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HERITAGE, DESIGN & ACCESS STATEMENT

PROPOSED REPLACEMENT OF WINDOWS & EXTERNAL DOORS

AT

EWEN FARMHOUSE

EWEN

CIRENCESTER

GLOUCESTERSHIRE

GL7 6BU

FOR

MANOR FOUR LTD



Date: 5th April 2024

Our Ref: 1079/HDA/FINAL/1.0



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Application to be read in conjunction with the following drawings:

1079/24/01	Location Plan	April 2024	Goldings
1079/24/02	Block Plan As Existing & As Proposed	April 2024	Goldings
1079/24/03	Survey – Plans & Elevations	March 2024	Goldings
1079/24/04	Proposals – Plans & Elevations	March 2024	Goldings

1 Introduction & Proposal Outline

1.1 Ewen Farmhouse is a Grade II listed, four-storey, six-bedroom, Georgian-styled farmhouse located in the village of Ewen, near Cirencester, within Gloucestershire.

The farmhouse is of typical Cotswold vernacular construction, consisting of solid random coursed rubble stone, with natural stone quoins and natural stone tiles to the pitched roof slopes.

The property has been within the ownership of our client for a number of years, with the property undergoing extensive sensitive refurbishment and repair in 2018 following an on-going period of neglect of the property by the previous owner/occupiers.

The property is tenanted and is currently occupied.

1.2 This application and its scope has been carefully considered and derived following consultation with the current owners and as a result of the findings of a detailed condition survey completed by Goldings in November 2023 to inspect and report upon the condition of all windows and external doors to the property.

The condition survey drew the following overall conclusions:

- Despite knowledge the windows were redecorated and repaired throughout with numerous splice and epoxy resin-based repairs during the wholesale refurbishment of the property in 2018, and despite redecoration in the intervening period since, the windows – including sashes, casements and frames – are generally in extremely poor condition with numerous defects often apparent to each window.
- Rot is evident to windows – to various degrees of severity – in common locations: cills, glazing bars, jambs, mullions, bottom rails and the lower sections of stiles.
- The dormer windows – which are modern and of a non-suitable storm casement design throughout – are suffering to various degrees, although with significant rot again being consistently evident to jambs, cills and bottom rails to casements – including rot evident internally as a result of condensation and prolonged saturation of the timber. The design of these windows is equally such that opening of the top-hung fanlights is compromised, with these hitting the guttering on opening.
- Due to the sheer extent of resin-based repairs to casements and frames in locations, this has resulted in the complete loss of definition of original detailing. As a result, one would question the proportion of remaining original fabric. It is equally probable that superficial resin-based repairs may be obscuring more underlying decay, which it is not possible to see and therefore inspect/comment upon.
- In addition to the extent of resin-based repairs, cover strips have been applied to numerous windows in a suspected attempt to mask underlying deterioration and rot; although, with the cover strips themselves now often equally suffering.
- Several metal casements set within timber frames exist, with these metal casements in extremely poor condition, with them suffering from defective

ironmongery, rust and twisting of the casements resulting in – despite the presence of draught stripping – substantial gaps and draughts being evident between the casement and frame, with the tenants resorting to crudely taping over the casement/frame, or wedge towels within the gaps, rendering the casements non-operational.

- Window putties were often defective with the glazing bars haven completely rotten through/away in locations.
- External paint to the windows has been taken some way past the extent of the glazing bars, stiles and rails, often resulting in at an encroachment around the perimeter of the pane, being clearly visible internally.
- Windows are single-glazed throughout and with scratching to various degrees of severity exist throughout where glass has been cleaned prior to, or during, past redecoration.
- Condensation is causing deterioration, softening and on-set of rot to glazing bars and particularly bottom rails internally in locations. Whilst redecoration internally is at least required, the sheer extent of prolonged saturation of these timbers may mandate replacement of casements. As with draught stripping, consideration should equally be generally given to the ventilation strategy in an effort to adequately control the condensation being experienced. It may be necessary in location to consider incorporation of trickle vents and/or additional decentralised mechanical extract ventilation whilst being cognisant of the listed nature of the property.
- Draught-stripping is, predominantly, absent to windows and requires to be replaced to doors as tenants commented regarding the cold and draughty internal conditions. It should be noted that insertion/replacement of draught stripping equally requires consideration of the impact to adequate ventilation for indoor air quality and, crucially – in association with the above point – for the prevention of condensation and mould growth.
- Rust was noted to internal ironmongery in numerous locations.
- Sub-cills to windows are predominantly of reconstructed stone and clearly non-original, with these being inserted relatively crudely (mismatched sections with multiple unnecessary joints) and having often gradually moved over time to further exacerbate extents of joints in addition to general deterioration with fractures and defective missing sections. Whilst these have weathered over time, they are ill-befitting a property of its nature and Grade II listed status.
- The front door and frame is generally in poor condition, with deterioration and rot to the underside of the door, substantial gaps and draughts between the door and frame, rot to lower sections of the jambs and the original detailing to the door between rails, stiles and panels becoming all but lost following its repetitive filling and painting over its general maintenance cycles. The loss of detailing has been further compromised with the in-filling of the original bottom four panels to mask suspected underlying deterioration and rot. In addition to its poor general condition, the door is difficult to adequately operate, with the tenants reporting the door is unused due to its difficulty in operation and with them resorting to taping gaps in the door/frame in an effort to minimise the extents of the draughts.

- The vertically boarded door to the kitchen has twisted and moved over time, resulting in draught stripping to the frame being largely ineffective and with daylight being clearly visible between the frame and door – with corresponding significant draughts – such is the extent of the gaps.

1.3 The condition survey report further went on to conclude:

The windows and several doors to this property – despite numerous being replaced – are in poor condition and require extensive overhaul including: timber repairs/replacement, replacement metal sashes, replacement putty, redecoration, draught-proofing, repairs/replacement to ironmongery, partial re-glazing and repointing around frames. The need for this extensive overhaul is in spite of a similar exercise being completed in 2018 during the broader refurbishment of the property.

In order to adequately remediate the extent of repairs required and to satisfactorily remove the existing defective paint finish to allow a satisfactory long-lasting and high-quality paint finish, it is probable that whole sashes and frames may need to be removed; thereby potentially uncovering further defects, which may ultimately result in a large proportion of original historic fabric – that has not already been replaced and repaired over time – to equally be lost.

Given the overall condition of the front and side kitchen door, and particularly the windows, their often inadequate closing resulting in draughty and cold conditions for occupants, their loss of original definition/detailing and patch repair over time – and whilst there is an acceptance of the loss of some sound remaining historic fabric – it is felt the windows and those several doors are reaching the end of their functional lifespan, with a unique opportunity to consider wholesale replacement of the windows and doors to the property. This opinion is further strengthened by knowledge of the previous extensive overhaul of the windows and doors a little over five years ago and the feeling the repetition of this exercise would result in a similarly non-satisfactory outcome and revisitation of the current position in the near future.

1.4 As a result of the condition survey findings and associated recommendations – coupled with the recent extensive, expensive, wholesale refurbishment of the windows and external doors in 2018 – following discussion with client, this application proposes the wholesale replacement of windows (casements and frames) and three of the four external doors (doors and frames) with high-quality custom joinery equivalents.

Whilst the detailing to all those replacement windows is proposed to closely match existing – final details to be subject to condition – as opposed to merely replacing units on a like-for-like basis, significant thought has been given with the scheme equally proposing a number of specific alterations to the arrangement, proportioning and design of fenestration in the interests of harmonising aspects of the design to enhance overall architectural balance and appearance, introduce additional natural daylighting to the structure and improve thermal performance of the windows and doors. An itemised summary of those proposed specific alterations to existing

fittings, where these are not proposed to be replaced on a like-for-like basis, are outlined as below:

- Replacement of the top-hung fanlight storm casement dormer windows (three to the front elevation; one to the western elevation) with two-light timber side hung flush casements.
- Replacement of the inward opening top-hung fanlight to the first floor shower room (WF7) in lieu of a side hung flush casement (with the casement hinged so as to open and look upon the driveway to the rear).
- Replacement of the inward opening top-hung fanlight to a ground floor cloakroom (WG8) in lieu of a two-light side hung flush casement, with the aperture subtly adjusted so as to improve the window proportions and balance of the window internally.
- Replacement of the two highly defective three-light casement windows to the rear of the property (western elevation) to the dining room (WG7) and bedroom 3 (WF6) in lieu of re-instating vertical sliding sash mirroring those extant to the front elevation.

NOTE: It is strongly believed – given the identical size of the apertures and detailing with the segmental stone voussoir heads matching that of the windows to the front elevation – that vertical sliding windows were originally present within these apertures.

- Introduction of glazing bars during the replacement of numerous side hung casement windows in the interests of ensuring continuity of the holistic glazing pattern throughout the property.
- Replacement of all glazing with either slim-profile double glazing or vacuum insulated glazed units in the interests of sustainability and a 2.5 – 4 fold improvement in their thermal performance¹, thereby greatly increasing energy efficiency via a reduction in space heating demand whilst also greatly improving occupant comfort.
- Replacement of the ill-befitting, non-original, defective and crudely installed reconstructed stone sub-cills to windows where these exist with high-quality natural stone alternatives.
- Replacement of the existing defective front door (DG1) with an alternative door design intended to increase natural daylighting of the existing dark entrance hall and enhance the appearance of the overall front elevation by harmonising the glazing pattern with those surrounding sash windows.
- Replacement of the existing vertically boarded door to the kitchen (DG2) with an alternative door design – broadly mirroring the front door (DG1) and lobby door (DG3) – to increase natural daylighting to the kitchen and enhance the appearance of the overall elevation/rear of the property by harmonising the glazing pattern with those surrounding sash windows.

