

# Design, Access and Heritage Statement

## INTRODUCTION

1. This statement has been prepared to support the associated application for listed building consent in connection with the replacement of wooden windows and installation of single glazing alternatives at the property described in the following section.

## SITE LOCATION

2. The building to which this application refers is Mulberry Cottage, Walden Road, Littlebury, Saffron Walden, CB11 4TA.
3. The property lies within the Littlebury Conservation Area.

## PROPOSED WORK

4. The application proposes the replacement of bay & casement windows, including the glazing, for a total of 7 windows located as follows:
5. The proposed windows would be supplied by **Wooden Windows of Cobridge**, Stoke-On-Trent and fitted under the management of local heritage builder David Menell of W.I.L.D, The Ring Cottage, Audley End, Saffron Walden, CB11 4JQ

### South/Front elevation:

- 2 bay windows on the ground floor
- 2 casement windows on the first floor

### North/Rear elevation:

- 2 casement windows on the ground floor
- 1 casement window on the first floor

For convenience, detailed metric measurements and photographs of each window are included in Annex 1 of this statement, with individual references. These references are marked on the attached '**Block Plan – Windows**' to indicate the specific position of each window.

6. The proposed work for each window includes replacing the existing casement with new units in softwood casement featuring more energy-efficient glazing. These new casements will be fitted into the existing frames, maintaining the current appearance. All windows will be the same size and shape as the existing ones, with matching paint colors.
7. The affected windows currently have single glazing.
8. Windows reference F1 & F2 will have fixed mullions replaced with flying mullions to comply with prevailing legislation regards egress from a bedroom.
9. Internal photographs of windows as they exist today are included in the attached Annex 1.
  - a. Ref G1 & G2 – south facing ground floor bay windows – two of.
  - b. Ref F1 & F2 – south facing first floor casement windows – two of.
  - c. Ref G3 & G4 – north facing ground floor casement windows – two of.
  - d. Ref F3 – north facing first floor casement window – one of.
10. It is proposed that the existing windows are replaced with single glazed, flush casement equivalents, see **Annex 3** for an example of the finished product, except there will be glazing bars included to create the multi pane look of the originals.

## DESIGN & ACCESS STATEMENT

11. The main features of the existing site include:

An early C18 timber-framed and plastered house, with rear extension added in early 20<sup>th</sup> century we believe. A further extension was added in 2022 (Ref: UTT/21/1487/LB)

The property is of two storeys, with two small casement windows on the upper storey and 2 modern bay windows on the ground storey.

Roof thatched, half hipped, with a central square chimney stack.

The more recent extension includes several double-glazed window units which are not included in the proposed work.

The whole property is painted in Suffolk pink, with a black bitumastic compound at plinth level and timber windows painted in white.

12. The design principles are three-fold:

Addressing significant deterioration of the windows which have over the years been subject (it appears) to numerous not so good, renovation attempts.

Significant uplift in the security of the property by the installation of windows with built in locking capabilities

Improving the comfort and the sustainability of the property through a solution that provides airtight seals, removes draughts and heat loss.

13. There is no change in

- a. the amount of unit or floor space in the proposed work
- b. the layout in the proposed work
- c. in scale in the proposed work
- d. the landscaping in the proposed work

14. The proposed work does not affect access and there are no implications for traffic.

15. The proposed work aims at maintaining an authentic appearance of the building, and replicating the original design of the existing windows.

## HERITAGE STATEMENT

16. The heritage assets are Mulberry Cottage and the Littlebury Conservation Area.

17. Mulberry Cottage is a Grade II listed period cottage, first listed on the 22nd of February 1980 with an English Heritage Legacy ID of 1231753. The entry includes the following listing description:

“Early C18 timber-framed and plastered house. Renovated. Two storeys. Two window range of small casements on the upper storey and 2 modern bay windows on the ground storey. Roof thatched, half hipped, with a central square chimney stack”

## CONDITIONS

18. The existing windows are in need of replacement. They exhibit excessive cracking and warping due to historic poor maintenance. There is a breakdown of external paint and putty that affects some of the windows. Several exhibit evidence of water ingress, for which wet rot is apparent in places both inside and outside. See **Annex 4** – for photographic evidence for all issues noted herein.

None of the windows have an effective seal that provides an airtight seal, similarly all the windows have limited security capabilities built in, thus allowing easy access to the property for someone with that intent.

## IMPACT OF THE PROPOSAL

19. The proposal affects windows with possible historical significance. The property is not visible from the highway of the conservation area albeit it is accepted that in itself is no justification for anything other than a ‘like for like’ replacement.

20. Secondary glazing has been considered but as this would inhibit the ability to air the property it is not deemed in any way an attractive option.
21. Renovation has also been considered but the units have been subject to numerous such projects over the years (by previous owners) and there is no economic justification for going down that path again.
22. Replacing single-glazed windows with the proposed solution will boost fuel efficiency and occupant comfort. It's a well-established fact that single glazing contributes to 10-20% of heat loss in most houses, making sustainable heating difficult with rising energy prices. This upgrade aligns with Historical England's principles, "older buildings have survived because of their durability and adaptability. Continuing to adapt, upgrade, repair and maintain them so they remain useful and viable makes good social, economic and environmental sense".
23. The proposed solution will enhance energy efficiency while respecting the existing appearance, and generally will remain indistinguishable from the originals.

