principle objection to the replacement of Windows 2, 3 and 5, all of which appear to be modern. This notwithstanding, the information submitted in support of the application is unfortunately somewhat lacking in clarity and detail. In particular, whilst the submitted design and access statement makes reference to 'slim line' double glazing and 20mm glazing bars, the vertical and horizontal sections submitted in support the application depict 24mm double-glazing with no glazing bars. The insulated glazed units also appear to be internally beaded (as opposed to externally).

In order to sustain the character and significance of the listed building, the replacement windows (i.e. 2, 3 and 5) should be flush-closing timber casements with single horizontal glazing bars subdividing the insulated glass units (IGUs). The glazing bars should be traditional 'through' glazing bars (and not applied to the surface of the glass), and the IGUs should be slim profile (10mm to 16mm), and held in place externally with sprig and putty, or simple chamfered glazing beads. The frames should be solid hardwood, or a good quality slow grown softwood, and not engineered or composite. Whilst there is no in principle objection to the simplification of the existing glazing pattern in Window 5 (large oriel window in the north gable-end of the building), as multi-pane double-glazing, even where slim profile, can appear 'chunky', and as a result of the incorporation of multiple units more susceptible to thermal bridging, details of the glazing pattern for each window in the form of scale drawings (elevations) and sections (full horizontal and vertical) have not been provided.

Conclusion:

The replacement of Windows 1, 4 and 6 with new double-glazed timber windows would result in the loss of surviving historic features that by virtue of their design, materials, construction, glazing patterns, and method of glazing, make an important contribution to the special interest and significance of the listed building. Furthermore, no clear or convincing justification has been provided in support of the application as to why these windows cannot be repaired.

Whilst there is no objection in principle to the replacement of Windows 2, 3 and 5 with new double-glazed timber windows, conflicting information has been provided in support of the application with regard to the thickness of the proposed double-glazing, the glazing bars, and the glazing patterns. As such, insufficient information has been submitted in support of the application to enable the Local Planning Authority to understand the potential impact of the proposals on the special interest and significance of the listed building. In particular, 24 mm double-glazing is highly unlikely to be considered acceptable, given the thickness of the individual units, the increased thickness of the glazing bars required to support the weight double-glazed units, and the incorporation of spacer bars and edge seals.

In light of the above, please advise if you wish to proceed to determination (Officer recommendation for refusal), withdraw the current application, or submit amended details addressing the above concerns. If the latter, please note that this should include confirmation that windows 1, 4 and 6 are to be retained and repaired on a like-for-like basis, and scale drawings showing the glazing patterns for replacement Windows 2, 3 and 5, together with full horizontal and vertical sections showing the glazing bar profiles and thickness of the double glazed units. Please note that if not held in place with putty, the glazing should be beaded externally, not internally."

The property is adjacent to St Peter's church which is Grade II* listed. The South churchyard overlooks Can Court Cottage and its garden and so great consideration was taken regarding the effects of the proposed works on the church and its churchyards. However, the proposed works to the windows will faithfully copy the style of the existing windows thus eliminating the risk of changing the character of the building.

Although windows 2,3,4 and 6 are on the West (Roadside) Elevation, the proposed works will faithfully copy the style of the existing windows thus eliminating the risk of changing the character of the village as a whole. In this way the proposal is *“sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.”*

4.3 Conclusions

The listed building is a dynamic place. It has been subject to change and in order to remain a sustainable, welcome and pleasing place it will continue to change. The proposed works are driven by the need to ensure a sustainable and energy-efficient solution for the building.

Due to the sensitive location of the property, the replacement double-glazed units and secondary glazing will be carefully specified to match as closely as possible to the existing fenestration. The works won't have any impact on the setting of the property or adjacent church. We believe the proposed works meet this criterion in a functional and aesthetically pleasing way. We propose that the works generate only a minor impact upon the special interest of the building and make a *“positive contribution to the character of the property without materially harming the heritage asset”*.

We therefore consider that the proposed works satisfy the relevant clauses of the NPPF as detailed above.