¹ **Window U-Values (Various Sources)**

Single-glazed window (4mm glass) – 4.5-5 W/m²K

Slim-profile double glazed window (14mm glass) – 1.9 W/m²K

Vacuum glazed window (6mm glass) – 0.8-1.2 W/m²K

- Replacement of the existing modern softwood vertically boarded door and frame to the lobby (DG3) with an alternative door design – broadly mirroring the front door (DG1) and kitchen door (DG2) – to permit natural daylighting of the lobby and enhance the appearance of the overall elevation/rear of the property by harmonising the glazing pattern with those surrounding sash windows.

For further detail regarding individual identification and itemisation of windows and doors, please see Appendix C (*Window & Door Schedule*), with these to be cross-referenced with Drawing Nos. 1079/24/03 (Survey) & 1079/24/04 (Proposals).

1.5 Again, in considering the scope of the application and the approach to remediate those defects identified during the condition survey – whilst the Grade II listed status afforded to the property has been greatly considered, in addition to the underlying conservation principal for retention of historic fabric – given the condition of the windows and doors and the fact numerous windows and doors have been previously replaced with all others recently repaired as necessary, it is believed they have now reached the end of their functional and economic lifespan.

As such, whilst wholesale replacement can be entertained and financed by the current owner, it is believed to present a relatively unique opportunity to permit replacement of the windows and external doors with high-quality, draught-proofed, custom joinery, with vacuum or slim-line double glazing, with this permitting:

- Enhancement of the overall aesthetic – whilst an acceptance variations in differing styles of windows/doors can bring their own history, significance and character;
- Enhancement of occupant comfort via the removal of thermally inefficient and draughty/leaky windows and doors;
- Enhancement in sustainability via fabric related energy efficiency improvements, with a reduction in space heating demand and corresponding carbon production;
- Ensuring the windows and doors fundamentally adequately function and close – with the tenants being unable to open/close several windows (as these are taped/sealed shut due to draughts) and being reluctant to open/close numerous other windows and doors, given their existing condition and concern regarding adequately being able to close them; and
- An opportunity to ensure the windows, doors and overall property remains fit-for-purpose for current and future generations.

2 Location & Landscape Context

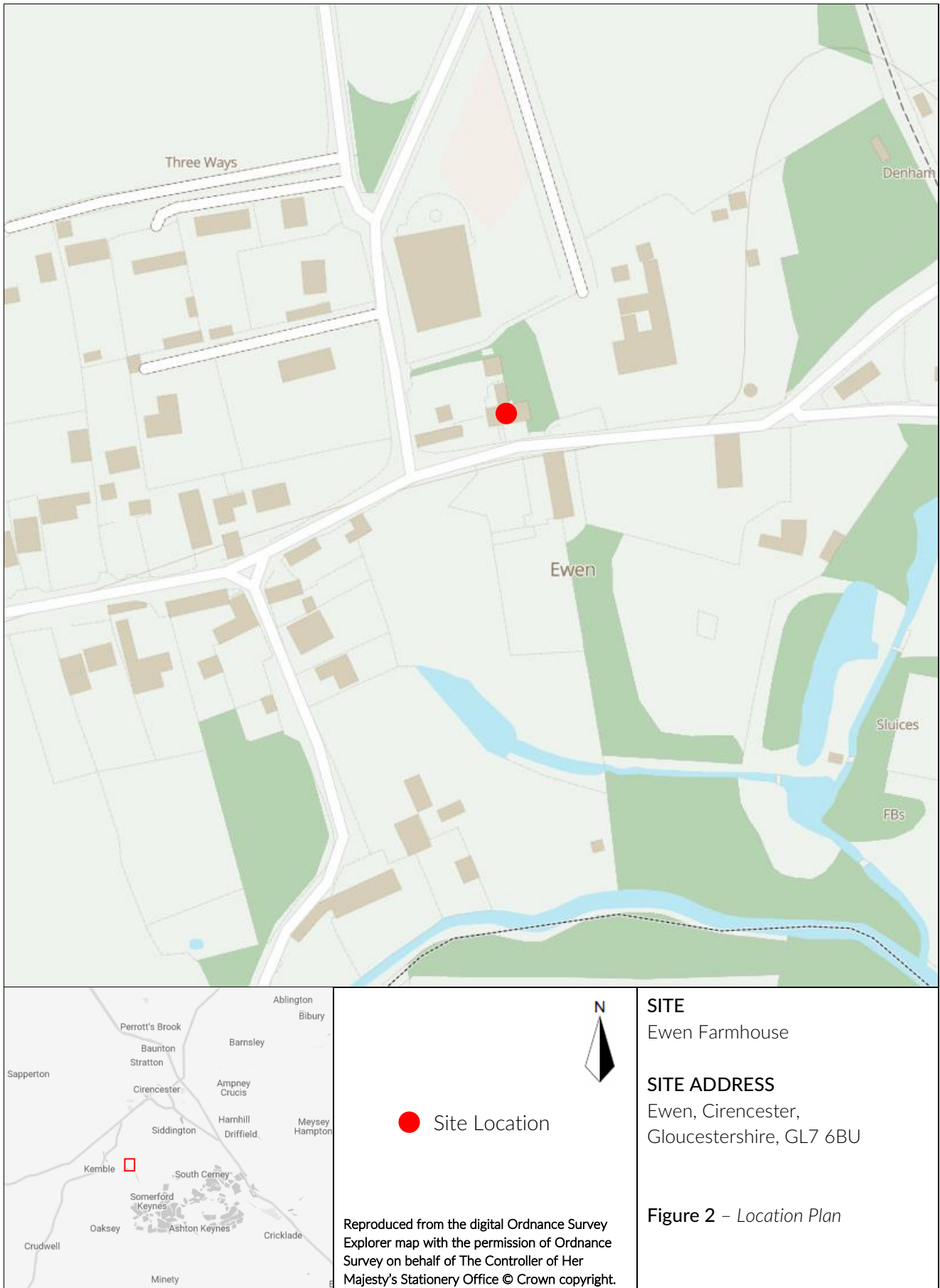
2.1 Ewen Farmhouse fronts onto the main through-road within the village of Ewen, the village being located c. 3 miles to the south of the market town of Cirencester, within Gloucestershire. The property is located within the Ewen Conservation Area.



Figure 1 – Aerial Map (Google Maps)

2.2 The property benefits from a modest front garden, although larger rear garden, with the gravelled driveway equally being located to the north to the rear of the property.

2.3 Levels to the perimeter of the property are generally flat, with boundaries being predominantly of dry-stone walling, although with the property equally bordering Ewen Manor to the north and east, with Thursday Cottage to the west.



3 The Proposals (Design & Access Statement)

3.1 Use

The intended use of the property is to remain as is, in residential use.

3.2 Amount

This application proposes no alteration or increase in footprint to the cottages.

3.3 Layout & Scale

This application proposes no alteration to the existing configuration of the property, nor any alteration to the built form resulting in an adjustment to the massing of the structure.

3.4 Appearance

This application largely consists of the replacement of windows and doors on a like-for-like basis; however, numerous alterations have been proposed to the arrangement, proportioning and design of fenestration in specific locations in the interests of harmonising aspects of the design to enhance overall architectural balance and appearance, introduce additional natural daylighting to the structure and improve thermal performance of the windows and doors.

An itemised summary of those proposed specific alterations to existing fittings, where these are not proposed to be replaced on a like-for-like basis, are outlined as below:

- Replacement of the top-hung fanlight storm casement dormer windows (three to the front elevation; one to the western elevation) with two-light timber side hung flush casements.
- Replacement of the inward opening top-hung fanlight to the first floor shower room (WF7) in lieu of a side hung flush casement (with the casement hinged so as to open and look upon the driveway to the rear).
- Replacement of the inward opening top-hung fanlight to a ground floor cloakroom (WG8) in lieu of a two-light side hung flush casement, with the aperture subtly adjusted so as to improve the window proportions and balance of the window internally.
- Replacement of the two highly defective three-light casement windows to the rear of the property (western elevation) to the dining room (WG7) and bedroom 3 (WF6) in lieu of re-instating vertical sliding sash mirroring those extant to the front elevation.

NOTE: It is strongly believed – given the identical size of the apertures and detailing with the segmental stone voussoir heads matching that of the windows to the front elevation – that vertical sliding windows were originally present within these apertures.

- Introduction of glazing bars during the replacement of numerous side hung casement windows in the interests of ensuring continuity of the holistic glazing pattern throughout the property.

- Replacement of all glazing with either slim-profile double glazing or vacuum insulated glazed units in the interests of sustainability and a 2.5 – 4 fold improvement in their thermal performance²; thereby greatly increasing energy efficiency via a reduction in space heating demand whilst also greatly improving occupant comfort.
- Replacement of the ill-befitting, non-original, defective and crudely installed reconstructed stone sub-cills to windows where these exist with high-quality natural stone alternatives.
- Replacement of the existing defective front door (DG1) with an alternative door design intended to increase natural daylighting of the existing dark entrance hall and enhance the appearance of the overall front elevation by harmonising the glazing pattern with those surrounding sash windows.
- Replacement of the existing vertically boarded door to the kitchen (DG2) with an alternative door design – broadly mirroring the front door (DG1) and lobby door (DG3) – to increase natural daylighting to the kitchen and enhance the appearance of the overall elevation/rear of the property by harmonising the glazing pattern with those surrounding sash windows.