## CONCLUSIONS

The proposed window upgrades addresses maintenance issues, particularly rot and loss of significant amount of heat through ill-fitting windows.

Whilst preserving the original appearance and size of the windows, the new glazing would also grant the occupants the comfort and efficiencies of modern windows and improve the property's sustainability.

Additionally, the installation of the proposed solution affords the occupants a significantly improved level of security.

This seamless integration aligns perfectly with the Conservation Area's commitment to historical preservation, securing both charm and heritage.

## ANNEX 1 – Existing Windows

### Block Plan Reference – G1 & G2



#### Dimensions

A & C = 850W x 1200H  
12 panes – single glazed  
No opening

B = 1050W x 1200H  
8 panes/side – single glazed  
Opening – hinged L&R  
No mullion or flying mullion

Deep sills – 100mm

Softwood, very poor condition, subject to numerous renovation attempts.

Minimal effective security

**G1 = Lounge**

**G2 = Dining Room**

### Block Plan Reference – G3 & G4



#### Dimensions

A = 600W x 900H  
6 panes – single glazed  
Top hinged opening  
Sills – 50mm

Softwood, poor condition, subject to numerous renovation attempts.

Minimal effective security

**G3 = Shower Room**

**G4 = Bottom of internal stairs**

**Block Plan Reference – F1 & F2**



**Dimensions**

A = 1050W x 900H

6 panes/side – single glazed

Opening – hinged L&R

Fixed mullion

Deep sills – 100mm

Softwood, poor condition, subject to numerous renovation attempts.

Minimal effective security

**F1 & F2 = Both are Bedrooms**

**Block Plan Reference – F3**



**Dimensions**

A = 1200W x 900H

6 panes/side – single glazed

Opening – hinged L&R

Fixed mullion

Deep sill – 100mm

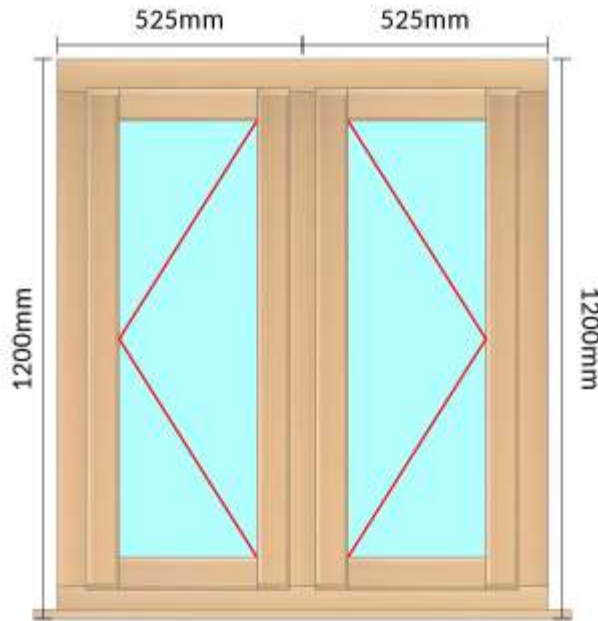
Softwood, poor condition, subject to numerous renovation attempts.

