

**SUPPORTING INFORMATION**  
**AND DESIGN AND ACCESS STATEMENT INCORPORATING HERITAGE**  
**STATEMENT**

**LISTED BUILDING APPLICATION**  
**FOR THE REPLACEMENT OF WINDOWS TO THE REAR OF THE**  
**PROPERTY, AND CONVERSION OF WINDOW TO FRENCH DOORS TO**  
**FAMILY ROOM**

PLEDGDON GREEN FARM,  
PLEDGDON GREEN, BRICK END ROAD,  
HENHAM,  
BISHOPS STORTFORD,  
CM22 6BN  
(JANUARY 2024)

## BACKGROUND

Pledgdon Green Farm is a Grade II listed two storey timber framed and plastered farmhouse which has been dated to the sixteenth and seventeenth century (list entry number: 1231098).

All windows to the rear of the property are in need of replacement.

It is proposed to replace the current timber framed leaded window to the family room, in to double French doors, leading out to the rear of the property.

The current family room and 1<sup>st</sup> floor bathroom windows are the only original windows to the property. The windows are in disrepair, through lack of preservation and movement of the building over the years. The windows are not very secure, and the preference would be for advanced security locks to all new windows and doors.

The windows to the rear of the property do not match with those to the front of the property. The rear windows being leaded in style and the windows to the rest of the property, (and including the neighbouring property) are timber framed casement windows with timber astragal bars. Any recently replaced windows, look to be standard builder grade windows. These are not meant to last for many years, and there is clear indication of them having started to fail.

Current window to family room (W1)



Pledgdon Green Farm



The Old Coach House



Neighbouring property (The Old Coach house) with windows that match the front of Pledgdon Green Farm (The Farmhouse)

Pledgdon Green Farm front and side elevation showing timber framed windows with astragal bars fixed on the windows glazing internally and externally.

The proposals would considerably change living conditions for the family who occupy the space. It would allow natural light to flow into the family room. It would allow easy access for elderly relatives who visit the property on a regular basis to access the external garden. Proposed glass doors to the exterior garden from the family room, would make for a much safer family environment.

Due to the close proximity to London Stansted Airport, the property falls within the 'Stansted Sound Insulation Grant Scheme'. The noise from aircrafts would be greatly reduced with replacement windows to the rear of the property where there are currently only builder grade windows or single glazed, poor quality and fitted windows.

## HERITAGE STATEMENT

There is a huge amount of inconsistency between the windows to the rear and front of the property. Most of the windows have been replaced at some point, with various styles in the last 30 years, some of which have been replaced with inexpensive builder grade windows. All windows to the rear of the property provide very little acoustic or thermal insulation. Current windows are not particularly sympathetic to the historic fabric of the building and can have no heritage value.

Their replacements will match through with the rest of the windows to the property, including the adjacent, neighbouring property which once formed part of the original residence of Pledgdon Green Farm (The Farmhouse), and thus will have a more fitting appearance overall.

The replacements proposed are made by a manufacturer that specialise in timber framed windows and doors. They would all incorporate double glazed units with enhanced thermally insulated glass, providing a very low U-Value. Due to proximity to Stansted airport, this would greatly improve the acoustic insulation and make it a more future proofed, family friendly home.

The new double doors would be in the same style as the below images-Timber framed clear glazed French doors to allow as much natural light into the family room space as possible. It would allow a better flow in to the exterior garden and paved area, and provide a safer family environment.

The frames to the proposed French doors would be painted to match the window frames to the rest of the property.

The added door set in lieu of the window would enhance the character and aesthetic of the property.

Proposed images below do not indicate colourway of proposed timber framing. These are to be in white to match the window frames to the rest/ front of the property.



Window 1:



Window 2:



Window 3:



Window 4:



Window 5:



Window 6:



Window 7:

