Design and Access Statement

To accompany the following application:

Removal of certain timber subframes; the replacement of rotten timber subframes;
removal of all timber and steel window frames; and replacement by steel heritage double glazed windows.

Green Cottage, Great Rissington, Glos. GL54 2LP

Existing Property

Green Cottage is a semi-detached grade II listed cottage, located within the centre of the village of Great Rissington.
The property is constructed in local natural stone with a modern concrete tile pitched roof and incorporating a combination of window styles, these being a mixture of traditional stone mullions, painted timber and metal frames. Attached to the rear of the property is a modern construction garden room and to the south-west of the main cottage gable there is a modern constructed entrance porch along with a gravel area and cluster of different period single storey outbuildings constructed in a mixture of natural stone, brick and concrete block work with traditional pitched roofs finished in modern concrete tiles.

Design brief regarding the windows

The existing windows of the cottage are single glazed and suffer broadly from four main defects which these proposals are intended to cure. The issues may be classified broadly as relating to their condition; their ill assortment; lack of thermal efficiency; and lack of security.

i) Their condition

Several of the timber windows are seriously rotten (see window numbers 17 and 21 in schedule B) and need replacing as they have already been repaired over the years and some of the other timber windows show signs of needing repair (see window numbers 7 and 8 in schedule A). In addition, the subframe of window 20 in schedule B needs replacing by virtue of rot.

The timber casements in the mullions are poorly fitted and cause extensive drafts and heat loss.

Several of the steel windows are in a state of disrepair including broken ironmongery, broken glass, serious rust, and where lead bars have been added they have fallen off or twisted.

Where glass has been inserted directly into stone without a frame (see windows 2, 5, 9, 12 & 15 in schedule A & B) three of the five have broken causing drafts and heat loss.

ii) Their ill assortment

The existing windows are a mixture of stone mullions into which timber casements have been fitted in modern times together with a mixture of steel windows dating from the interwar years and more modern timber windows, the most recent of which date from the 1990s. All the glass appears modern and lacks imperfections.

iii) Lack of thermal efficiency

By reason of their age, condition and fitting the existing windows of the cottage are thermally inefficient in accordance with modern environmental needs. Several of the casements do not fit properly or have broken glass leading to extensive heat loss. Even running a modern central heating system, it is not possible to heat the cottage to a temperature in winter which would be regarded by most people as acceptable. To achieve 18 degrees celsius on a cold day is currently almost impossible and what can be achieved is extremely wasteful in terms of burning fossil fuels.

iv) Lack of security

The existing windows lack locks and a number are easily forcible as they are either old, in poor repair or were poorly made in the first place.

Proposed Solution

As the windows lack any architectural or historic interest (save for the stone mullions) we propose using the opportunity that arises by reason of the need to replace subframes, frames or glass in several windows to comprehensively upgrade the windows in the cottage, so as to:

- vastly improve the thermal efficiency of the windows;
- standardise them around a material, steel, which has commonly been used in cottages of this type; and
- improve security.

To achieve this, the following proposals are suggested:

- all windows (whether inserted directly into stone casements or necessary timber subframes) will be constructed from hot-rolled slimline steel sections, which will be zinc coated after manufacture and powder-coated with RAL 9005 black semi-gloss finish
- their glazing is to be composed of 14mm (4-6-4) thick sealed units, with black coloured spacer bars comprising 'Low E' glass, with Argon gas filled cavity; over-leaded in rectangular panes, using 9mm/12mm antique leads; all units will be fitted into the frames with silicone-faced beads
- new timber subframes or cover strips will be painted green to match existing colour, Dulux Green Moorland code 12B21 as seen in photos
- all windows will be lockable
- specifically:

i) ground floor windows
All ground floor windows will have heritage steel double glazed units inserted directly into their stone casements. This will mean that glazed only windows, timber subframes and all types of frame (whether timber or steel) will be entirely removed as set out in schedule A. Two windows (see window numbers 7 & 8) will have new sills.

ii) dormer windows on the first floor
All dormer windows will retain their timber subframes. In the case of two windows (see window numbers 20 and 21), these will have new hardwood subframes and sills installed. Then all will have heritage steel double glazed units inserted directly into their timber subframes. This will mean that all types of frame (whether timber or steel) will be removed as set out in schedule B.

