

JUDGES HOUSE

Proposed Window and  
Door Works



**DESIGN & ACCESS STATEMENT**

**& Supporting Information**



February 2024



TONIC ARCHITECTURE

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## Address

Judges House, Church Street, Kingham, Chipping Norton, Oxfordshire, OX7 6YA.

## Designations

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1199452*

*Date first listed: 15-May-1989*

*Statutory Address: CORNER COTTAGE AND HUSSAR COTTAGE AND ATTACHED STABLE RANGE, CHURCH STREET*

## List Details

SP2423-2523 17/121

KINGHAM CHURCH STREET /(East side) Corner Cottage and Hussar Cottage and attached stable range (Formerly listed as Cartref)

GV II Shown on O.S. map as Corner House and Winsland. Pair of houses. Early and mid-C18 with later additions and alterations. Roughly coursed limestone rubble (better dressed with alternating angle quoins to west front) to Corner Cottage (original part) and roughly coursed marlstone rubble to Hussar Cottage and C18 addition to Corner Cottage; stone slate roof to Corner Cottage and concrete tiles to Hussar Cottage, both with coped verges. Original L-plan house, extended to right in mid-C18, two right bays under different roof pitch; various C19 additions to rear. Two storeys and attic. Three-window front to early-C18 part; glazing bar sashes in moulded stone architraves with projecting keystones, ground-floor centre in position of infilled doorway. Two C19 gabled dormers in roof slope. Integral end stacks with moulded dripstones and capping to left and right, latter now ridge stack at junction with mid-C18 addition to right. This has glazing bar sash in similar architrave to first floor and architrave to ground floor cut down for insertion of C20 French window. Section under different roof pitch has two glazing bar sashes in similar architraves on each floor and C20 gabled dormers directly above in roof slope. Integral rendered end stack to left and ashlar ridge stack to centre with outline of earlier roof visible and moulded capping. Range at slightly oblique angle to rear of early C18 part has three glazing bar sashes to first floor and two to ground floor in plain stone surrounds with four-panel door below early C19 plain stone Doric porch to right. Concrete tile roof has coped verges and integral end stack with dripstone and moulded capping. Low C19 stable range projecting at right-angles to rear on left of late C18 addition and gabled range of one-storey and attic with datestone "AD/1844" to gable end (although probably earlier) at right-angles to rear of early C18 part with prominent stepped external lateral stack abutting stables. Interior. Corner Cottage only inspected. Ground-floor room of main range (formerly two rooms with central hall) has chamfered spine beam to left and plain spine beam to right. Inglenook fireplace to left with chamfered wood lintel and bread oven. Early C19 staircase in range at oblique angle has stick balusters to open string, wreathed and ramped handrail with circular newel and turns in two directions after straight flight. Gabled range dated "1844" has position of spiral staircase visible to right of lateral fireplace. Chamfered cross beams and cast-iron Victorian grates to fireplaces in first-floor rooms. Roof of main range entirely renewed with trenched purlins. Double butt-purlin roof to range at oblique angle. C19 loose boxes with iron grilles to stables. [2567]

