

JACKDAWS FORD

Chelsworth

Design & Heritage Statement

To accompany applications for Planning Permission and
Listed Building Consent to replace 20th Century Windows

December 2023

Hoare,
Ridge &
Morris

Architects

.....

Contents

Introduction	3
Heritage Context	4
Proposed Changes in Summary	6
Replacement Windows within Solid Brick Walls (Type A)	10
Replacement Windows within Rendered Timber-Framed Walls (Type B)	12
Replacement Casements (with Retained Frames) (Type C)	15
Replacement Windows to Match Consented North Wing Windows (Type D)	16
Conclusion	18

Introduction

This statement describes the proposed replacement of windows at Jackdaws Ford, for which Planning Permission and Listed Building Consent is sought.

Jackdaws Ford is a Grade II listed house in a central village location in Chelsworth.

These proposals follow the granting of planning permission (Ref: DC/23/01550) and listed building consent (Ref: DC/23/01551) in July 2023 for other, more significant, changes to Jackdaws Ford. Though these consents also included some replacement of windows, none of the windows included in this application were part of the previous consents.

The proposed changes in this application relate exclusively to the replacement of mid-and-late 20th Century single-glazed timber windows with double-glazed timber windows. The changes are proposed to improve the energy performance of the house and the comfort of the occupants, without causing harm to the listed building. It is hoped that the changes proposed are uncontentious; nonetheless listed building consent will be needed. It is also assumed that planning permission will be required, due Jackdaws Ford being located within the Chelsworth conservation area.

No changes to the original moulded mullion windows on the west elevation or the four 19th Century windows on the street-facing south elevation are proposed in this application; rather the changes proposed deliberately include only the replacement of mid-and-late 20th Century windows.

The replacement window profiles and their relationships to surrounding finishes have been carefully considered and individually detailed.



Jackdaws Ford in 1870. The 3no. first floor windows and the centre window on the ground floor remain, though the casements have been replaced since this photo. (Image published online at Chelsworth.org.uk)



Jackdaws Ford in 2023 viewed from the southeast. Two windows (in the area of the front door) have been added, the door to the former butcher's shop has been removed, and the ground floor window in the western crosswing has been replaced since the 1870 photo above.. (Image published online at Chelsworth.org.uk)

Heritage Context

Jackdaws Ford is listed grade II, reference 1194140. The listing description is included on the opposite page.

The house is noted as having 15th and 16th century origins which is borne out by evidence in situ. The house is noted in the listing description to have had its main block refaced in brick but the majority of the south wall has been fully rebuilt in brick, and many of the window openings are not in positions originally relating to the timber frame.

The house appears in a number of historic photographs of Chelsworth, and can be seen with a fully rendered exterior in the earliest photographs from the 1870s. A good selection of historic photographs is available to view on the village website www.chelsworth.org.uk

Various alterations have been consented since the original listing (1958) including unspecified alterations in the 1980s, re-roofing (2017), and most recently (2023) erection of single storey extensions, including internal and external works.

The earliest surviving part of the building is the elm-framed western cross wing and the central hall. The western wing would have been jettied at first floor facing the street – this was later infilled below to increase usable ground floor space.

The hall would have been an open hall when first built, the current ground floor ceiling being an inserted first floor of the 16th century. The western chimney (in the original cross passage) was probably first inserted in the 17th century but was substantially rebuilt in the 20th century. The south wall of the hall was rebuilt (rather than faced) in brick, probably in the nineteenth century.

The east part of the building would originally have been a late 15th century parlour. This part of the building was largely oak framed but has been much altered through various changes including conversion to a butcher's shop in the 19th century when the bay window was added to the street. At first floor level the current south wall is later and suggests that the southern end of this cross wing has been truncated. Within the roof there has also been much rebuilding, including the original north gable of the cross wing. Following the closing of the butcher's business, the building is thought to have become entirely residential.



