

DESIGN, ACCESS AND HERITAGE STATEMENT

Proposed replacement windows

At

**Laburnham House,
Langley Upper Green**



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INTRODUCTION

This statement is prepared to support the Listed Building Consent application to permit the installation of replacement windows

Together with this statement the following drawings are submitted;

- T/3804/17/PL-01 A
- T/3804/17/PL-02
- T/3804/17/PL-10
- T/3804/17/EX-01
- T/3804/17/DE-02

HERITAGE SIGNIFICANCE

The following Design, Access and Heritage Statement has been prepared, and the accompanying application for Listed Building Consent.

Laburnham House is a grade II listed building.

The listing describes the property as follows:

Standing on the east of the green. Early C19 timber-framed and plastered building with red brick facing at the south end. The deeds of the house go back to 1839. Two storeys. Two window range of double-hung sashes with glazing bars. Boarded door. Roof slate, hipped, with a central chimney stack.

PLANNING HISTORY

Planning approvals have been granted and implemented on the property as follows;

- UTT/1903/04/FUL & UTT/1904/04/LB ; Replace barn with single storey rear extension
- UTT/13/0780/HHF & UTT/13/0781/LB ; First Floor Extension and internal alterations

And, yet to be fully implemented;

- UTT/16/0492/HHF & UTT/16/0493/LB ; Raise existing one and half storey rear extension to create 1st floor bathroom. External works to include stripping the state roof, removing existing roof above landing cupboard. Raising existing walls in timber work to height of adjacent two storey roof with new hipped roof. Relaying of slates, insertion of new window to the gable end

and render new walls. Internal works to include replacing existing door to store cupboard with full height frame.

- UTT/17/2819/LB , Replacement windows

In approximately 2004, the windows of the Historic core of the house were changed to UPVC framed double glazed windows. listed building consent for this work was not obtained. The works were carried out in the ignorance that consent would be required

This application has been prepared to replace the windows with painted timber windows, flush casement windows

PROPOSALS AND ASSESSMENT OF IMPACT

It is proposed to replace the UPVC windows, with timber painted windows, flush casement, in order to replicate the appearance of the building before the UPVC windows were installed

IMPACT - Medium

MITIGATION TO PROTECT THE ASSET

The proposals are to employ traditional materials, techniques and details to replace the previous modern works which have previously detracted from the building

ACCESS

Where relevant the alterations have been designed to comply with the Building Regulations including the Approved Document Part M (2004) for disabled access, BS 8300:2001 and Uttlesford District Council guidelines.