

HERITAGE STATEMENT

Application 23/03643/FUL

In respect of

Replacement rear and front elevation windows at

Daphne, Park Road, Chipping Campden, Gloucestershire GL55 6EA



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INTRODUCTION & SCOPE OF REPORT

This heritage statement has been compiled by Richard Gough MRICS, Chartered Surveyor, Daphne, Park Road, Chipping Campden, Gloucestershire GL55 6EA.

The purpose of the heritage statement is twofold: Firstly, to assess the architectural and historic significance of Daphne, and then to consider the heritage impact of the proposed alterations to its heritage significance. It is also intended to assist the local planning authority in making informed decisions about the proposed alterations and to provide a coherent heritage justification for the proposals.

The Heritage statement is written to comply with paragraphs 189 and 190 of the National Planning Policy Framework 2019 (NPPF) which requires applicants to describe the significance of any heritage assets affected by proposed alterations, including any contribution made by their setting. It also states that 'the level of detail should be proportionate to the asset's importance and be no more than is sufficient to understand the potential impact of the proposal on their significance'. This approach is also identified as best practice in Historic England's 'Historic Environment Good Practice Advice in Planning Note 2 - Managing Significance in Decision-Taking in the Historic Environment (March 2015).'

The applicants are submitting an application to replace the windows to the front and rear elevations.

Daphne is not a listed building, but is located in very close proximity to a number of Grade 2 listed buildings. The house also is located within a conservation area and within the Cotswolds Area of Outstanding Natural Beauty (AONB).

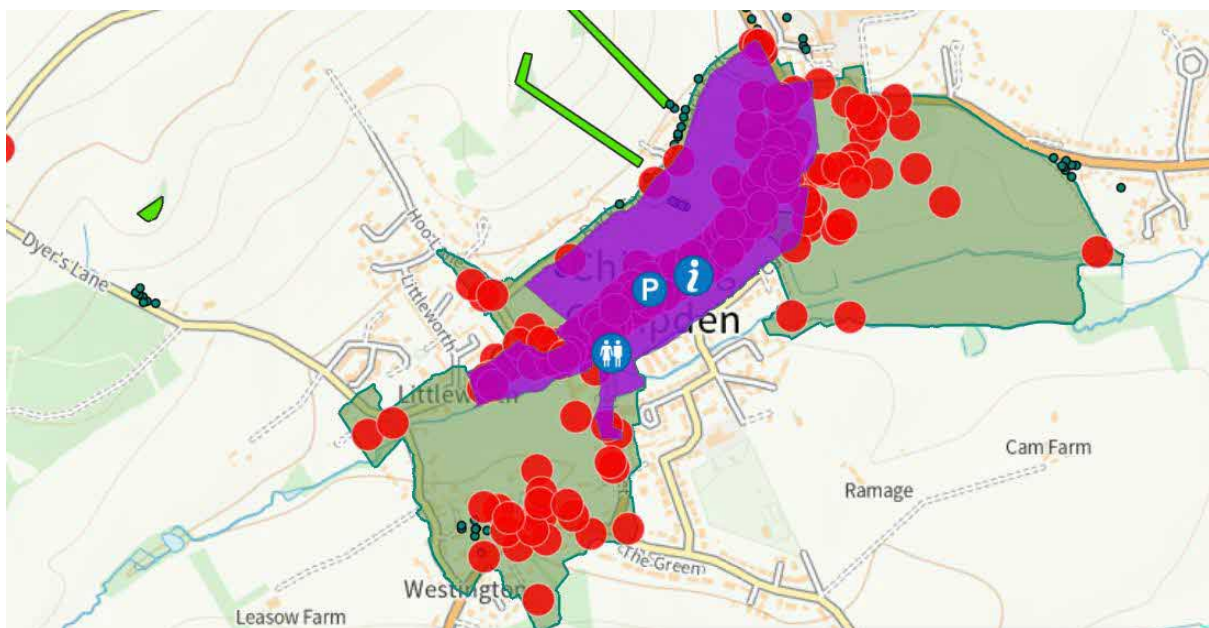


Figure 1 – Extent of Conservation Area in Chipping Campden

This heritage statement is based on cartographic, documentary and photographic evidence but primarily on the owner's knowledge of the building, gathered during their period of ownership since 2004.

