

HERITAGE STATEMENT RELATING TO WINDOW AND DOOR REPLACEMENT AT POND COTTAGE, HP22 4PD



INTRODUCTION

The site lies within the conservation area in the village of Wingrave, in the county of Buckinghamshire. Situated on Dark Lane, Pond Cottage overlooks the village pond to the east and at the rear of the property lies St Peter and St Pauls Church.

Pond Cottage is constructed out of red and brown brick, with black timber cladding in a small area at the front. The roof is slate and the windows are flush casement multi-pane white painted timber.

Pond Cottage forms part of a Grade II listed building known as The Old Post Office (List entry number 1115957). Originally this building consisted of a post office on the southern end, a shop in the middle and an outbuilding for storage on the northern end.

In the 1990's, the building was redeveloped to create three new dwellings, The Old Post Office, The Old Shop and the former outbuilding was converted into Pond Cottage.

Pond Cottage does not have a separate listing description. However, it is referred to in the final line of the Listing description of The Old Post Office:

“House. Late C18. Chequer brick with moulded plinth and eaves, old tile roof, central brick chimney. 2 storeys and attic, 2 bays. C19 wooden casements, 2-light to left, 3 - light to right, those to ground floor with cambered heads, Central 6-panelled door with wooden cornice hood on cut brackets and blind window panel above. Left gable has 4-light leaded casement to ground floor and C19 wooden casements above, 3-light to first floor, 2-light to attic. **Later C-19 range attached to north is of red brick with late roof, 2 storeys and 4 irregular bays.**”

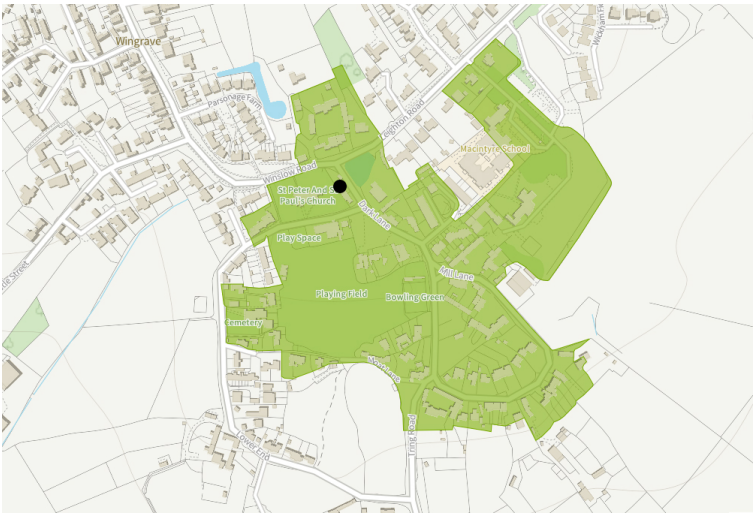


Fig.1 Wingrave conservation area map. Black circle highlights Pond Cottage location (<https://www.planning.data.gov.uk>)

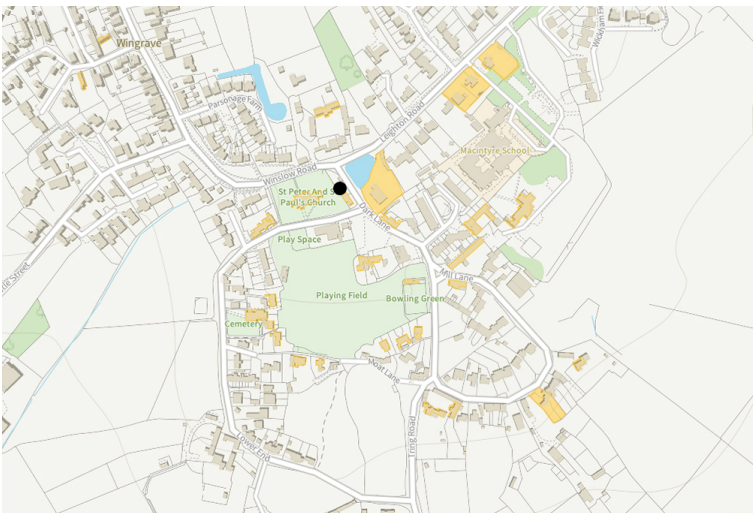


Fig.2 Wingrave listed buildings. Black circle highlights Pond Cottage location (<https://www.planning.data.gov.uk>)



Fig.3 Historic Photograph of the Old Post Office with shop and storage areas connected. Photograph shows how the building looked prior to the 1990's renovation.

PROPOSAL

The proposal seeks to replace the existing windows and doors, excluding the main front door, on a like for like basis. These include a mixture of sash and casement windows and no changes in size, style or colour are being proposed. The change in windows would not alter the appearance of the listed building and as such would in no way diminish the heritage value of this property.

Prior to the 1990's redevelopment, the section of this building which is now Pond Cottage was an outbuilding used for storage. As such there were very few openings. The windows that can be seen in the property today are those that were installed in the 1990's. With the exception of GFW08 and GFW09, which were original openings, all of the other openings are not original as there was no previous history of windows or doors here before.

Being 34 years old, and having been repaired on a number of occasions, the current windows are now in a state of disrepair. A number of windows leak during heavy rain causing areas of damp inside the property. Furthermore, there are significant areas of rot within the timber frames and many of the double glazed panels are failing causing drafts and condensation.

The philosophy behind replacing the windows on a like for like basis seeks to sensitively introduce new timber windows which will retain the original character of the existing building, causing as little disruption to the visual appearance to this row of three houses.

Being part of the same heritage listing, it is important to view The Old Post Office, The Old Shop and Pond Cottage in conjunction with one another. In a 2021 Listed Building Application (21/03651/ALB), The Old Post Office was granted permission to replace some of the windows installed in 1990 on a like for like basis. The justification being that upgrading the windows would not alter the appearance of the listed building and so would have no adverse affect on this heritage asset. High quality 24mm white painted timber windows have since been installed at this property. These consist of a mixture of sash and casement windows replacing the exact style that had been installed in the 1990's.

In order to maintain the harmonious connection between these three properties, keeping the window styles consistent is important. The Old Shop and Pond Cottage currently have the same windows that were installed in the 1990's, which adds to the visual continuity matching the style of some of the newly installed windows in The Old Post Office.

In the previous application (22/02581/ALB) the following feedback was given:

"... whilst replacement of the existing modern windows and doors may be acceptable, a more sympathetic scheme is necessary that reinstate the missing traditional features of the building."

This comment implies that there were traditional features that the current windows replaced, which is not the case. Other than windows GFW08 and GFW09, no other opening existed prior to 1990. (See window schedule for more information). The only sash window that has been present in the history of Pond Cottage is GFW08.

CONCLUSION

In order to maintain and protect Pond Cottage and its heritage value, it is important to upgrade the 34 year old timber windows that are beyond repair. Within its context, being connected both physically and through the heritage listing with The Old Post Office and The Old Shop, it is felt that replacing the windows on a like for like basis would be most appropriate to maintain visual cohesion in this row of houses.

The proposal seeks to replace the existing windows with highly crafted timber windows, which will improve this home for current and future occupants whilst ensuring that the future of this building is preserved in a sympathetic and appropriate manner.