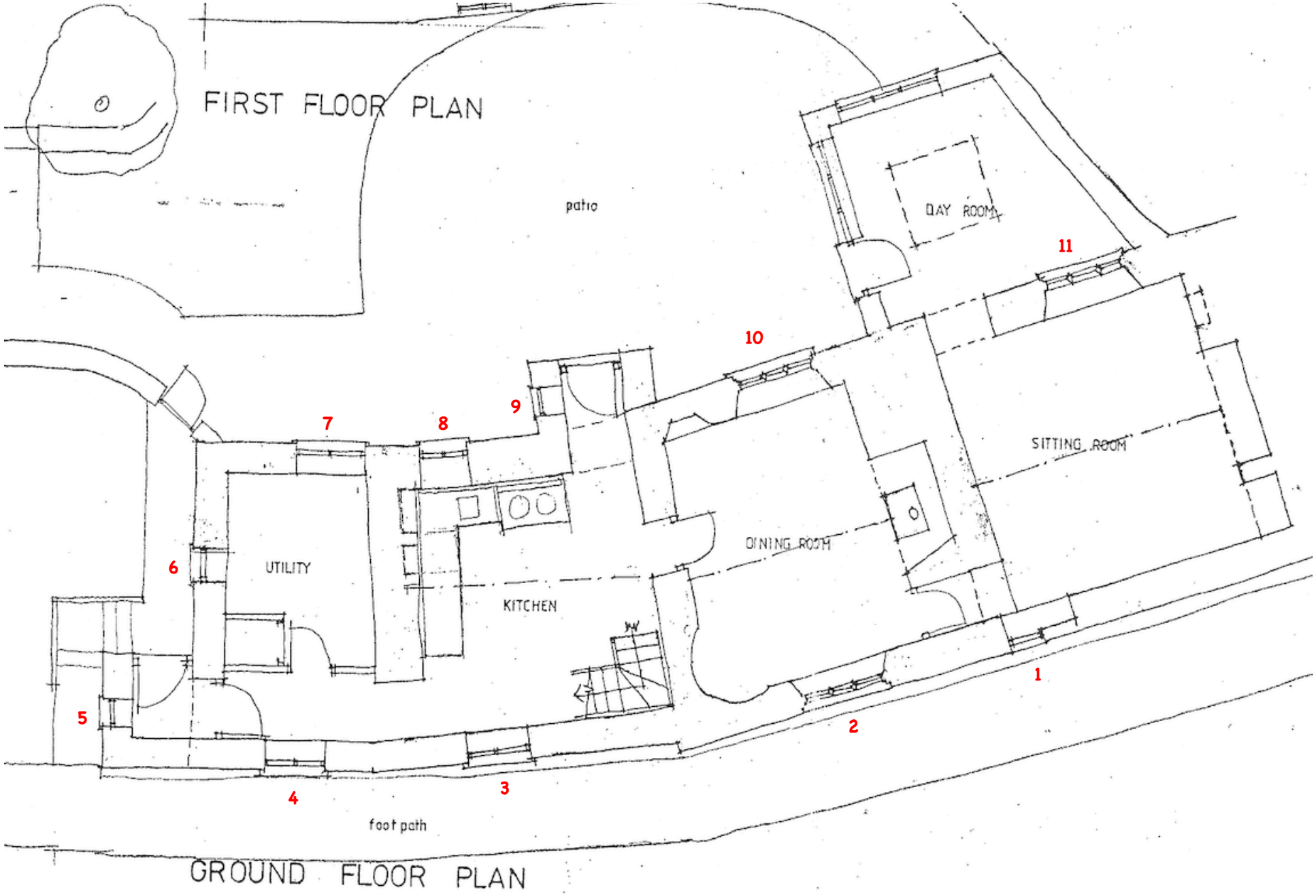
iii) remaining windows on the first floor
The three remaining non dormer first floor windows will have heritage steel double glazed units inserted directly into their stone casements. This will mean that glazed only windows will be removed (see window numbers 12 & 15) as will be the timber frame of window number 17.

The result will lead to a cottage which is accommodating of modern living standards, thermally efficient, secure, visually engaging and easier to maintain for future generations, but without losing any historic or architecturally interesting features of the cottage.