No further alterations are proposed as a result of this application, other than limited adjustments to rainwater goods to permit an alternative opening configuration to the dormer windows.

3.5 **Access**

Vehicular and pedestrian access to the property is to be unchanged as a part of this application.

3.6 **Landscaping**

No landscaping works are proposed as a part of this application.

² **Window U-Values (Various Sources)**

Single-glazed window (4mm glass) – 4.5-5 W/m²K

Slim-profile double glazed window (14mm glass) – 1.9 W/m²K

Vacuum glazed window (6mm glass) – 0.8-1.2 W/m²K

4 Heritage Assessment

4.1 Significance Assessment

Ewen Farmhouse (NGR: SU 00536 97591) is a Grade II listed, four-storey, six-bedroom, Georgian-styled farmhouse of c. late 18th/early 19th Century construction.

The structure is of typical Cotswold vernacular construction, consisting of solid random coursed rubble stone, with flush natural stone quoins and natural stone tiles laid in traditional diminishing courses to the pitched roof slopes.

The building has been extended and modified both internally and externally throughout its history, although the Georgian frontage and the overall essence of the structure remains largely intact. Windows and external doors are predominantly of painted timber; although, of a wide variety of styles given gradual alterations to the structure and replacements of original fittings over time. Windows to the front elevation consist of painted timber sliding sash casements – a mixture of triple sashes of 4/16/4 panes flanking a central 16 pane (8 over 8) pane sash, all with segmental stone voussoir heads, with three hipped dormers to the front roof slope, with timber painted fanlight storm casement windows with transoms and glazing bars. Windows elsewhere are of single, double and triple light painted side hung casements, with top hung fanlights and side hung casements with combinations of timber and metal, leaded and non-leaded, storm and flush, casements set within painted timber frames with segmental stone voussoir heads to numerous windows to the western elevation and timber lintels elsewhere.

In addition to its gradual alteration over time, the property was extensively refurbished in 2018 following a period of past neglect; however, these alterations were largely superficial in nature consisting of: repairs, removal of past inappropriate alterations, replacement of mechanical and engineering systems and internal fixtures and fittings; as such, the core essence of the structure remains intact.

The structure is located in the village of Ewen, near Cirencester, within the Ewen Conservation Area, although outside of the Cotswold Area of Outstanding Natural Beauty. The farmhouse is sited relatively centrally within the older core of the village, with the principal elevation clearly visible from the main village through road and with the farmhouse contributing to the broader historic character of the village and wider setting.

4.2 In considering the components of the structure specifically relevant within the detailed context of the application, it is clearly apparent a significant number of the windows and doors are non-original and have been replaced over time, often with low quality softwood alternatives, with design and detailing non-consistent with that of the local vernacular, the Cotswold District Council Traditional Casement Windows Design Guide and that more generally befitting a Grade II listed property.

Furthermore, despite knowledge of extensive repairs of the windows and doors during the wider extensive refurbishment of the property in 2018, with splice and

resin-based repairs executed throughout in an effort to retain existing windows and doors, and historic fabric to those older windows and doors, the windows and doors are recognised to be in poor and/or deteriorating condition, detracting from the contribution of the property both individually and within its wider setting.

All dormer windows are of low-quality modern softwood top-hung fanlight storm casements, with crude detailing of aspects such as window bars, lacking any essence of attention to detail or attempted replication of the likely original side hung casements and detailing historically present.

The two inward opening top-hung fanlights, to the first floor shower room and ground floor cloakroom, are of modern softwood replacements, with these again regarded to be relatively crude and lacking any historic significance or architectural merit.

The two, three-light casement windows to the rear of the property, to the dining room and bedroom 3, are non-original, with the detailing to the head and the size of the aperture identically mirroring that of the sliding sash windows to the front elevation and with these windows believed to have been installed in lieu of the original, historic, sliding sash in these locations.

The front door to the property is believed to be a surviving older part of the original property; however, evidence of significant resin-based repairs exist to this door throughout, resulting in the complete loss of definition of the original profile and the effective amalgamation of the bottom four panels with stiles and rails, with it equally being suspected the lower four panels have been in-filled to mask deterioration and rot to original panelling that would have existed behind.

The modern softwood door to the lobby is of no historical or architectural importance or merit.