Minimal effective security

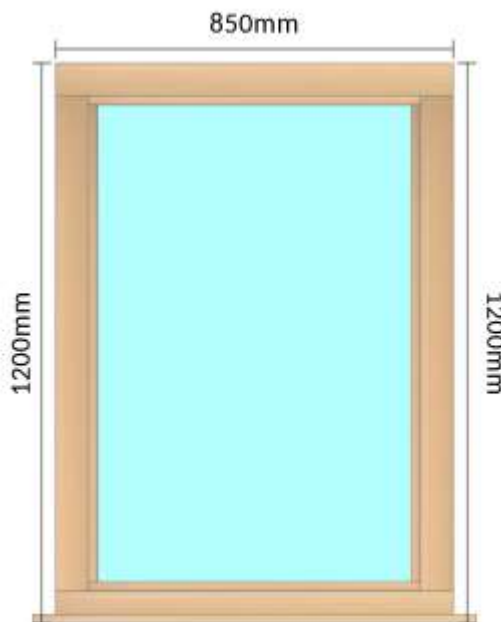
**F3 = Internal stair landing**

## ANNEX 2 – Proposed Single Glazed Windows

### Block Plan Reference G1 & G2

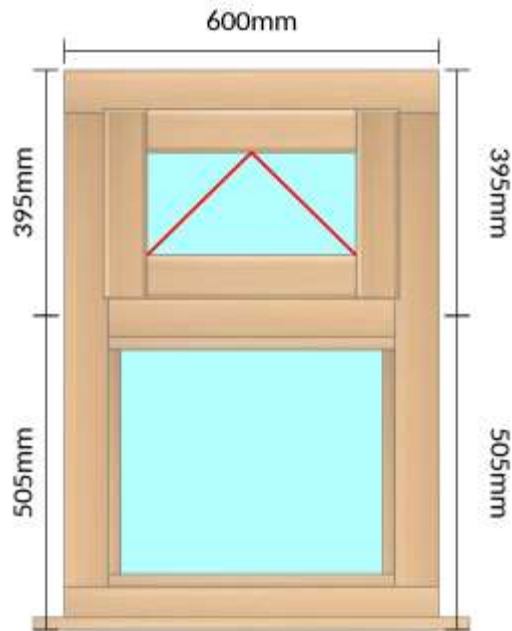


2 of: 1050w x 1200h pine Trentham Stormproof window, 110mm Projecting Cill, 4mm SINGLE GLAZED including 1 No vertical & 3 No Horizontal 22mm timber bonded bars only, to create a 16 pane (2 x 8 per side) window.



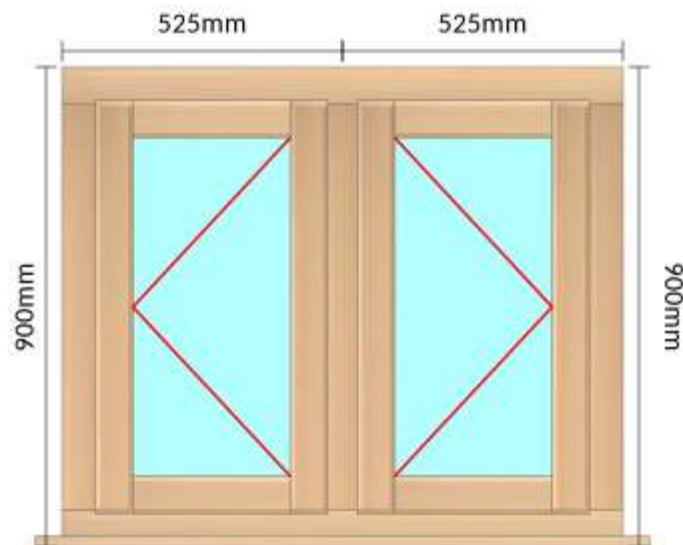
4 of: 850w x 1200h pine Trentham Stormproof window, 110mm Projecting Cill, 4mm SINGLE GLAZED including 2 No vertical & 3 No Horizontal 22mm timber bonded bars only, to create a 12 pane window.

### Block Plan Reference G3 & G4



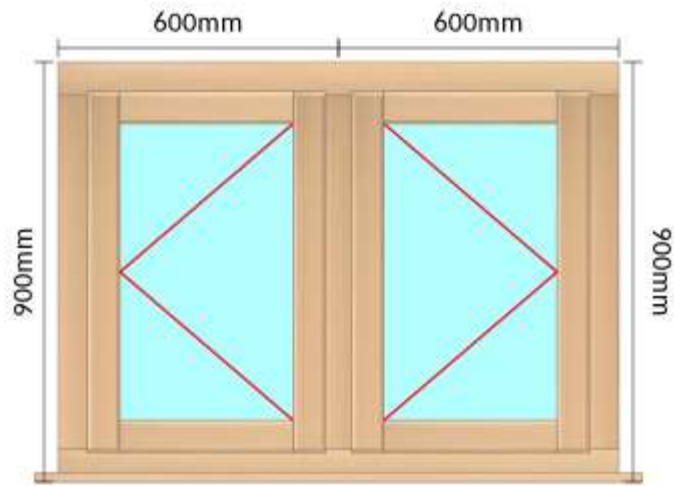
**2 of:** 600w x 900h pine Trentham Stormproof window, 70mm Projecting Cill, 4mm SINGLE GLAZED including 1 No vertical & 1 No Horizontal 22mm timber bonded bars only, to create a 6 pane (split 2 & 4) window.

### Block Plan Reference F3



**1 of:** 1050w x 900h pine Trentham Stormproof window, 110mm Projecting Cill, 4mm SINGLE GLAZED including 1 No vertical & 2 No Horizontal 22mm timber bonded bars only, to create a 12 pane (6 per side) window.  
**\*\*FLOATING MULLION\*\***

### Block Plan Reference F1 & F2



2 of: 1200w x 900h pine Trentham Stormproof window, 1100mm Projecting Cill, 4mm SINGLE GLAZED including 1 No vertical & 2 No Horizontal 22mm timber bonded bars only, to create a 12 pane (6 per side) window.  
\*\*FLOATING MULLION\*\*



## Annex 3 - Sample Photograph of Finished Product

### Wooden Windows – Flush Casement White



This photo is representative of the style, not exact replica of what we will have built and installed as there will be glazing bars included to create the multi pane look of the originals.

Annex 4 – Conditions – Photographic Evidence



Gapping, water ingress



Excessive gapping when closed



Gapping, frame deterioration



Frame deterioration



Multiple poorly spliced repairs



Multiple poorly spliced repairs



Interior Deterioration



Interior Deterioration



Repeatedly filled external frame & sill



Frame Deterioration & Rot