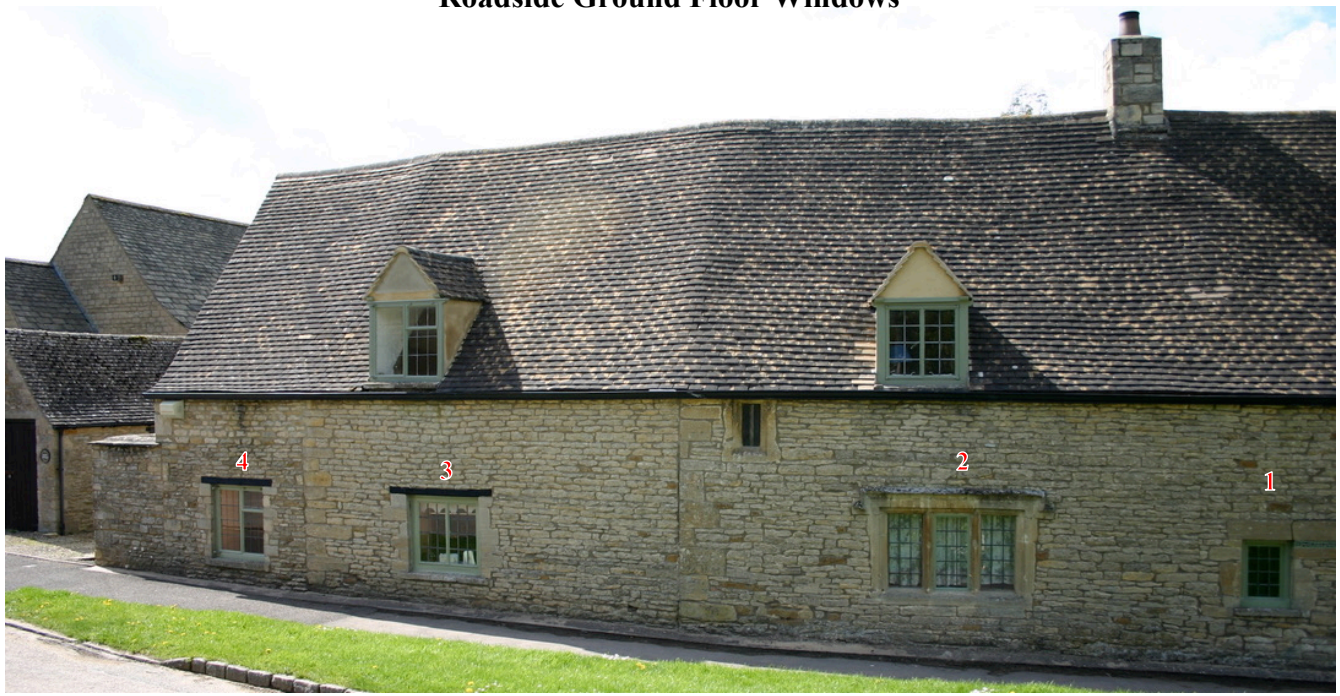
SCHEDULE A

PROPOSALS FOR GROUND FLOOR WINDOWS

Green Cottage, Great Rissington, GL54 2LP


FIRST FLOOR PLAN
patio
DAY ROOM
11
10
9
8
7
SITTING ROOM
DINING ROOM
KITCHEN
UTILITY
6
5
4
3
2
1
foot path
GROUND FLOOR PLAN

Roadside Ground Floor Windows

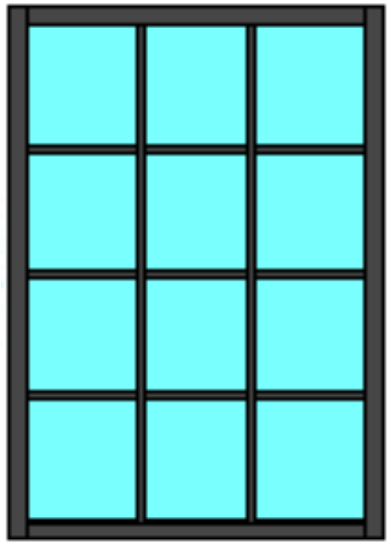


1. Sitting Room Window (Roadside)

Existing

Timber frame and subframe; lead is in poor condition, backed by horizontal timber bars; single glazed. Opening functionality is inoperable.

Proposal



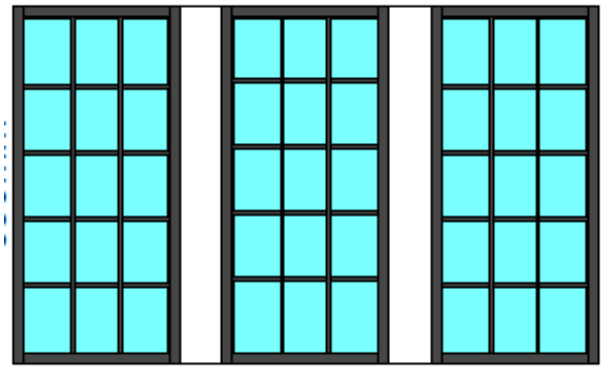
Remove timber frame and subframe. Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

2. Dining Room Window (Roadside)

Existing

Stone Mullion with LH pane being single glazed glass only with integrated lead backed by horizontal timber bars; middle section with a timber frame and single glazed glass with stick on lead bars; RH pane being single glazed glass only with stick on lead backed by horizontal timber bars

Proposal



Remove all glazing and the timber frame. Insert heritage double glazed steel units with antique lead bars directly into stone mullion casements.

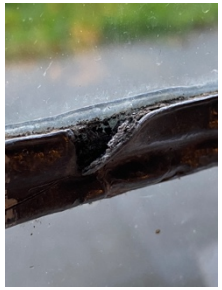
3. Kitchen Window (Roadside)

Existing

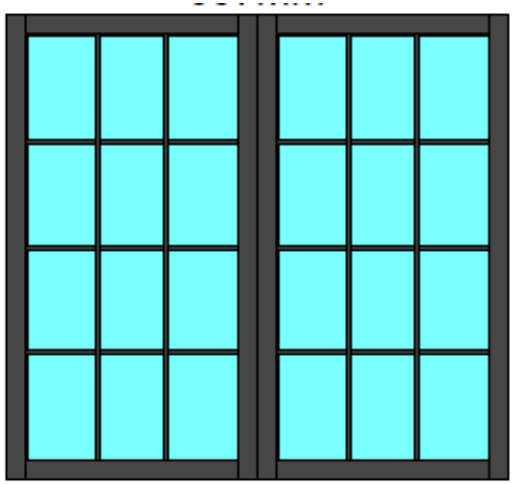
Timber subframe; steel casement; integrated lead; single glazed

Opening functionality is inoperable.