The sash windows to the front elevation are regarded to hold the most significance for their contribution to the historical and architectural merit of the structure, both in isolation, although also in the context of the buildings contribution to the wider village and Conservation Area, with the principal elevation being clearly visible within the heart of the village.

4.3 **Impact of the Proposed Works**

As evidenced by the undertaking of the condition survey – a subset of the photographs from which are included within *Appendix D – Condition Survey Inspection Photographs*) – the windows are generally in poor condition, with the worst affected areas being the frames, glazing bars, lower sections of jambs, bottom rails and lower sections of stiles – all as would be common – with the intersection of carpentry joints often compromised.

The client, being an owner of a number of historic buildings in and around the area, is well aware of and is committed to the approach of the sympathetic repair and regular on-going preventative maintenance of the properties, including the windows and doors, with these being redecorated even since the buildings wider refurbishment in 2018. However, despite on-going decoration and an extensive

scheme of repairs executed to the windows and doors during the works in 2018, their condition has continued to deteriorate to a point whereby large swathes of the original historic fabric – with a large number of the windows themselves considered often to be relatively modern in nature and material – have been lost and the viability and efficacy of their continued patching becomes questionable.

In considering the proposals and their respective impacts in detail:

- the proposed replacement of the low-quality, non-vernacular modern softwood dormer windows is welcomed, with no loss of historic fabric and with this instead believed to make a positive contribution to the character of the farmhouse and its overall setting with the introduction of more suitable traditional flush casement alternatives;
- similarly, it is recognised the inward opening fanlights are non-original and their replacement with side hung flush casements are deemed to make a positive contribution to the building. It is recognised the proposals intend to increase the size of the opening in the case of the ground floor cloakroom window; however, the extent of the timber lintel over the existing window in this location would indicate the presence of a broader historic opening and the subtle reconfiguration and enhancement of the proportions is not believed to result in harm to the structure;
- whilst the three-light casement windows to the dining room and bedroom 3 – evident to the rear, western, elevation – add an element of character to the structure and are a recognised aspect of the evolution of the building, they are equally recognised to be non-original and non-functional, with the intended insertion of vertical sliding sash windows within the openings merely re-instating original units to ensure consistency with those present to the front elevation;
- the proposed replacement of the sliding sash windows to the front elevation is accepted to result in loss of an element of historic fabric; however, it is recognised these windows had been recently extensively overhauled in 2018 (with significant splice repairs being visible) at great expense, albeit with substantial issues remaining apparent and with an acceptance that they have now reached the end of their functional and economic lifespan. Their proposed replacement on a like-for-like basis, with enhanced glazing and draught-proofing is believed to ensure these remain functional and fit-for-purpose for the current and future generations;
- the intended use of slim-profile double glazing or vacuum insulated glazed units is noted; however, given the replacement of numerous original windows and the original glazing to other windows throughout the buildings history, and the acceptance that recent advances in window technology offer the possibility of recreating traditional window forms but with only a fraction of the heat loss, this is believed to present an opportunity to reduce space heating demand with associated carbon savings. Furthermore, the use of glazing with enhanced thermal performance is recognised to mitigate the risk of under heating of buildings by occupants worried about energy bills with associated risks of fabric degradation and, as the building is more comfortable, this ensures they are also more likely to remain valuable and well looked after in the future. Whilst holistic

balanced consideration of relevant local and national policies is required, the assessment is equally mindful of the role of the built environment in the need to support climate change and carbon reduction targets, with the recent addition of para 164 to the NPPF being pertinent: *'In determining planning applications, local planning authorities should give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings..'*;

- the removal of the existing defective reconstructed stone sub-cills and replacement with natural stone will have no negative impact on the structure and instead restore the original material and enhance the contribution of the building;
- despite its on-going repair, with large quantities of resin-based repairs, the proposed replacement of the front door is accepted to result in the loss of historic fabric; however, on balance, this is believed to result in less than substantial harm, with the benefits of ensuring this door is functional and can be used, with introduction of additional daylighting for increased wellbeing and with the harmonisation of the glazing pattern with that of the surrounding sash casements to the front elevation believed to result in a net positive contribution, outweighing any negative impact as a result of the loss of residual remaining historic fabric.
- the replacement of the lobby and kitchen doors – whilst an element of loss of historic fabric in the case of the kitchen door is acknowledged – are similarly expected to make a net positive contribution to the character of the building, introducing additional daylight for wellbeing and, in the case of the kitchen door, ensuring this functions, without any twisting of the door resulting in cold and draughty conditions for the occupants.

4.4 In summary, whilst the loss an element of historic fabric is acknowledged, the overall positive contribution of the proposals serve to outweigh any negative impact resulting in less than substantial harm to the structure and an enhancement of both the structure in isolation and for its contribution to the wider setting and conservation area.

