

DESIGN AND ACCESS AND HERITAGE STATEMENT



Proposed replacement of windows

Chestnuts High Street, Great Chesterford, CB10 1PL

Design

The following Design and Access statement has been prepared to inform and accompany Listed Building Consent application.

The proposed works are to replace existing windows with sympathetic timber replacements.

Building history and application background

Chestnuts is a curtilage Grade II listed building described in the listing as follows:

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1322517

Date first listed: 22-Feb-1980

List Entry Name: CHESNUTS

Statutory Address 1: CHESNUTS, HIGH STREET

Location

Statutory Address: CHESNUTS, HIGH STREET

County: Essex

District: Uttlesford (District Authority)

Parish: Great Chesterford

National Grid Reference: TL 50933 42810

Details

GREAT CHESTERFORD HIGH STREET 1. 5222 (north side) Chestnuts TL 5042 28/1169

II GV

2. House of C17 origin but much altered in the C18-C19 and renovated in the C20. Timber-framed and plastered. Two storeys. Two window range, small casement windows (C20). The north-east end has one storey and attics. Roof pantiled, with one gabled dormer window. The interior has exposed timber-framing ceiling beams and joists.

Listing NGR: TL5093342810

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 121886. Legacy System: LBS.

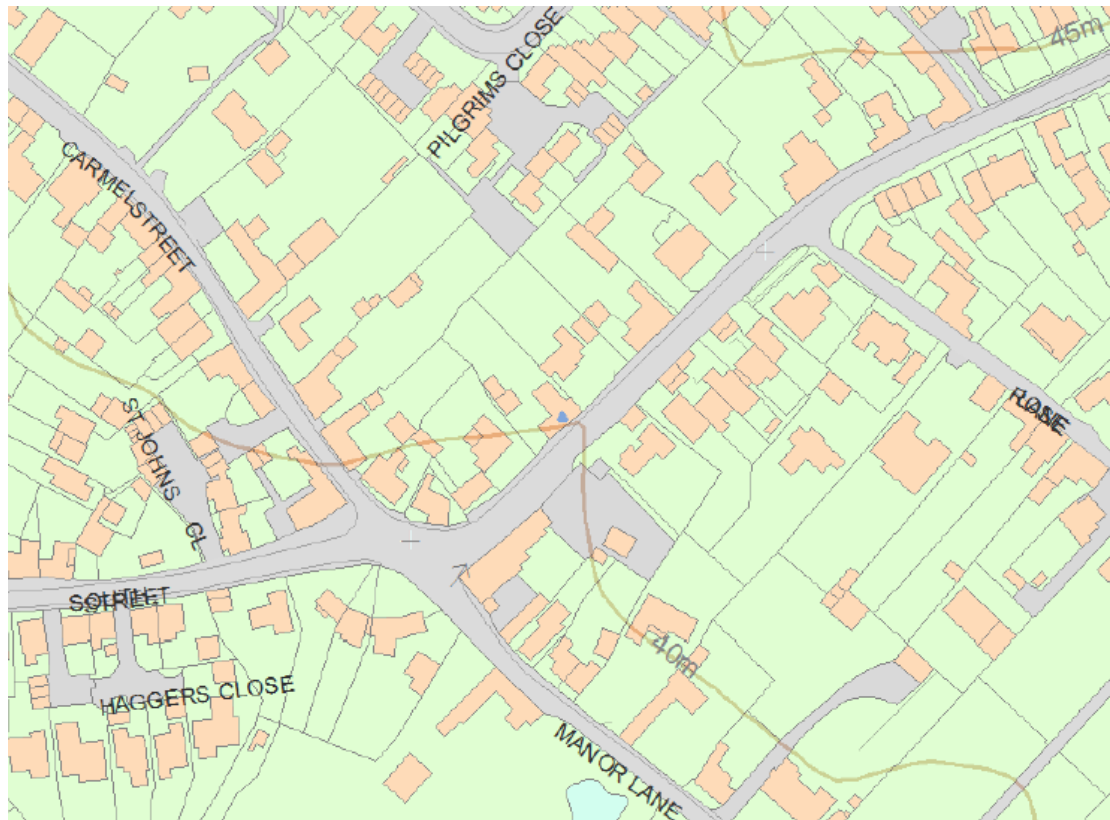
List Entry Number: 1322517

Date first listed: 22-Feb-1980

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

The property lies within the Great Chesterford Conservation Area which was designated by Essex County Council in 1969 and revised by Uttlesford District Council in 1977. A 'Conservation Area Appraisal and Management Proposals' was commissioned by Uttlesford District Council and the final report adopted in 2007.

While the property is not specifically mentioned in the Appraisal it lies within the heart of the old village centre.



The proposal

The proposed works is to replace existing windows with sympathetic timber replacements.

The existing windows are c. 1970/80's Boulton & Paul softwood single glazed stormproof casement windows. They are a modern, stormproof casement design, comprising of full height side hung opening casements alongside lower fixed casements with top hung fanlights above, and painted finish.

These windows have deteriorated significantly and are in need of urgent replacement particularly those windows at the front of the property that have been more exposed to the elements. A few of the windows are rotting with internal mushroom growth posing a serious health risk to the residents.

The windows also lack thermal efficiency resulting in the property losing heat thereby requiring a significant amount of energy to keep warm particularly during winter months.



Photo: front bottom left-hand study window at Chestnuts, High Street

Layout and scale

There will be no change to the size of the individual windows.

Appearance

The window frames and joinery will be painted as per existing windows.

Access

There will be no change to the access into or around the property.