Note: Glass is compromised and broken



Proposal



Remove the timber subframe and steel casement.

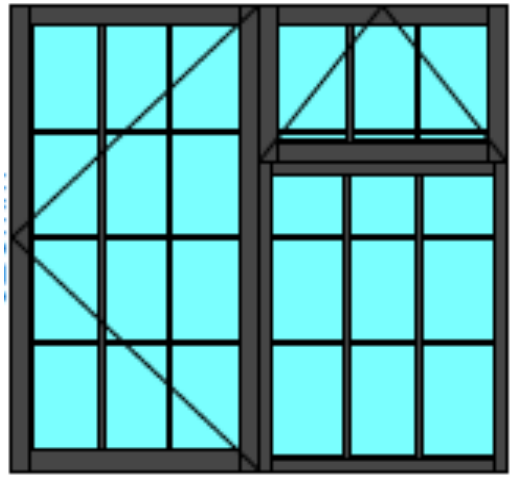
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

4. Entrance Hallway Window

Existing

Timber subframe; steel casement;
stick on lead; single glazed

Proposal



Remove the timber subframe and steel casement. Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

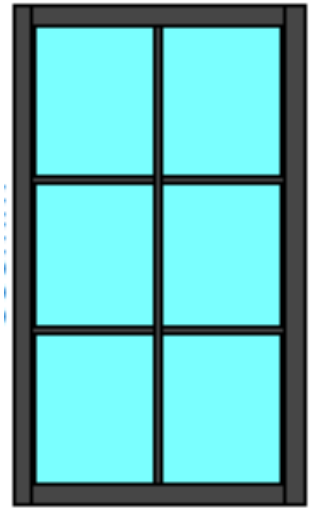
5. Entrance Porch Window

Existing

Single glazed glass directly inserted into the stone casement with stick on lead

Note: Glass is compromised and broken

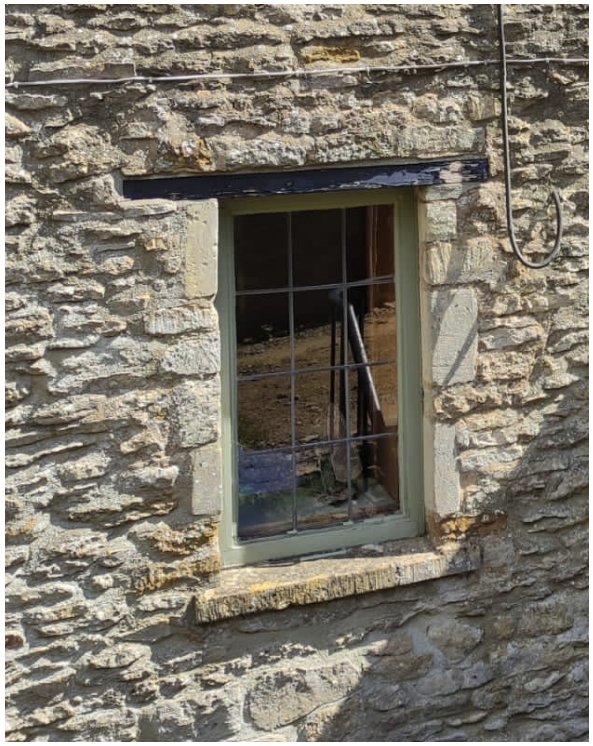
Proposal



Remove glass and lead.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

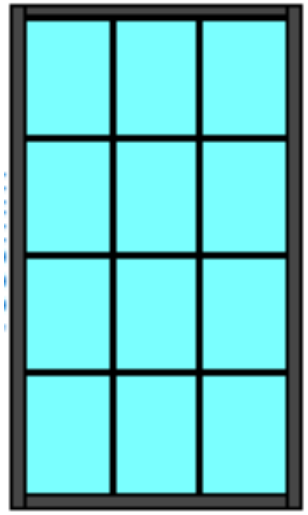
6. Utility Room Window (End)

Existing



Timber frame; single glazed with stick on lead

Proposal



Remove timber frame, glass and lead.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