DESCRIPTION OF THE BUILDING AND ITS HERITAGE SIGNIFICANCE

Understanding and assessing heritage impact relies on firstly having an understanding of what constitutes heritage significance. ‘Significance’ lies at the heart of heritage conservation policy and is defined in the National Planning Policy Framework as ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic. Significance derives not only from the Heritage asset’s physical presence, but also from its setting.

This section of the heritage statement describes the architectural and historic significance of Daphne as the basis for assessing the Heritage impact of the current proposals.

Historic context

The village of Chipping Camden was well established by the Domesday survey of 1086. In mediaeval times, the village relied heavily on sheep farming. It is notable for its preserved terraced high street, dating from the 14th century to the 17th century. The high street is lined with buildings built from the local quarried oolitic limestone (Cotswold stone) and boasts a wealth of vernacular architecture.

Daphne is located on Park Road, which is an extension of the high street, to the west of the village. Park Road is a residential street, comprising mainly of two storey cottages, the majority of which are built of Cotswold stone, although there is also a row of four, three storey brick cottages called Brick Kiln Cottages on the north side of Park Road.

Daphne is recorded on the first known map of Chipping Campden produced in 1722.



Figure 2 – 1722 map of Chipping Campden

The front elevation of Daphne faces due north onto Park Road and the rear elevation faces due south.

Description of the building

Daphne is a mid-terraced cottage which stands principally two storeys in height, with attic accommodation, and has a single storey extension to the rear. It measures about 7.5 m wide by 5.5 m deep and the single storey extension measures about 6.5m wide by 4m deep.



Photograph 1 – Front elevation of Daphne

The front door of the house opens directly onto the pavement of Park Road. The rear elevation overlooks the back garden. The river Cam runs along the rear of the garden and forms the southern boundary to the site.



Photograph 2 – rear elevation

Beyond the River Cam is 'The Craves' which is an enclosed field with a public right of way crossing over it.

Daphne is located in close proximity to four Grade 2 listed residential properties, as shown in the map below:

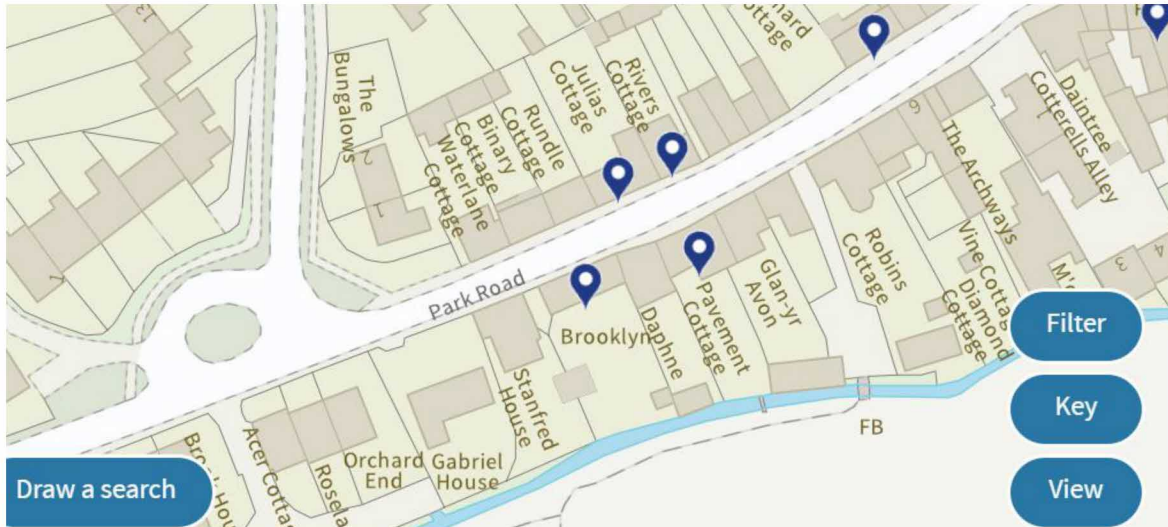


Figure 3 - Extract from Historic England Listing Register

The attached house to the west side of Daphne is Brooklyn, which is a Grade 2 listed thatched cottage which is of historic interest as it was renovated by the renowned architect CR Ashbee for his Guild of Handicrafts workers. The boundary between the gardens of Daphne and Brooklyn is formed with timber fence.