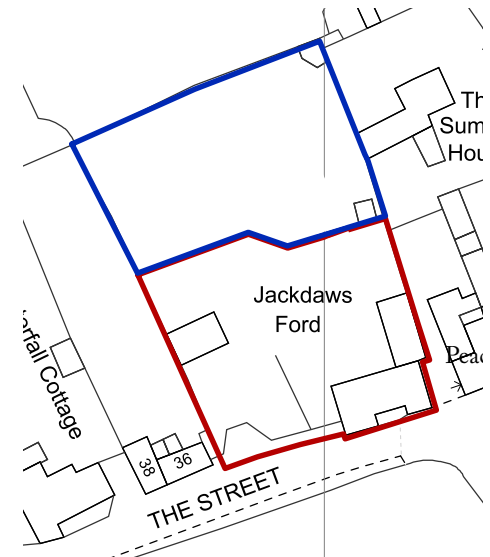
Excerpt of photo from the 1870s (Image published online at Chelsworth.org.uk)



Excerpt of photo from the early 20th century (Image published online at Chelsworth.org.uk)



1958 OS Map - NTS - Current Jackdaws Ford boundary indicated in red. (Reproduced with the permission of the National Library of Scotland)



Existing Location Plan - NTS

The wing or range running north from the 15th century house appears nineteenth century in origin and includes a substantial bread oven. This wing was thatched in the 1870s (it appears on the edges of some historic village photographs), but it has been much altered in the 20th century, with floors, walls and roof all heavily rebuilt or altered; the roof is now entirely modern softwood and was reroofed in its entirety following a 2017 consent and a garage that was previously located within this wing was at some point converted (1980s?) and is currently used as a ground floor bedroom. Most of the windows in this wing received consent to be altered and/or replaced in July 2023 and plans are underway to proceed with these consented works.

There are two original windows with moulded mullions on the west elevation (noted in the listing description). Reopening the first floor mullion window was consented in July 2023, but no alterations are proposed to these two windows in this application.

There are also four remaining 19th Century windows on the street-facing south elevation, consisting of the three of the first floor bedroom windows (WF01, WF02, WF04) and the central ground floor drawing room window (WG02). The other windows throughout the house have been replaced during the 20th Century, apparently at various times between the 1950s and 1980s. It is these mid-and-late 20th century windows that are proposed for replacement in this application.

Listing Description:

- *List Entry Name: Jackdaws Ford*
- *Address: Chelsworth The Street 1. 5377 (north side) Nos 30 and 32 (Jackdaws Ford) - Listing NGR: TL9820848027*
- *Grade: II*
- *List Entry Number: 1194140*
- *Date Listed: 23-January-1958*

- *Description: C15-C16 timber-framed and plastered building with a cross wing at the west end with exposed timber-framing. Two storeys. The main block is partly faced in brick (painted). At the east end there is a small former shop front built out on the front, with exposed timber framing above. Casement windows. On the west side there are some original windows (one blocked) with moulded mullions. Roof tiled, with a large central chimney stack. A wing extends to the north at the east end.*



Jackdaws Ford viewed from southwest, showing the original mullion windows (one blocked) on the west elevation and the mixture of 19th and 20th century windows on the south elevation.



Jackdaws Ford viewed from the northwest, showing the northern wing (left side) and the northern elevation of the western cross-wing and central hall (right side).

Proposed Changes in Summary

The aim of the proposed window replacements is to improve the energy performance and comfort of the Jackdaws Ford by replacing single-glazed timber windows with double-glazed timber windows; all whilst protecting and enhancing the architectural and heritage significance of the house.

New glazing is to be conservation grade thin-sealed units within painted timber joinery, allowing for traditional width glazing bars and sightlines, but providing good insulation values.

The proposed replacement windows have been divided into four window “types” based on the surrounding context of the proposed windows:

Type A windows are within solid brick walls.

Type B windows are within rendered, timber-framed walls.

Type C window is a casement replacement (only) with the existing cill, jamb, head, mullion, and pentice retained.