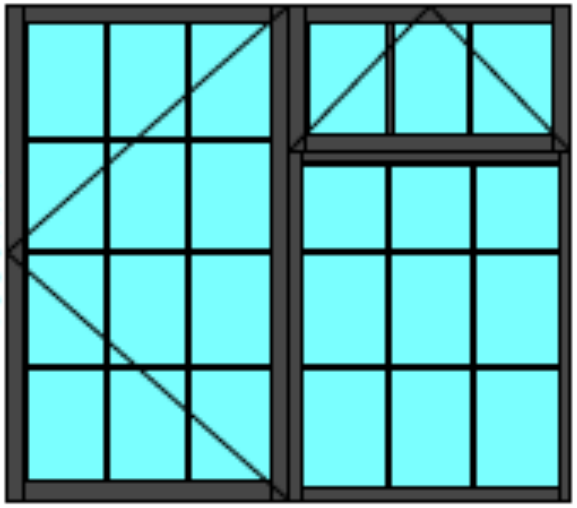
Garden Side Ground Floor Windows

7. Utility Room Window (Garden)

Existing

Timber frame & sill; single glazed with stick on lead

Proposal



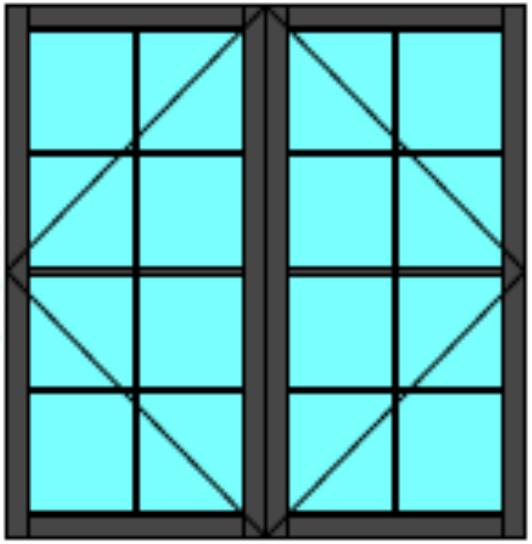
Remove timber frame, glass and lead.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.
The sill will be remade due to no stone sill in place.

8. Kitchen Window (Garden)

Existing

Timber frame & sill; single glazed with stick on lead

Proposal



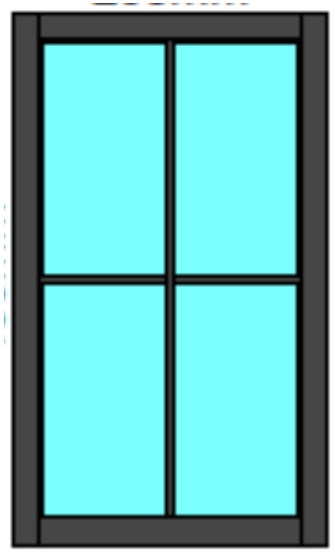
Remove timber frame, glass and lead.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.
The sill will be remade due to no stone sill in place.

9. Backdoor Porch

Existing

Single glazed glass directly inserted into the stone casement with stick on lead on the exterior only

Proposal



Remove glass and lead insert.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

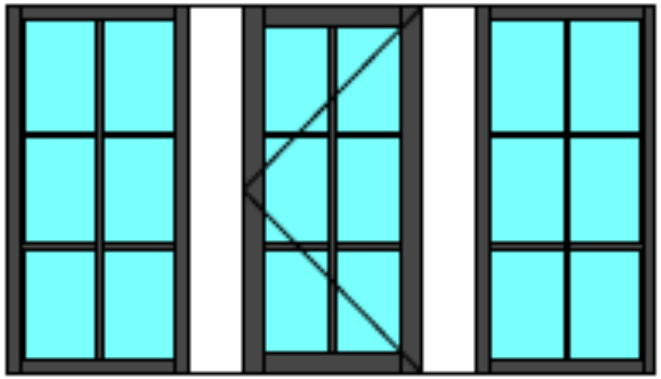
10. Dining Room Window (Garden)

Existing

All three sub windows have timber frames, single glazed with stick on lead

Note: the middle window is so badly fitted there are large gaps exacerbating heat loss

Proposal



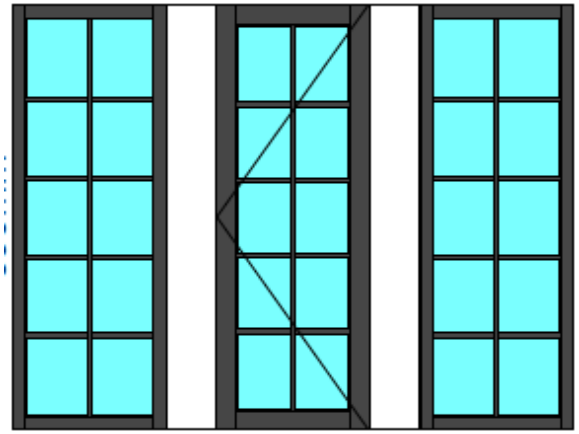
Remove timber frames, glass and lead.
Insert heritage double glazed steel units with antique lead bars directly into stone mullion casements.