Photograph 3 – looking eastwards down Park Road. Brooklyn is on the right, next to Daphne

The adjacent house on the east side of Daphne is Pavement Cottage which is a Grade 2 listed Cotswold stone house. The boundary of the gardens between Daphne and Pavement Cottage is formed with a dry stone wall about 1.8 m high.



Photograph 4 -looking westwards down Park Road. Pavement Cottage is on the left, next to Daphne

Opposite Daphne are two Grade 2 listed cottages, Julia's Cottage and Rivers Cottage.



Photograph 5 – looking eastwards along Park Road. Julia's Cottage and Rivers Cottage are on the left, opposite Daphne

Daphne in its present form is believed to have been built in the mid-17th century but the exact date of construction has not been established. It is recorded on the first known map of Chipping Campden produced in 1722. It originally consisted of two cottages, likely to have been occupied by silk weavers and which, on a date not known (probably in the early 20th century), were knocked together to form one house. The original external door of the west cottage was partially filled in to form a window opening (W5). At that time Daphne was two stories in height with accommodation in the attic.

In the 1950s, a small single storey felt roofed bathroom rear extension was built.

In 2010, the present owners organised the construction of a single-story kitchen extension along the rear elevation. This extension also encompassed the existing bathroom extension, which was retained. This work was the subject of a planning application and approval.

The ground floor accommodation now comprises entrance hallway, sitting room, kitchen and shower room. On the first floor there are two bedrooms. Within the attic there is a further bedroom and a bathroom.

The original two-storey part of Daphne is built of Cotswold stone random rubble walling with roughly dressed, coursed stone facing the exposed elevations. The window openings are formed with exposed rough-hewn oak or elm lintels. The jambs of the window openings are roughly dressed coursed stone but there are no finely dressed ashlar facings. The existing windows mostly have softwood sills, apart from one window (W5) which has a painted triangular cement fillet. There are no existing stone sills.

The upper floors are elm floorboards on timber joists supported on large elm beams running left to right.

The double pitched roof is formed of rough-hewn elm logs/ purlins spanning between the stone party walls and central wall, with timber rafters fixed to the purlins. The roof is covered with double lap, machine-made concrete plain tiles.



Photograph 6 – bathroom in attic space

There is a Cotswold stone chimney stack in the centre of the house, with stone fireplaces in the two ground floor rooms served by this central chimney stack.

The party wall between Daphne and Pavement Cottage is built of exposed Cotswold stone up to first-floor level. At second floor level there is the remains of a wattle and daub exposed timber wall which may be left over from a timber frame house which predated Daphne, or may have been part of the adjacent house at Pavement Cottage.



Photograph 7 – hallway showing wattle and daub party wall up the stairs

The party wall between Daphne and Brooklyn is formed with a Cotswold stone rubble wall which is plastered

At the rear of the roof is a double dormer window which incorporates two window casements which provide light into the bedroom and bathroom within the attic. These are made of painted softwood. There is no intention to renew these windows at this stage, as the windows are sound.



Photograph 7 – dormer window on rear elevation

The single-story rear kitchen extension is of modern construction with Cotswold stone and blockwork cavity external walls supporting a timber flat roof covered with bituminous felt, and with short plain tiled double pitch roof structures along the perimeter to give the appearance from the distance of the extension having a pitched roof.

At the rear of the garden is a single-story stone outbuilding with a corrugated iron roof which is used as a store and garden office.

Summary of Heritage Significance

Assessing 'significance' is how the cultural value of a place and its component parts are identified. The purpose in so doing is as the basis for effective conservation and management, because identifying aspects of higher and lower significance, based on a thorough understanding of a

heritage asset, enables proposals to be developed which protect, respect and enhance its character and cultural values. Such assessment can identify those areas where minimal changes should be made as well as areas where change might be positive and enhance understanding or appreciation of significance. Changes can then be designed to ensure that significant features are not compromised and that alterations conform to legislative and policy requirements.

Since purchasing Daphne in 2004, the present owners have been gradually improving the house, while seeking to retain its essential character. In July 2007 the house was subjected to severe flooding and during the subsequent refurbishment, the owners took the opportunity to improve the ground floor accommodation. The improvements included new Cotswold stone floors throughout, new oak doors and a new oak staircase. In 2010 a kitchen extension was added to the rear elevation. The proposed replacement of the windows which now forms this application is the latest project in this ongoing process.

