**Heritage Statement**

**Site:** Red Cottage, High Street, Brasted

**Development:** Replacement of existing single decayed windows with accurate copies of timber framed windows.

Red Cottage was converted from a coach house and stabling (belonging to the adjacent Mount House, a Grade II listed property) in 1912. Red cottage is not listed but has Grade II listed walls to the north and south.

We propose to replace the three decayed windows (which are not of historical significance) on the road side (north elevation) of the property. These windows are not of historic fabric and are decayed beyond repair. The proposed replacement windows do not sit directly in the listed wall so would not impact any building fabric.

The concept of replacement has already been agreed in principle by the conservation officer but was rejected on the grounds that a timber frame is preferable to the initially proposed aluminum frame. We are now proposing to replace the windows with accurate copies using like-for-like timber frames (identical colour and appearance) and, as agreed in principle by the conservation officer, use slimline double glazing with integral glazing bars to preserve the character and appearance of the conservation area. Indeed, replacement of these windows with near identical timber framed windows will enhance the building and therefore the area.

The replacements will not only enhance the property and therefore the area, but will improve energy efficiency and reduce noise pollution.

We wholly support the conservation and preservation of our beautiful village and are merely seeking to replace decayed windows, that are beyond repair, with near identical windows that will be visually appealing and will benefit from a far more energy efficient construction. The new windows will be in keeping with the historic designs of the conservation area and will not have a negative impact on the historic interest of the listed wall associated with this property. On the contrary, they will serve to enhance the overall character and appearance of the building within this conservation area.