11. Sitting Room Window (Garden & Sunroom)

Existing

Timber frames, single glazed with stick on lead

Proposal

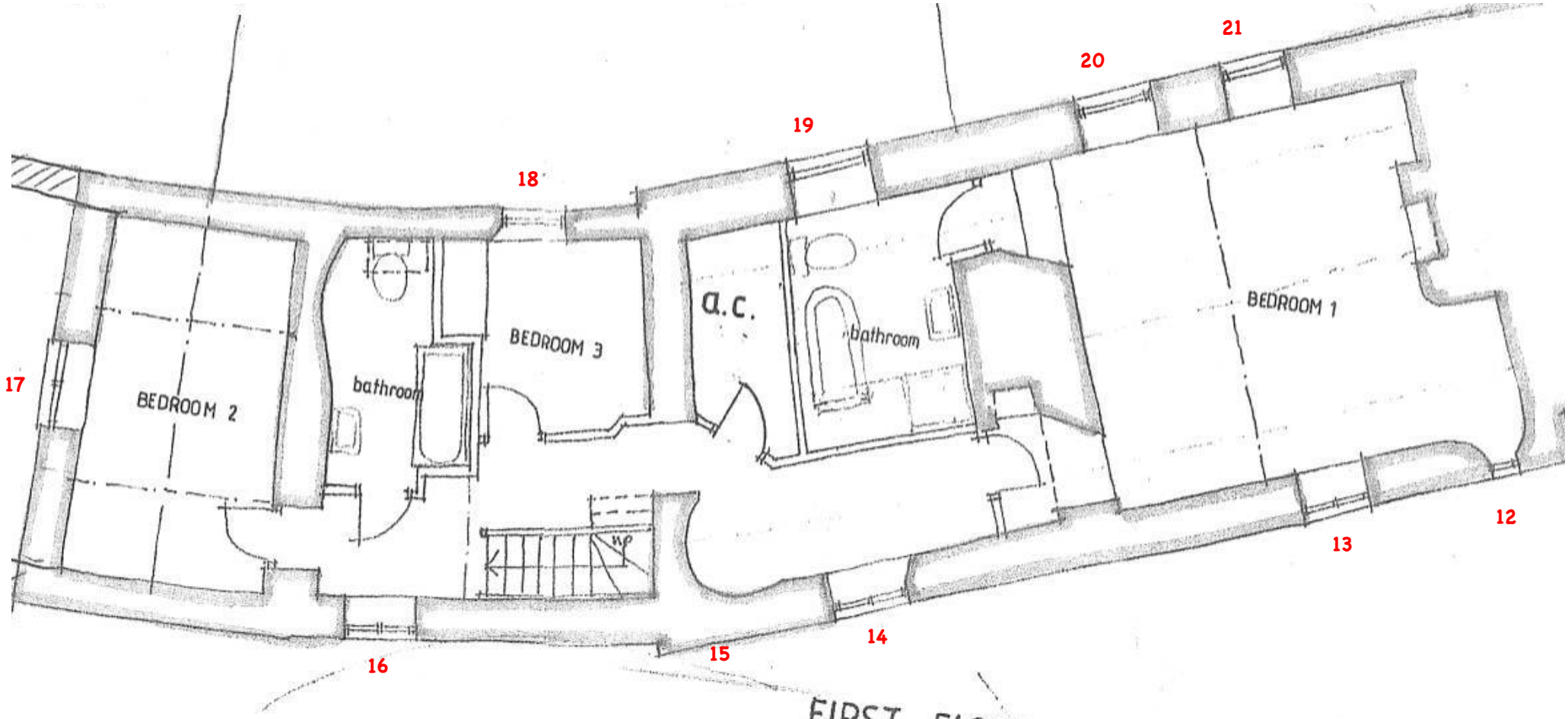


Remove timber frames, glass and lead.
Insert heritage double glazed steel units with antique lead bars directly into stone mullion casements.

SCHEDULE B

PROPOSALS FOR FIRST FLOOR WINDOWS

Green Cottage, Great Rissington, GL54 2LP


21
20
19
18
17
BEDROOM 2
bathroom
BEDROOM 3
a.c.
bathroom
BEDROOM 1
12
13
14
15
16
FIRST FLOOR PLAN

Road Side First Floor Windows

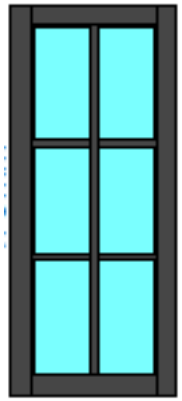
12. Small staircase window 1

Existing

Single glazed glass directly inserted into the stone casement with integrated lead

Note: Glass is compromised and broken

Proposal



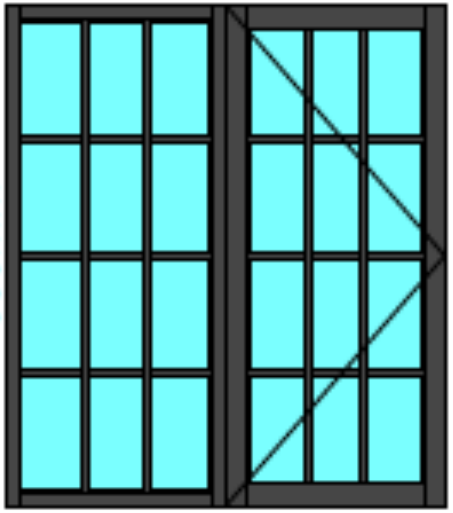
Remove glass and lead.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.