5 Conclusion

5.1 We believe the proposed approach, whilst acceptive of the loss of an element of historic fabric, will not impact on the significance of the Grade II listed building.

More so, the approach will serve to preserve and enhance the overall character of the building and its contribution to the character and setting of the surrounding area and conservation area by ensuring those identified defects are adequately addressed as the windows reach the end of their economic and functional lifespan.

The replacement of all windows and doors presents a unique opportunity to ensure all windows and doors are harmonised, with the replaced components crucially being functional and enhancing occupant comfort and security, all the whilst ensuring they are conserved in a manner appropriate to their significance to ensure that the building can be enjoyed for its contribution to the quality of life of existing and future generations.

Appendix A – Historic England Listing Description

Grade: II

List Entry Number: 1341383

Date first listed: 03-Jun-1952

Statutory Address: EWEN FARM HOUSE

County: Gloucestershire

District: Cotswold (District Authority)

Parish: Kemble and Ewen

National Grid Reference: SU 00532 97593

Details:

KEMBLE EWEN SU 09 NW 8/49 Ewen Farm House 4.6.52 GV II Detached farmhouse. Late C18/early C19. Random coursed rubble stone, with alternating flush quoins, stone slate roof with end stacks. Single front range to south of 2 storeys and attic, with rear cross wings (lower, and possibly part of slightly older house), forming squarish block. Main front has 3 windows, 2 triple sashes of 4/16/4 panes flanking central 16-pane sash, all with cambered stone voussoir heads. Three hipped dormers across eaves level with paired 6-pane casements. Ground floor has 2 triple sashes and central door of 6 panels, top 2 glazed, rest flush in moulded wood surround, all with cambered stone voussoir heads, and with arched wooden hood on struts over door.



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Appendix B – Relevant Planning History

Application Reference:	18/01192/COMPLY
Application Name:	Proposed timber carport - compliance with Condition 3 (colour) and 4 (roofing)
Address:	Ewen Farm House Ewen Cirencester Gloucestershire GL7 6BU
Application Date:	3 rd April 2018
Decision Date:	24 th May 2018
Decision:	Application Permit

Application Reference:	17/05103/FUL
Application Name:	Proposed timber carport
Address:	Ewen Farm House Ewen Cirencester Gloucestershire GL7 6BU
Application Date:	13 th December 2017
Decision Date:	6 th March 2018
Decision:	Application Permit

Application Reference:	17/01673/FUL & 17/01675/LBC
Application Name:	Internal and external alterations
Address:	Ewen Farm House Ewen Cirencester Gloucestershire GL7 6BU
Application Date:	20 th April 2017
Decision Date:	30 th June 2017
Decision:	Application Permit

Application Reference:	01/00684/LBC
Application Name:	Relocate a bathroom on the second floor. Strengthen truss/wall/beam junctions
Address:	Ewen Farm House Ewen Cirencester Gloucestershire GL7 6BU
Application Date:	21 st March 2001
Decision Date:	29 th May 2001
Decision:	Application Permit

Appendix C – Window & Door Schedule

Window No.	Room	Floor	Elevation	Type	Structural Dimensions (mm)	
					Width	Height
WB1	Wine Store	Cellar	South (Front)	A	1050	880
WB2	Store	Cellar		A	1010	895
WG1	Drawing	Ground		B	1650	1380
WG2	Sitting	Ground		B	1640	1380
WF1	Bedroom 2	First		B	1620	1350
WF2	Bathroom	First		C	1090	1340
WF3	Bedroom 1	First		B	1620	1340
WS1	Bedroom 5	Second		D	1070	1150
WS2	Bathroom	Second		D	1060	1140
WS3	Bedroom 4	Second		D	1070	1150
WG3	Laundry	Ground	East (Right)	E	1045	950
WG4	Cloakroom 2	Ground	North (Rear)	F	1100	965
WG5	Study	Ground		F	825	865
WG8	Cloakroom 1	Ground		G	765	815
WF4*	Landing	First		H	1040	600
WF5*	Study (Void)	First		I	-	-
WG6	Kitchen	Ground	West (Left)	J	1550	1205
WG7	Dining	Ground		K	1590	1255
WF6	Bedroom 3	First		L	1610	1260
WF7	Shower Room	First		M	450	730
WS4	Bedroom 6	Second		D	1080	1035

* partly or wholly inaccessible due to location

Door No.	Room	Elevation	Type	Structural Dimensions (mm)	
				Width	Height
DG1	Entrance Hall	South (Front)	A	1220	2120
DG4	Lobby		B	1440	2040
DG2	Kitchen	West (Left)	C	1340	1940
DG3	Lobby	North (Rear)	D	900	2060