Listing NGR: SP2589423765

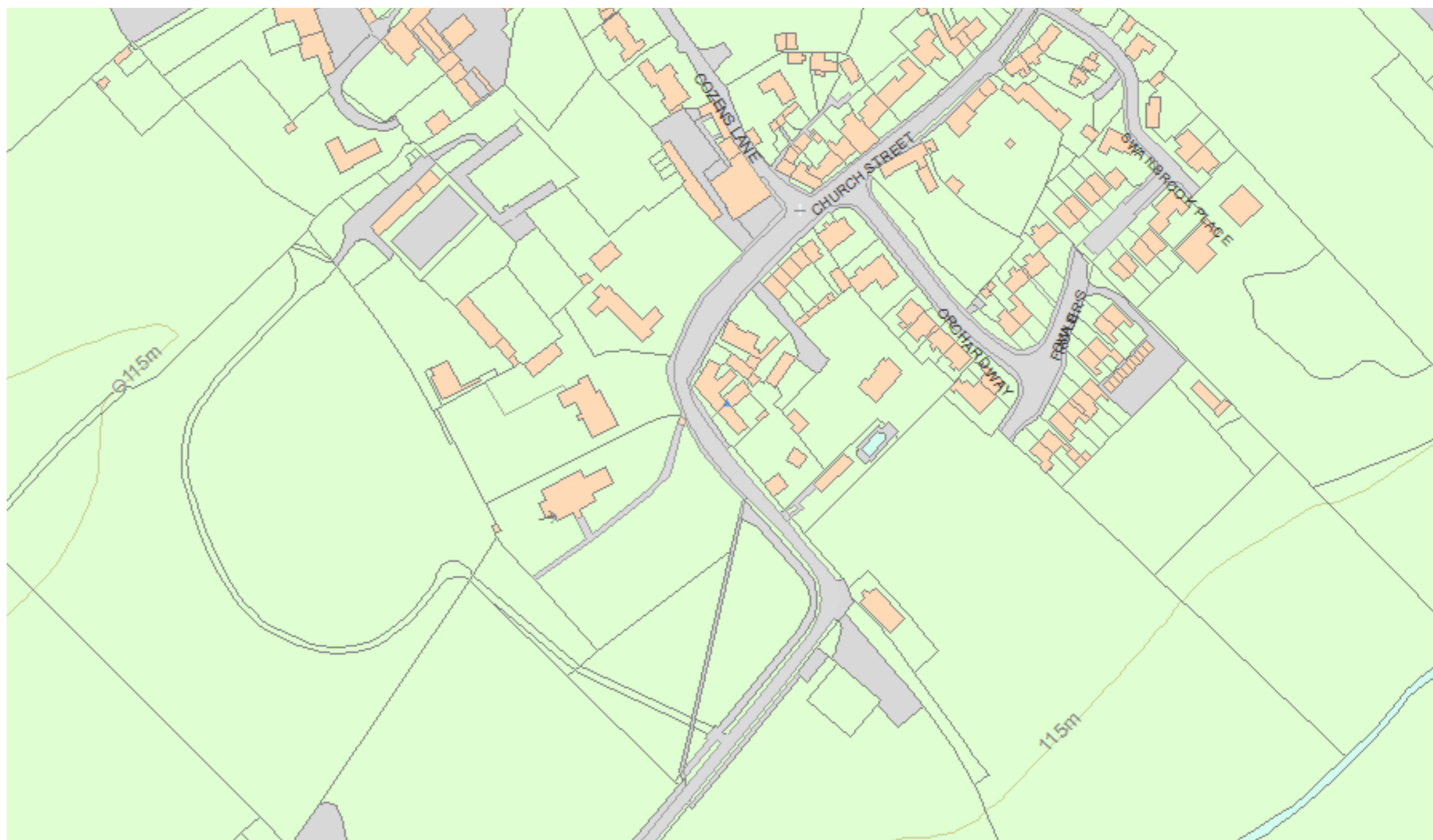


### Planning Context

The application site consists of a traditional, semi-detached dwelling located within the built up area of Kingham.

The dwelling is a Grade II listed building and sited opposite the Church.

The application site is within the West Oxfordshire District Council, Kingham Conservation Area and the Cotswolds Area of Outstanding Natural Beauty.





## **Use**

Judges House is an existing semi-detached dwelling.

## **Application Context**

Planning and listed building consent were granted in 2022 (ref: 22/02028/HHD & 22/02029/LBC), covering a package of internal and external renovations to Judges House, works which are currently underway.

Recent further applications made in 2023 (ref: 23/02330/HHD & 23/02331/LBC) sought permission for a number of works, but were rejected due to the conservation officer's stipulation that further information was needed to support the proposals, in the form of a professional analysis of the heritage value of fabric proposed for removal:

*“The heritage statement / window report does not provide enough evidence to the status and significance of the current windows, including age, materials, glazing detailing, issues. I can see there are a mixed age of windows – some older which look to be of interest. This type of information is important in determining the level of harm.”* - comment from Conservation and Design Officer on 01.11.2023, as passed on by case officer Kate Alder in an email on the same date.

This application will once again seek permission for some of those items in question, aiming to provide the additional supporting information required in the form of a new report commissioned from Planning Heritage. In addition, detailed window drawings including cross sections have been included in this new application.