The type A, B, and C windows are all within the historic main body of the house and have similar frame and ovolo profiles based on the profiles of existing 19th Century windows in this area of the house.

Type D windows are within the later and much altered northern wing of the house. They have been detailed to match the consented double-glazed windows to be installed within this wing.



19th Century window WG02 on ground floor in the drawing room, which is to be retained without alteration. The frame and casement profiles for the proposed replacement windows in this area of the house are based primarily on this window.



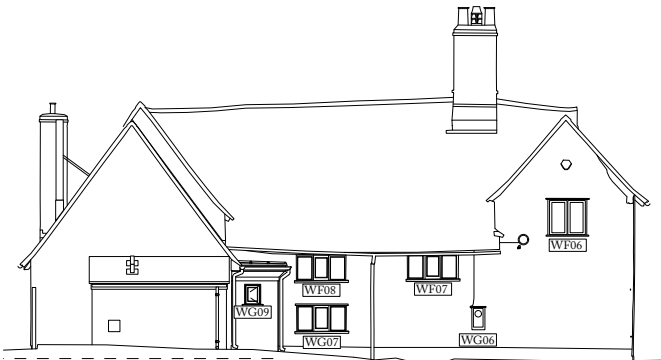
1 SOUTH ELEVATION
As Consented, 1:100

South Elevation, as Consented NTS (Refer to 210. PL102)



8 WEST ELEVATION
As Consented, 1:100

West Elevation, as Consented NTS (Refer to 210. PL102)



9 NORTH ELEVATION
As Consented, 1:100

North Elevation, as Consented NTS (Refer to 210. PL102)



10 EAST ELEVATION
As Consented, 1:100

East Elevation, as Consented NTS (Refer to 210. PL102)

** signifies frosted glazing*



1 SOUTH ELEVATION
As Proposed, 1:100

South Elevation, as Proposed NTS (Refer to 210. PL102)



2 WEST ELEVATION
As Proposed, 1:100

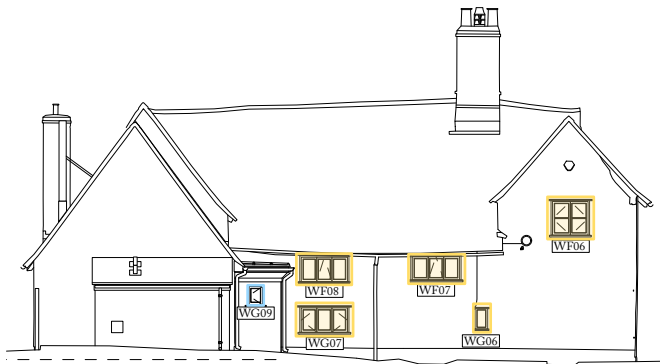
West Elevation, as Proposed NTS (Refer to 210. PL102)

LEGEND (No alterations proposed)
These windows to be retained as existing (19th Century or earlier windows), or installed per previous planning/LBC consent

- = 19th Century Window
- No alterations proposed
- = Window per previous planning/LBC consent
- No alterations proposed to consented proposals

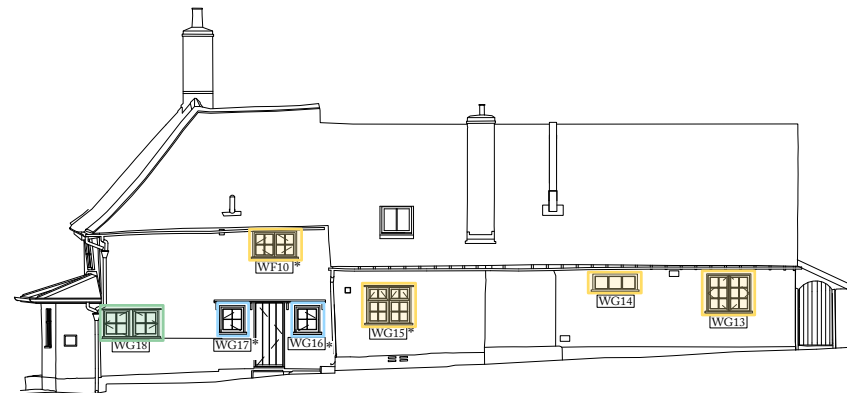
LEGEND (Alterations proposed)
These windows proposed to be altered.