13. Bedroom 1 window (Roadside)

Existing

Timber subframe; Steel casement; single glazed with integrated lead

Proposal



Keeping the structural timber subframe.
Insert a heritage double glazed steel unit with antique lead bars into timber subframe.

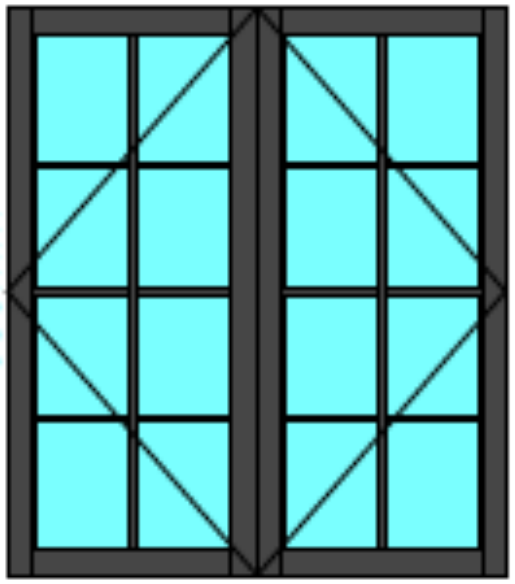
14. Corridor Window 1 (opp. airing cupboard ish!)

Existing

Timber subframe; Steel casement; single glazed with integrated lead

Note: Glass is compromised and broken

Proposal



Keeping the structural timber subframe.
Insert a heritage double glazed steel unit with antique lead bars into timber subframe.

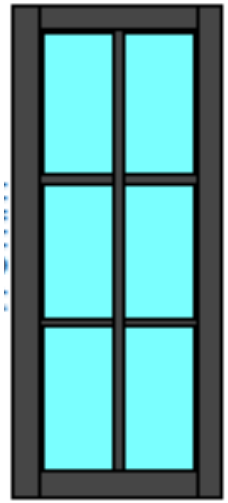
15. Small staircase window 2

Existing

Single glazed glass directly inserted into the stone casement

Note: Glass is compromised and broken

Proposal



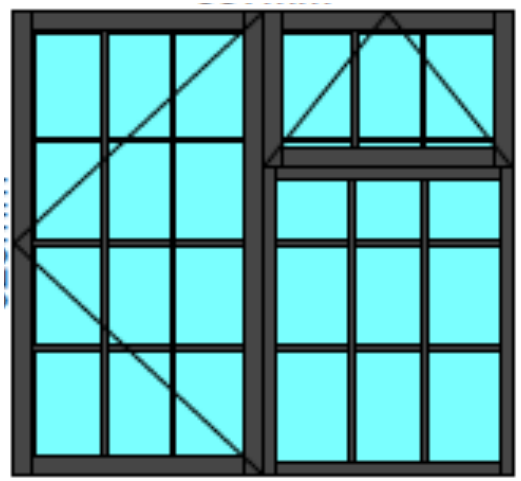
Remove glass.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.
The bar behind the window will be left in place.

16. Corridor Window 2 (opp. Family bathroom)

Existing

Timber subframe; steel casement; stick on lead remains on one window only and is on the inside of the glass only; single glazed

Proposal



Keeping the structural timber subframe.
Insert a heritage double glazed steel unit with antique lead bars into timber subframe.

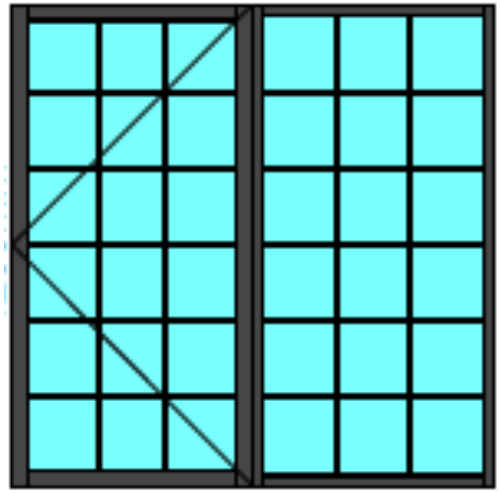
17. Bedroom 2 window (End)

Existing

Timber frame; partially has stick on lead and on the inside only; single glazed

Note: the timber for the window is rotten; window is close to being condemned

Proposal



Remove timber frame, glass and lead.
Insert a heritage double glazed steel unit with antique lead bars directly into stone casement.
The sill will be remade due to no stone sill in place.

