

Heritage Statement

2 Newbold Road, Desford – Historic England: 1361382

2 Newbold Road, Desford – also known as The Old White Cottage – is a Grade II listed thatched cottage at the heart of the Desford Conservation area. The property exemplifies vernacular medieval architecture characteristic of the region, with its timber frame dating to the 15th century (approximately 1450-1550). Over its 500+ years, the building has undergone several sympathetic modifications that reflect changing living standards while preserving its essential historic character.

The historic building has a modern ground floor extension and detached garage, both added in the mid-1980s as part of approved modifications to the property. The building retains several significant historic windows, particularly the original timber casements with stained glass windows on the west elevation. These windows of historic and architectural importance have been carefully preserved and will remain completely untouched by this proposal.

This application concerns solely the replacement of 17 softwood windows installed during the 1980s renovations. These windows hold no historical or architectural significance as they are neither original to the property nor constructed with period-appropriate materials or techniques. The windows in question are located in the historic building (11), the extension (5), and the garage (1).

Their installation predates current conservation standards for listed buildings. The condition of these modern windows has deteriorated significantly, particularly those on the street-facing elevation. Issues include:

- Timber rot at sills and joints
- Seized mechanisms where windows have been painted shut
- Compromised glazing with significant marking from previous inappropriate maintenance attempts
- Visually intrusive secondary glazing systems that detract from the building's historic character
- Persistent condensation issues indicating thermal inefficiency
- Poor fit leading to drafts and water ingress

The proposal is to replace the current windows with high-quality, purpose-made hardwood (sapele) frames fitted with slimline heritage double glazing (K glass with argon fill). Each replacement will be custom manufactured to match the dimensions of the existing openings and will faithfully replicate the traditional cottage window design, including the existing glazing bar pattern, rebates, and opening mechanisms appropriate to the building's character. The replacement program will be phased, beginning with the seven windows on the primary (street-facing) elevation that are in the poorest condition and most visible to the public.

Heritage Statement
2 Newbold Road, Desford – Historic England: 1361382

This sensitive replacement approach offers several conservation benefits:

1. Structural integrity - The new hardwood frames will provide superior structural support compared to the deteriorating softwood frames
2. Appropriate ventilation - Functioning windows will enable proper airflow, essential for timber-framed buildings to regulate humidity and prevent timber decay
3. Energy efficiency - Heritage-appropriate double glazing will reduce heat loss while remaining visually compatible with the building's character
4. Visual enhancement - Removing incongruous modern secondary glazing will improve the aesthetic appreciation of this significant heritage asset.

Photographs documenting the window locations and specifications of the proposed replacements are attached as supporting evidence.