- = Mid 20th Century (1950s/1960s) Window, single glazed
- To be replaced with double-glazed timber window
- = Mid 20th Century (1950s/1960s) Window, single glazed
- Frame of timbers to be retained, single-glazed casements to be replaced with double-glazed casements
- = Late 20th Century Window, single glazed
- To be replaced with double-glazed timber window



3 NORTH ELEVATION
As Proposed, 1:100

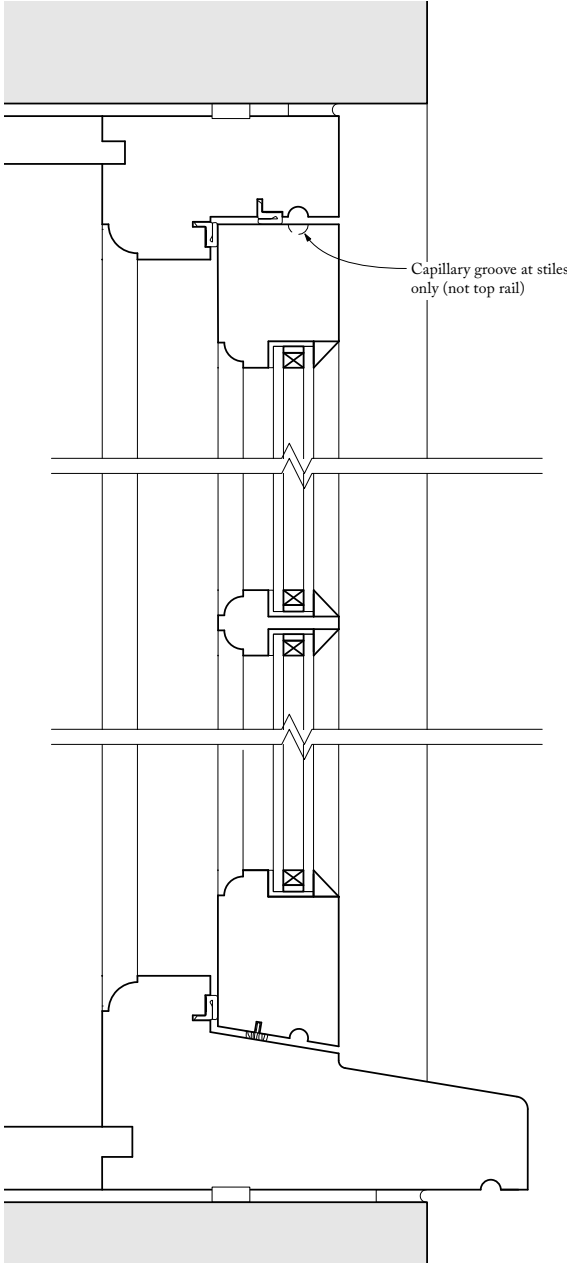
North Elevation, as Proposed NTS (Refer to 210. PL102)