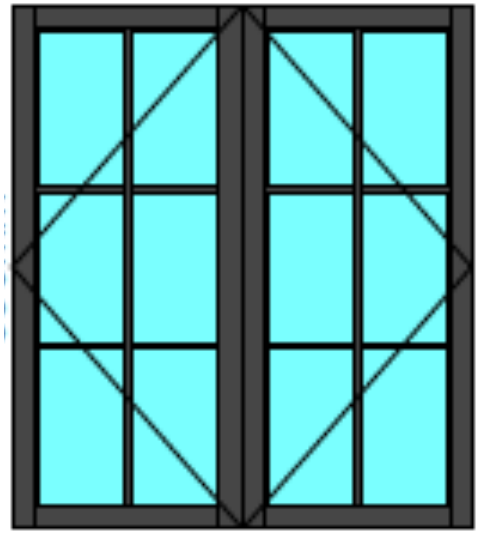
Garden Side First Floor Windows

18. Bedroom 3 window

Existing

Timber subframe; steel casement; single glazed with integrated lead

Proposal



Keeping the structural timber subframe with new hardwood cover strips.
Insert a heritage double glazed steel unit with antique lead bars into timber subframe.

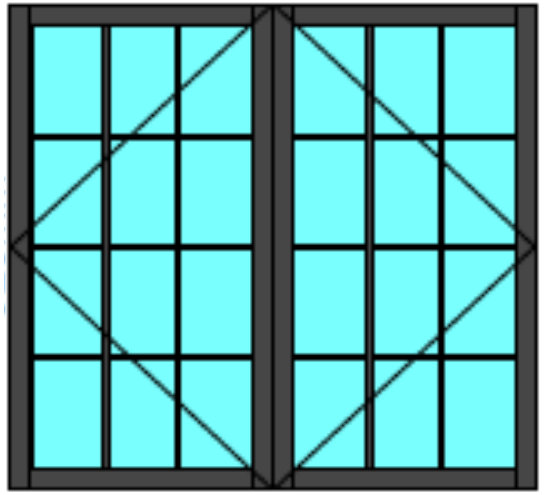
19. Ensuite Bathroom

Existing

Timber subframe; steel casement; single glazed with integrated lead

Note: steel frame in bad condition and broken ironmongery

Proposal



Keeping the structural timber subframe but replacing the timber boarding immediately underneath the roofline with new hardwood surrounds, painted in the same colour to match existing timber.
Insert a heritage double glazed steel unit with antique lead bars into timber subframe.

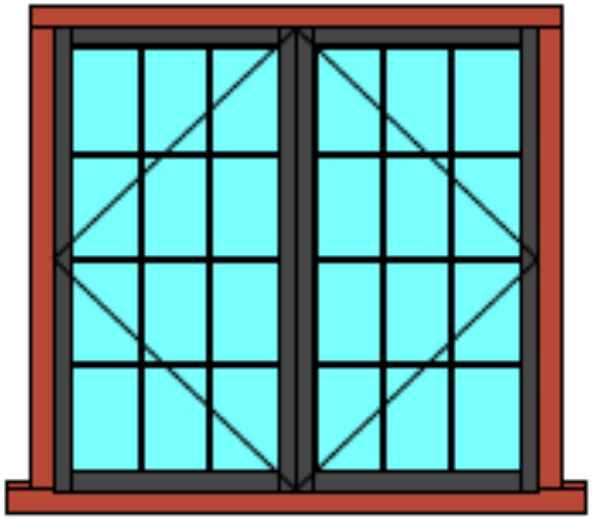
20. Bedroom 1 window A (Garden)

Existing

Timber subframe; steel casement with integrated lead; single glazed

Note: the timber for the subframe and sill is rotten
Note2: Glass is compromised and broken

Proposal



New structural hardwood subframe and sill. Also replacing the timber boarding immediately underneath the roofline with new hardwood surrounds. New timber to be painted in the same colour to match existing timber.

Insert a heritage double glazed steel unit with antique lead bars into timber subframe.

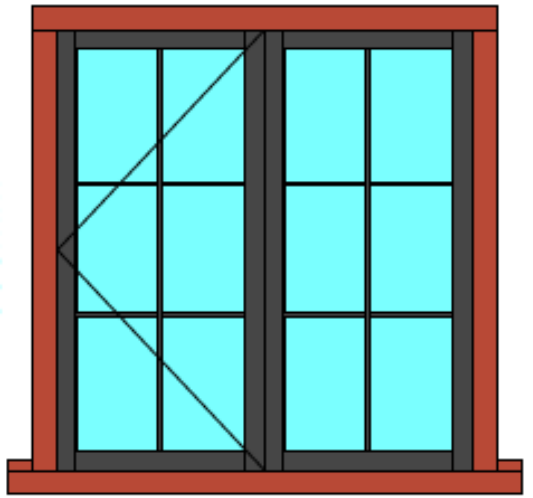
21. Bedroom 1 window B (Garden)

Existing

Timber frame; stick on lead; single glazed

Note: the timber for the window and sill is rotten; window is close to being condemned

Proposal



New structural hardwood subframe and sill. Insert a heritage double glazed steel unit with antique lead bars into timber subframe.