The significance of Daphne can be summarised as follows:

- It is a good example of two small 17th century former silk weavers' cottages which have been joined to make one house.
- The plan form of each of the original houses is retained and most of the rooms retain their historic proportions and architectural features. Plan form is significant in understanding how buildings were originally occupied so its survival is of high significance.
- The building's architectural form expresses its history and the narrative of its development. Consequently, it is of high significance. It also contributes to its aesthetic or picturesque qualities.
- Changes over time, including the connection between the two buildings and the alterations to the windows are all responses to the occupants' living standards and lifestyles. As such, they add to the narrative of the building and are significant in their own right.
- Previous alterations to some windows, carried out in the 20th century, have been less successful and contributed negatively to the significance of the building.
- The use of locally distinct vernacular building materials is noteworthy. The coursed Cotswold stone walling and rough-hewn elm timber provides evidence of local materials and local craftsmanship, so it is of high significance. It also contributes to local distinctiveness and character.
- The house makes a positive contribution to the character of Park Road, Chipping Campden. The Grade 2 listed properties in very close proximity contribute positively to the value and significance of Daphne. The building has group value with neighbouring heritage assets.

DESCRIPTION OF THE PROPOSED ALTERATIONS AND ASSESSMENT OF THEIR HERITAGE IMPACT

The existing windows are of varied dates, materials and styles. All are single glazed and prone to condensation. They are draughty and cold in the winter, to the detriment of the EPC value of the house. Some of the timber windows, and particularly the sills, have been affected by wet rot.

The proposals for each window are described and tabulated below. Window and door numbers are shown on the photographs below and cross-referenced to the planning application.





Photograph 8 – Front elevation (after new sills installed), showing window reference numbers






Photograph 9 – Rear elevation, showing window reference numbers


Window Number	Description of existing window	Photograph	Proposed Alteration
W1	<p>2 light window with wooden frame. The mullions and jambs are chamfered internally. The left hand (east) light has a fixed leaded casement split into 15 individual leaded single glazed panes. The right hand (west) light has an opening steel casement, leaded and split into 15 panes, which is likely to have been installed in the late 19th century. Internal casement latch and stay. Wooden external sill. The window aperture is likely to be original 17th century and has an exposed hardwood lintel.</p>	 <p>W1 (front elevation, first floor left) – taken before sill was replaced</p>	<p>Cut away existing stone and insert Cotswold stone window sill, weathered and throated with stooled ends. 35mm overhang, with drip. Manufactured by Wrights of Campden. Note- this work was carried out in August 2023. Remove existing window and provide hot dip galvanized polyester powder coated (Oyster white) steel window with hermetically sealed double-glazed units and primed meranti hardwood subframes, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass pins, fitted with weatherstripping, locking handles and stays. Double-glazed units made using low 'E' glass with a gas filled cavity. h" darkened lead strips applied to both sides of the</p>


			<p>outside pane with hand soldered joints. Hardwood timber subframes constructed using Ex. 3" x 3" for the head, jambs and sills. Sub-frame painted oyster white to match windows. One opening light and one fixed light, each with 15 panes to match existing appearance.</p>
W2	<p>2 light window with wooden frame. The mullions and jambs are chamfered internally. The left hand (east) light has a fixed leaded casement split into 15 individual single glazed leaded panes. The right hand (west) light has an opening steel casement split into 15 leaded single glazed panes, which is likely to have been installed in the late 19th century. Casement latch and stay. Wooden external sill. The window aperture is likely to be original 17th century and has an exposed</p>	 <p>W2 (front elevation, first floor right) – taken before sill was replaced</p>	<p>Cut away existing stone and insert Cotswold stone windowsill, weathered and throated with stooled ends. 35mm overhang, with drip. Manufactured by Wrights of Campden. Note- this work was carried out in August 2023. Remove existing window and provide hot dip galvanized polyester powder coated (Oyster white) steel window with hermetically sealed double-glazed units and primed meranti hardwood subframes, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass</p>