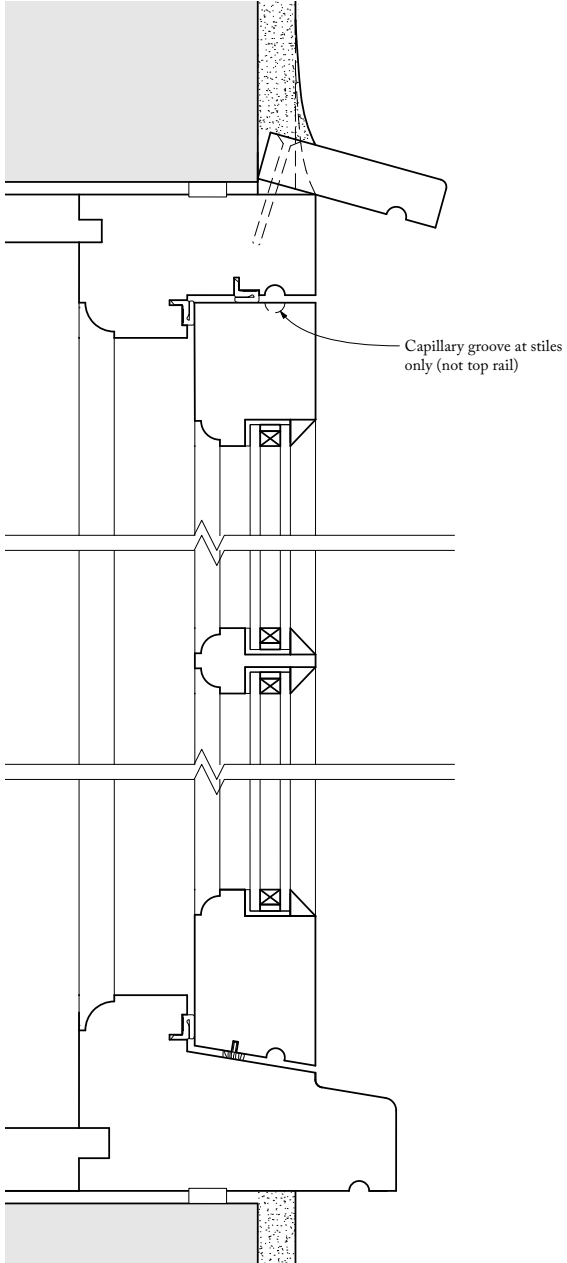
4 EAST ELEVATION
As Proposed, 1:100

East Elevation, as Proposed NTS (Refer to 210. PL102)

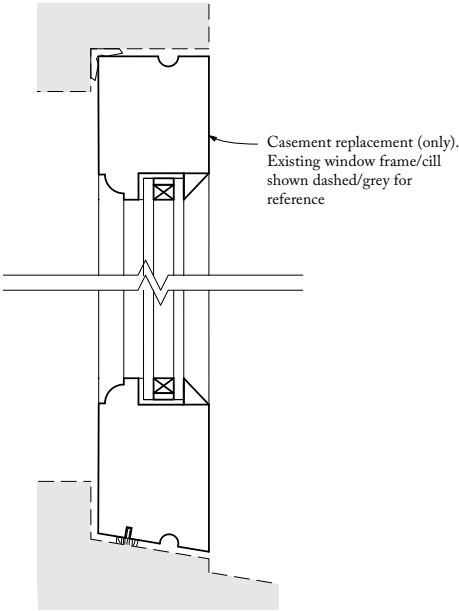
* signifies frosted glazing



Typical Window 'Type A' Proposed Detail Section NTS
(Refer to 210. PL104 for additional details)



Typical Window 'Type B' Proposed Detail Section NTS
(Refer to 210. PL104 and 210. PL105 for additional details)



Typical Window 'Type C' Proposed Detail Section NTS
(Refer to 210. PL105)

Type A Windows: Windows within Solid Brick Walls

Type A windows are all on the street-facing south elevation of the house, and set within solid brick walls. Their round ovolo profiles have been based on the existing 19th Century windows to be retained in on the south elevation and they have been setback the same distance as the adjacent 19th Century windows that are also within the solid brick walls.

Type A1: The small drawing room window WG03 includes exterior moulding to match the profile of adjacent 19th Century window WG02. The window size and profile, including the central horizontal bar, have been detailed to match the existing window WG03.

Type A2: The first floor bathroom window WF03 is to be a double casement window. Exterior moulding has intentionally been omitted to match adjacent bedroom window WF02.