## **Description of Proposals**

This application seeks to replace a number of windows on doors in the rear and side elevations, as follows:

- Replacement of all (6 no.) existing single glazed casement windows on the rear (N-E) and gable end (S-E) elevations with new double-glazed units. Four of the existing units have been determined to be contemporary and were judged to be of “no heritage value”, whilst two (GD 003 & FW 006) have been dated to the first half of the 20th Century, and have been deemed to hold only “limited heritage value”; refer to the Heritage report for full details. Although there is some variation between these existing units in terms of cross sectional profiles, they are broadly similar in style. In order to give harmony and continuity, the proposed replacements have been designed with a common profile based closely on that of most existing units, albeit modified to incorporate slimline double-glazing. In all cases the existing arrangement of fixed panes and opening casements has been kept. The primary purpose of their replacement is to provide a significant upgrade to their thermal performance. Slimline double glazing is proposed in order to mimic the appearance of single-glazing as closely as possible. External painted finishes will be matched to the existing units.
- In addition to the above, a new window (FW 005), as consented under the 2022 permissions, is to be changed from single to double-glazing, in order to stylistically match the adjacent units. This window will serve a bathroom, and therefore an upgrade to double-glazing is considered particularly important in order to minimise the formation of condensation in a humid environment, helping to protect the building fabric and maximise the window's longevity.
- Replacement of existing French doors and casement windows to either side on the rear extension (S-E elevation) with new double-glazed units. These existing units are all contemporary, originating in the 21st Century, and were judged to be of “no heritage value”; refer to the Heritage report for full details. Their proposed replacements, unlike the existing units, have been designed to incorporate glazing bars as well as slimline double-glazing; other than these features, their design will remain similar to the existing units.

Whilst the existing windows and doors are all to some extent in a degraded state, this application does not seek to argue that they are beyond repair. Rather, an opportunity was identified to replace them with new units that would simultaneously improve their performance with regard to air tightness and thermal insulation value, whilst maintaining the same visual appearance in terms of style / casement arrangement, and through investment in slimline double-glazing. The units proposed for replacement were selected due to their location on the rear and sides of the house, where they are out of the public view from the street. Indeed, a decision was made for conservation reasons to renovate the existing sash windows on the principle elevation of Judges House, and to upgrade them with new draught proofing measures (works consented in 2022).

In the world of architecture and conservation there is often a tension between the competing importance of improving thermal efficiency of windows to reduce energy consumption and address climate change, versus the desire to serve conservation concerns through retaining the historic character of single glazed windows. This has been subject to ongoing debate. Historic England recently published a draft “Advice Note” entitled “Climate Change and Historic Building Adaptation”, which is currently issued for public consultation. Accepting that this remains a draft document, it represents an attempt to provide updated guidance to local planning authorities on approaching these issues. Section 3 of the document, which addresses common interventions to adapt older buildings, states “the replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of sympathetic pattern, will generally be acceptable” (p.18). Given that two of the windows in this application have been described as of only limited heritage value, and the rest of none at all, we believe on balance that the aesthetic benefit of replacing all of the units to give harmony and continuity, as well improved performance, will be of great net benefit to Judges House.



As well as the above, the following proposed works to the back door / doorway GD 002 are deemed architecturally necessary in order to implement an aspect of the works consented in 2022 and recently implemented:

- The ground / floor level in the Drawing Room, which door GD 002 serves, has been reduced to that of the rest of this range of the house. This new level results in a step downwards into the house, which will leave the room vulnerable to rainwater ingress in absence of a raised threshold, which does not currently exist. A new slightly raised stone threshold is therefore proposed.
- The existing door had been fixed shut, with fitted joinery blocking and concealing it from the internal side. Under the 2022 consented works this is to be reinstated as an opening door. This application seeks to reverse the door swing to open outwards, in order that the door will not swing across the newly formed step down into the house, which would constitute a potential hazard. Additionally, a modification to the door is necessitated by the reduced opening height that will result from a raised threshold being formed. Given the state of the existing door, which has undergone past modification and is of a deteriorated condition, it has been deemed more logical and practical to form a new replacement rather than attempt to modify the existing unit. The proposed replacement has been designed as a faithful visual replication of the existing, albeit with the opening direction reversed, and with an obsolete vent grille at the low level now omitted.

### **Access**

Access to the property is not affected by the proposals.



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