Door Type Reference

- Type A – Six-panel painted timber with glazed upper panels
- Type B – Vertically v-grooved flush boarded painted timber master and slave doors
- Type C – Ledged braced and vertically v-grooved boarded painted timber
- Type D – Ledged vertically bead and butt jointed flush boarded painted timber

Window Type Reference

- Type A – Two-light top-hung flush timber fanlight
- Type B – 4-16-4 triple sliding sash
- Type C – 8 over 8 sliding sash
- Type D – Four-light top-hung flush timber fanlight
- Type E – Two-light timber w/ metal leaded casements
- Type F – Two-light timber flush casement
- Type G – Two-light bottom-hung timber fanlight
- Type H – Two-light two-centred arched fixed timber casement
- Type I – Single-light fixed timber casement
- Type J – Three-light timber storm casement
- Type K – Three-light timber w/ central metal casement
- Type L – Three-light timber w/ central metal leaded casement
- Type M – Two-light top-hung timber fanlight w/ segmental arch

Appendix D – Condition Survey Inspection Photographs

NOTE: Photographs included within this section consist of a subset of those taken during the inspection and incorporated within the Condition Survey report and are included for reference to provide an overview of the poor condition of the windows and doors to the property



Photograph 1 – Softening and on-set of rot to right-hand side bottom rail to lower sliding sash at abutment with stile (*Ground Floor Front Elevation Window (WG2)*)



Photograph 2 – Defective peeling/flaking paint, softening and on-set of rot to bottom rail, outer lining, parting beads and pulley stile – despite splice repairs (*First Floor Front Elevation Window (WF2)*)



Photograph 3 – Defective peeling/flaking paint, rot to bottom rail, outer lining, parting beads and pulley stile (*First Floor Front Elevation Window (WF3)*)



Photograph 4 – Rot to face and soffit of bottom rail to lower sash externally at intersection with stiles on carpentry joint (*First Floor Front Elevation Window (WF3)*)



Photograph 5 – Defective rotten and missing glazing bar, with missing and cracking window putty (*First Floor Front Elevation Window (WF1)*)



Photograph 6 – Further evidence of completely missing glazing bar to fixed sash casement
First Floor Front Elevation Window (WF3)



Photograph 7 – Further evidence of defective missing and cracking window putty
First Floor Front Elevation Window (WF2)



Photograph 8 – Defective peeling/flaking paint to on-set of rot to glazing bars to a sliding sash window as visible internally (*First Floor Front Elevation Window (WF2)*)



Photograph 9 – Metal casement twisted and poorly fitting to timber frame, resulting in clear daylight visible between frame and casement. Twisted nature of metal casement equally results in difficulty adequately operating and securing window. Tenants resorting to attempting to tape gaps evident between frame and casement due to draughts
(*Ground Floor Rear Elevation Window (WG7)*)



Photograph 10 – Further evidence of metal casement twisted and poorly fitting to timber frame, resulting in clear daylight visible between frame and casement (*First Floor Rear Elevation Window (WF6)*)



Photograph 11 – Further evidence of poor condition of metal casement, with rust, defective sash fastener and inability to close window (*First Floor Rear Elevation Window (WF6)*)



Photograph 12 – Cracking and rot to timber cill, with this particularly evident to opening casement due to rainwater penetration (*First Floor Rear Elevation Window (WF6)*)



Photograph 13 – Further evidence of cracking and rot to timber cill
First Floor Rear Elevation Window (WF6)



Photograph 14 – Further evidence of cracking and rot to timber cill internally
First Floor Rear Elevation Window (WF6)



Photograph 15 – Severe poor condition of top-hung fanlight, with severe rot throughout including to: transom, cill, head of frame, bottom rail to fanlight
First Floor Rear Elevation Window (WF7)



Photograph 16 – Rot and deterioration to cill and jamb to top-hung fanlight
Ground Floor Rear Elevation Window (WG8)



Photograph 17 – General poor condition of dormer window, with defective peeling/flaking paint, rot and cracking/defective window putty (*Second Floor Rear Elevation Dormer Window (WS4)*)



Photograph 18 – Severe rot to right-hand jamb and transom (with equal severe rot to mullion and cill not shown) (*Second Floor Front Elevation Dormer Window (WS3)*)



Photograph 19 – Defective missing and cracking window putty
Second Floor Front Elevation Dormer Window (WS2)



Photograph 20 – Severe softening and rot to top side of bottom rail and glazing bars internally
Second Floor Rear Elevation Dormer Window (WS4)



Photograph 21 – Further evidence of severe softening and rot to top side of bottom rail and glazing bars internally (Second Floor Rear Elevation Dormer Window (WS4))



Photograph 22 – Clear daylight visible between the door and frame to the kitchen (DG2), despite the presence of draught stripping, as a result of the twisting of the door