Type A3: The street-facing window in the former butcher's shop WG01 is has been set out to match the fixed/operable arrangement of the existing WG01 window. It also deliberately omits the exterior moulding in order to match adjacent kitchen window WG18.



Jackdaws Ford viewed from the southeast, showing windows within solid brick walls in the central hall area and in the former butcher's shop extension (RHS)



Jackdaws Ford viewed from the south. The windows on the right hand side are 19th Century windows to be retained, while the two smaller windows on the left hand side are 20th Century windows to be replaced.



Window WG03 viewed from the exterior (to be replaced, exterior moulding to be replicated).



Window WF03 viewed from the exterior (to be replaced with a double casement w/o mullion).



Window WG01 viewed from the exterior (to be replaced).



Window WG03 viewed from the interior (to be replaced, central bar profile to be replicated)



Window WG01 viewed from the interior (to be replaced, fixed/operable layout to be replicated).



19th Century window WG02 viewed from the exterior (to be retained without alteration).

Type B Windows: Windows within rendered, timber-framed walls

Type B windows are within rendered, timber-framed walls on the south, north, and east elevations of Jackdaws Ford. Their round ovolo profiles match those of the Type A windows; indeed they are often located within the same rooms as the Type A windows.

Type B1: The ground floor western crosswing window WG04 has been detailed with consideration of the retained 19th Century window above it (WF04). These windows are within a wall that is to receive external woodfibre insulation and lime render over the face of the existing timbers per the July 2023 consents, and ground floor window WG04 is positioned within that build-up to match the relationship of WF04 above it, so that the window protrudes just slightly beyond the new face of lime render.

Type B2: The window cill and frame depths of the B2 windows are slightly less than the type B1 windows in response to the difference in wall build-up depth, as the B2 windows are located within rendered walls without external wall insulation. However, the round ovolo profiles and relationship of the windows to the face of render otherwise matches the Type B1 windows.

Type B3: The cupboard window WG06 is similar to the other type B windows, but it varies slightly due to its small size and because it is a fixed rather than operable window.



Western crosswing viewed from the south, showing 19th Century window WF04 above (to be retained without alteration) and window WG04 below (to be replaced).



Windows WG07 (below) and WF08 (above) viewed from the exterior (both to be replaced).



Window WGO6 viewed from the exterior (to be replaced).



Window WFO6 viewed from the exterior (to be replaced).



North elevation of Jackdaws Ford showing western crosswing and central hall windows. All of these windows are proposed to be replaced.



Window WF06 viewed from the interior (to be replaced with double casements w/o central mullion).



Window WG07 viewed from the interior (to be replaced).



Window WF08 viewed from the interior (to be replaced).



Window WG15 viewed from the interior (to be replaced).



Window WF10 viewed from the exterior (to be replaced).



Window WG15 viewed from the exterior (to be replaced).

Type C Windows: Casement Replacement (only)

Type C window is a casement replacement (only) with the existing structural mullion, cill, jamb, head, mullion, and pentice to be retained. The depth of the replacement casements are to match the depth of the existing casements; slimline double-glazing is to be used so that the new casements can fit within the depth of the single-glazed casements to be replaced.



Window WG18 viewed from the interior. It is proposed to retain the existing structural mullion, frame, cills, and windowboards, but to replace the casements with slimline double-glazed casements.