	hardwood lintel.		pins, fitted with weatherstripping, locking handles and stays. Double-glazed units made using low 'E' glass with a gas filled cavity. h" darkened lead strips applied to both sides of the outside pane with hand soldered joints. Hardwood timber subframes constructed using Ex. 3" x 3" for the head, jambs and sills. Sub-frame painted oyster white to match windows. One opening light and one fixed light, each with 15 panes to match existing appearance.
W3	2 light window with wooden frame and central wooden mullion. The mullions and jambs are chamfered internally. Steel transoms let into the wooden frame to form 4 single glazed panes. The left (east) upper pane is a steel casement, side hinged with a latch, likely to have been installed in the late 19 th century or early 20 th century. The other three	 <p data-bbox="555 1816 1145 1921">W3 (front elevation, ground floor left) – taken before sill was replaced. The rotten wooden sill is temporarily covered with lead</p>	Cut away existing stone and insert Cotswold stone window sill, weathered and throated with stooled ends. 35mm overhang, with drip. Manufactured by Wrights of Campden. Note- this work was carried out in August 2023. Remove existing window and provide hot dip galvanized polyester powder coated (Oyster white) steel window with hermetically sealed double-glazed units and primed meranti

	<p>panes are fixed. Softwood window sill which does not overhang the face of the external wall, and is affected by wet rot. The window aperture is likely to be original 17th century and has an exposed hardwood lintel.</p>	 <p>W3 (front elevation, ground floor left) – taken after sill was replaced</p>	<p>hardwood subframe, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass pins, fitted with weatherstripping, locking handles and stays. Double-glazed units made using low 'E' glass with a gas filled cavity. Hardwood timber subframe constructed using Ex. 3" x 3" for the head, jambs and sills. Sub-frame painted oyster white to match windows. Windows divided into 4 panes to match existing appearance. One opening upper pane. Other three panes to be fixed.</p>
W4	<p>2 light window with wooden frame and central wooden mullion. The mullions and jambs are chamfered internally. Steel transom let into the wooden frame to form 4 fixed single glazed panes. Softwood window sill which does not overhang the face of the</p>		<p>Cut away existing stone and insert Cotswold stone windowsill, weathered and throated with stooled ends. 35mm overhang, with drip. Manufactured by Wrights of Campden. Note- this work was carried out in August 2023. Remove existing window and provide hot dip galvanized polyester powder</p>

	<p>external wall, and is affected by severe wet rot. The window aperture is likely to be original 17th century and has an exposed hardwood lintel.</p>	<p>W4 (front elevation, ground floor centre) – taken before sill was replaced. The rotten wooden sill is temporarily covered with lead</p>  <p>W4 (front elevation, ground floor centre) – taken after the sill was replaced. The rotten wooden sill can be seen</p>	<p>coated (Oyster white) steel window with hermetically sealed double-glazed units and primed meranti hardwood subframes, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass pins, fitted with weatherstripping, good quality locking handles and stays. Double-glazed units made using low 'E' glass with a gas filled cavity. Hardwood timber subframe constructed using Ex. 3" x 3" for the head, jambs and sills. Sub-frame painted oyster white to match windows. Windows divided into 4 panes to match existing appearance. One opening upper pane, other three panes to be fixed.</p>
W5	<p>2 light window with softwood frame and central wooden mullion. Installed when the two cottages were knocked together and the original door filled in, probably in the</p>		<p>Remove existing cement fillet, cut away existing stone and insert Cotswold stone windowsill, weathered and throated with stooled ends. 35mm overhang, with drip. Manufactured by Wrights of</p>

	<p>early to mid 20th century. Softwood transoms to divide the window into 4 single glazed panes. The left hand (east) light is fixed. The right-hand light is a side opening casement, with monkey tail latch and casement stay. No windowsill. Painted cement fillet applied to head of brickwork. Exposed hardwood lintel. Window affected by wet rot.</p>	 <p>W5 (front elevation, ground floor right) – taken before sill was replaced</p>  <p>W5 (front elevation, ground floor right) – taken after sill was replaced</p>	<p>Campden. Note- this work was carried out in August 2023. Remove existing window and provide hot dip galvanized polyester powder coated (Oyster white) steel window with hermetically sealed double-glazed units and primed meranti hardwood subframe, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass pins, fitted with weatherstripping, locking handles and stays. Double-glazed units made using low 'E' glass with a gas filled cavity. Hardwood timber subframe constructed using Ex. 3" x 3" for the head, jambs and sills. Sub-frame painted oyster white to match existing windows. Windows divided into 4 panes to match existing appearance. One opening upper pane, other three panes to be fixed.</p>
W6	2 light window with softwood frame. Central wooden mullion with sunk		Remove existing window and sill and provide hot dip galvanized polyester powder coated

