



# PLANNING HERITAGE

*Conservation Planning Consultancy*



## WINDOW ASSESSMENT

Project: Judges House, Church Street, Kingham, West  
Oxfordshire OX7 6YA

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# 1 INTRODUCTION

This report follows on from previously submitted assessments that have provided appropriate and proportionate information to the local planning authority with regard to the heritage impacts relating to the works of renovation at Judges House (the Site).

The purpose of this focused appraisal is to provide an addendum to the previous reports with specific regard to the windows and rear doors, provides an understanding of their heritage value/historic significance with regard to their replacement and/or alteration with more energy efficient units that will also be of a sympathetic design that will be sympathetic to the character of the building.

# 2 SIGNIFICANCE

Significance is unique to a place and it is vital to identify so that changes within the historic environment can be managed sensitively to ensure that significance is protected, as well as revealed, reinforced and enhanced at every possible opportunity.









The NPPF definition of the significance of a heritage asset (Annex 2: Glossary) as **the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.**











Values contributing to significance include a wide range of factors which can contribute to the significance of a historic asset. As well as the physical components, significance of a particular asset can vary and could include factors such as the immediate and wider setting, its current and former uses and associations (e.g. with a particular event, family, community, or artist and those involved in design and construction). Thus the process of assessing that significance will identify the importance of those factors and how they vary in importance between assets.



The following assessment of significance of the existing fenestration and doors is proportionate to their importance and provides a sufficient level of description to understand their value. This assessment work has been based on-site investigative analysis.

# 3 THE WINDOWS

The following assessment of the windows sets out a description sufficient to identify the feature and any fabric of historic or heritage value for those windows which are proposed to be replaced.

Element ID	Floor	Description	External view	Internal view	Proposed work
<b>Ground Floor</b>					
GW003	GF - ground floor	Early-mid C20 single glazed, timber casement with horizontal glazing bar, modern furniture. Timber frame is not pegged. Limited heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery
GW004	GF - ground floor	Late C20 timber casement. Same design as GW006. No heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery I
GW005	GF - ground floor	Two-light, flush framed, single flat glazing bar with external timber beads, new timber window dating from kitchen conversion in 2004. No heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery
GW006	GF - ground floor	Two light, flush framed, single flat glazing bar with external timber beads, new timber window dating from kitchen conversion in 2004. No heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery

Element ID	Floor	Description	External view	Internal view	Proposed work
GD002	GF - ground floor	Solid timber, 4 panelled door. Reduced in height by cutting down of bottom rail and lock and hinge rails. Was locked shut and interior blocked off. Modest heritage value.			Replace built up stone threshold with new stone slab
GD003	GF - ground floor	Modern timber glazed door with bottom panel dating from 2004. No heritage value			To be replaced with new door manufactured by Hawker Joinery.
<b>First Floor</b>					
FW004	FW - First Floor	Three light, flush framed, single flat glazing bar with external timber beads. Appears similar to those installed as part of kitchen conversion in 2004. No heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery
FW005	FW - First Floor	New window opening			New window and cill to be installed to approved details
FW006	FW - First Floor	Flush framed two light timber casement with modern framed and fixed light with chamfered glazing bar and salvaged inter-war period opening casement. Limited heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery
FW007	FW - First Floor	Modern two light timber casement, replica of design GW006. No heritage value.			Replace with slimline DG unit to match existing from Hawker Joinery

Element ID	Floor	Description	External view	Internal view	Proposed work
<b>Second Floor</b>					
SW004	SW - Second Floor	Late C20 three light, timber single glazed unit. Flush frame with timber sub-cill and stone cill. No heritage value.			Replacement timber casement, slimline DG unit to match existing from Hawker Joinery!

## 4 HERITAGE IMPACT ASSESSMENT

The inspection showed the windows to have all been replaced at some point during the C20, with the casements either being post WWII or 2004. The one window which has an older casement is GW003, which is an earlier C20 design but of limited value and does not have old glass or furniture. The inspections revealed that the frame mouldings are all generic and of standard widths and detailing.

The inspection revealed the windows all contained postwar float glass and no historic glass was present, either in the form of cylinder or drawn sheet glass. In this regard, the character of the windows is entirely modern. The replacement of the glazing would therefore not compromise the subtle character of the building, which would be the case if the glazing had been of a more historic form. The postwar glass that is currently in place does not have the variation of older glass production methods and the lack of rippled surfaces ensures there are no irregular reflections, which give older windows their unique character.

The door in the kitchen door was installed in 2004 and has no heritage value.

## 5 CONCLUSION

Paragraph 199 of the NPPF states that, **when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.**

The assessment revealed the casements, although all designed in a traditional manner are on closer inspection, modern post-war C20 replacements or adaptations. In this regard, their heritage value is low and thus their replacement with a new weather tight design would not cause the loss of significant/important historic fabric or features. The proposed alterations will enhance the visual and environmental qualities of the property without the loss of significant historic fabric. The changes will provide windows that will be beneficial to the house as well as the wider conservation area.

This is in effect, a light touch approach to the renovation of the Site and one which will enhance the building's qualities for the longterm.