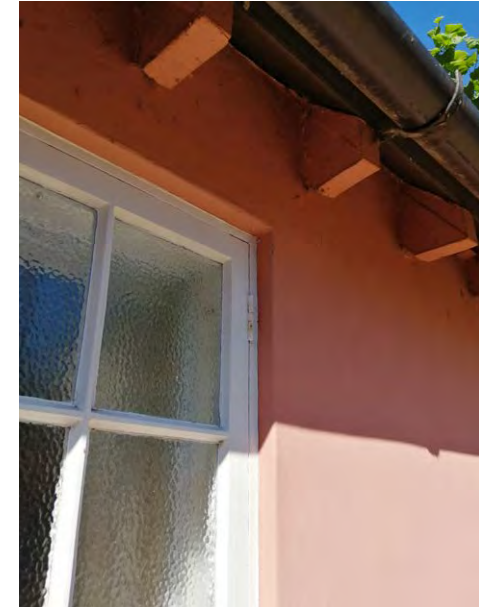
Window WG18 viewed from the exterior. It is proposed to retain the existing structural mullion, frames, cill, and pentice, but to replace the casements with slimline double-glazed casements.

Type D Windows: Windows to match consented 'North Wing' windows

Type D windows are within the later and much altered northern wing of the house. They have been detailed to match the details of the consented double-glazed painted timber windows to be installed within this wing. Note that the profiles of the *Type D* windows deliberately varies slightly from the round ovolo profiles of the *Type A*, *B*, and *C* windows.



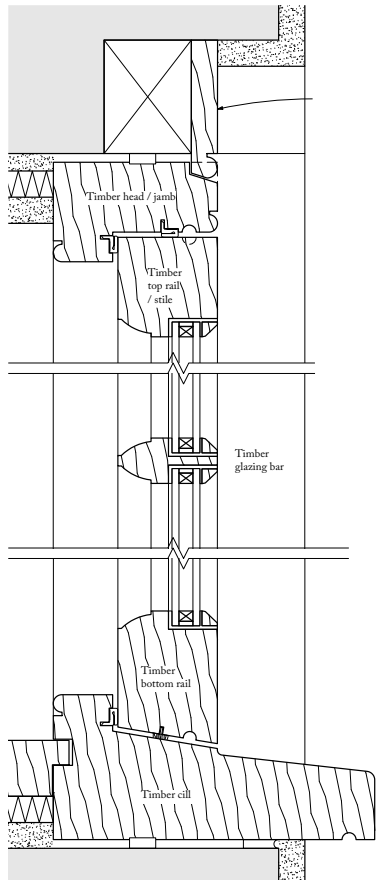
East elevation of Jackdaws Ford showing 'north wing' windows to be replaced



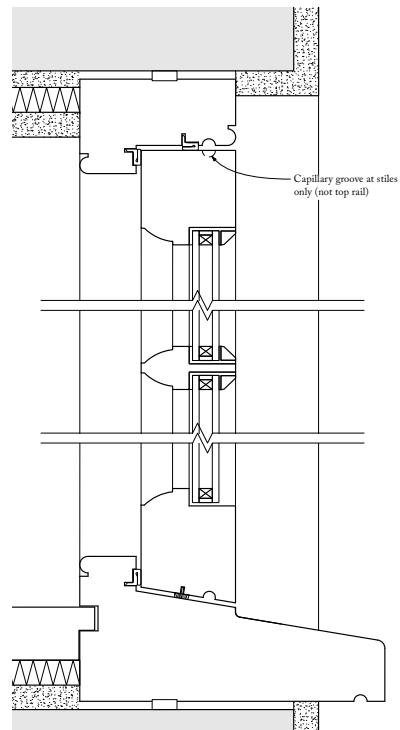
Window WG13 viewed from the exterior in detail (to be replaced).



East elevation of Jackdaws Ford viewed from the northeast, showing 'north wing' windows to be replaced. WG13 is in the foreground and WG14 is in the centre of the photo.



*Consented 'North Wing' Detail Section NTS
(Refer to 210. PL12 for additional details)*



*Typical Window 'Type D' Proposed Detail
Section NTS
(Refer to 210. PL105 for additional details)*



Window WG14 viewed from the exterior (to be replaced).



Window WG13 viewed from the exterior (to be replaced).

Conclusion

The alterations to existing windows now proposed have been considered with sensitivity and considerable care in order to protect the architectural and heritage significance of Jackdaws Ford, whilst improving the energy performance and comfort of current and future occupants.