	<p>rounded edges on the inside. Window likely to date from early or mid 20th century. Softwood transom to divide it into 4 single glazed panes. The right hand (east) light is fixed. The left-hand light is a side opening casement, with monkey tail latch and casement stay. Painted softwood window sill, weathered and throated with drip. The window aperture in likely to be original 17th century and has an exposed, painted hardwood lintel. Window and sill affected by wet rot.</p>	 <p>W6 (rear elevation, first floor left)</p>	<p>(Oyster white) steel window with hermetically sealed double-glazed units and primed meranti hardwood timber subframe, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass pins, fitted with weatherstripping, locking handles and stay. Double-glazed units made using low 'E' glass with a gas filled cavity. Hardwood timber subframe constructed using Ex. 3" x 3" for the head and jambs and sub-sill. Hardwood sill, weathered and throated with drip. Sub-frame and sill painted oyster white to match windows. Windows divided into 4 panes to match existing appearance. One side opening light, other light to be fixed.</p>
W7	<p>2 light window with softwood frame. Central wooden mullion with sunk rounded internal edges. Window likely to date from mid 20th century. Sotwood</p>		<p>Remove existing window and sill and provide hot dip galvanized polyester powder coated (Oyster white) steel window with hermetically sealed double-glazed units and primed meranti hardwood timber</p>

	<p>transom to divide it into 4 single glazed panes. The left hand (west) light is fixed. The right-hand light is a side opening casement, with monkey tail latch and casement stay. Painted softwood window sill, weathered and throated with drip. The window aperture is likely to be original 17th century and has an exposed, painted hardwood lintel.</p>	 <p>W7 (rear elevation, first floor right)</p>	<p>subframe, manufactured and installed by Holdsworth Windows, Shipston on Stour. Slim W20 sections hung on close fitting barrel hinges with brass pins, fitted with weatherstripping, locking handles and stays. Double-glazed units made using low 'E' glass with a gas filled cavity. Hardwood subframe constructed using Ex. 3" x 3" for the head and jambs and sub-sill. Hardwood sill, weathered and throated with drip. Sub-frame and sill painted oyster white to match windows. Windows divided into 4 panes to match existing appearance. One side opening light, other light to be fixed.</p>
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The approach to the conservation and replacement of the windows is based on a thorough understanding of their age and significance and on a detailed inspection and quotation provided by Holdsworth Windows, Shipston on Stour.

The Cotswold stone windowsills to the five Windows on the front (north) elevation have already been installed, this having been undertaken in August 2023. The work was carried out because the existing rotten sub-sills, and absence of window sills which over hanged the face of the external wall, was allowing damp to penetrate and causing dampness to the external walls. This had been partially alleviated by temporary lead cappings over the sills. The new sills have been manufactured in natural local Cotswold stone by Wrights of Camden.

The aim is to retain the existing configuration of the Windows, while standardising the design and appearance and improving the thermal efficiency, security and life expectancy by the use of steel instead of softwood materials. Another aim is to improve the external appearance and prevent damp by incorporating Cotswold stone sills to replace the existing mixture of rotten timber and cement fillet sills.

The windows are to be installed by Holdsworth Windows who have considerable experience of manufacturing and installing steel casement windows on historic buildings. Typical examples of their work can be seen at <https://holdsworthwindows.co.uk/>

SUMMARY AND CONCLUSION

The proposals the subject of this application are aimed at reversing the poor quality timber windows installed to the front elevation when the two original cottages were knocked together to form Daphne, as well as standardising the appearance by using steel heritage Windows in keeping with the area, improving the resistance to moisture and life expectancy of the windows and enhancing the thermal performance and security. The proposal is also aimed at improving the external appearance and streetscape, bearing in mind the very close proximity to four Grade 2 listed properties.

The installation of new Cotswold stone still sills has already been undertaken to improve and standardise the appearance of the front elevation and minimise the effects of damp.

For the reasons set out in this heritage statement, the proposals are compatible with a 17th-century cottage in a conservation area and an area of outstanding natural beauty. As such, the proposals comply with local and national heritage conservation policies.