

Location	Building element	Existing state	Proposed Works	Impact on Heritage + CA	Justification	Mitigation to protect Special Character + important historic fabric
Historic Cottages - West elevation	West elevation windows	UPVC + cement bedded sealed units - many loose, blown or cracked. UPVC installed behind mullion.	Removal of existing windows and replacement with thermally broken, double glazed aluminium casement units.	Significant positive visual impact to building frontage. This facade is important within the CA, so works proposed will have significant impact.	Existing windows inappropriate for building and conservation area. Replacements will rectify glaring position between mullions - as is typical on surrounding properties. Replacements provide significant thermal efficiency improvements + security and safety.	No alterations proposed to opening dimensions. Careful removal of cement flaunching on window cill with hand tools. Cement based pointing around window openings removed with hand tools and replaced with lime. (See repointing row below). Window profile specified is designed for Heritage application. Replacement windows will match existing pattern of opening and fixed frames. Windows to be sealed in with burn sand mastic.
Historic Cottages - South elevation	Bedroom 1 window	UPVC + cement bedded sealed unit above. Unit above is blown and leaks.	Removal of existing windows and replacement with thermally broken, double glazed aluminium units. Fixed frame above.	Positive visual impact to building and CA. Gable end is prominent from street when walking through Whitfield.	As above. Glazing position will be retained as is.	As above.
Historic Cottages - South elevation	Living room glazed door	Metal and timber constructed glazed door, with DIY plastic secondary glazing internally. Timber framed. Very draughty and leaky, without suitable hardware on external side. Poor standard of locking hardware also.	Removal of existing door and frame and installation of bespoke constructed timber door with double glazed panel, sized to match existing.	Positive visual impact to building and CA. Gable end is prominent from street when walking through Whitfield. Positive benefits to protect of existing fabric through increased watertightness.	Existing door is in poor condition - very draughty and leaks when exposed to wet weather. It offers limited security from unsuitable locking hardware and reduced accessibility due to a lack of handle on the exterior side. The proposed works will address all above points.	No alterations proposed to opening dimensions. Replacement door will match existing in proportions and glazing area. Door frame to be sealed in with burn sand mastic.
Historic Cottages	Chimney stack	Generally in good condition - visual survey only from ground level.	Addition of ceramic caps to inactive chimney pots and metal cowl to active chimneys.	Limited impact - replicating precedent evident throughout CA.	Required to prevent the ingress of water, debris and birds into the chimney.	Specification to be made in relation to professional advice.
Historic Cottages - external	External pointing	Stonework is generally in good condition. Pointing varies throughout. Some lime remaining, mostly cement based.	Removal of cement based pointing and repointing with lime mortar.	Positive visual impact to building and CA. Will ensure future health of stonework.	Work is important to protect the stonework and proactively avoid potential future issues.	Mortar to be mixed to match areas of existing lime pointing. Repointing to be finished flush and brushed to expose aggregates, as existing. Cement based pointing removed with hand tools to protect stonework. Work to be undertaken in a needs-based order, prioritising areas with most signs of dampness or poor stone health.
Whole Property - Internal	Internal insulation	Varies throughout. Plywood and T+G cladding linings internally. Various insulation materials including rock wool; polystyrene and rigid boards. Many stone walls painted with non-breathable paint, bitumen paint applied to internal stone face in some areas.	Removal of existing insulation + linings, and paint. Installation of vapour permeable natural fibre based insulation, lined with vapour permeable boarding and finished with insulated lime plaster.	Minimal impact on Heritage. Removal of inappropriate C20 material only. Works will protect historic fabric and ensure long term building health.	This will have significant positive impact on liveability of the house via improved insulation levels and internal finish.	Potential reuse of some insulation boards in attic space to reduce waste and increase attic insulation levels. Reuse of plywood lining boards on site. Careful removal of existing paints to stonework. Specialist guidance to be sought and methods tested prior to broader use.
Historic Cottages + C20 extensions	Guttering at rear of historic cottage - near valley gutter.	Generally functional but sections missing at rear, above 'entrance' flat roof. Missing rainwater goods has resulted in staining on stonework and rotten fascia boarding in places. Also contributed to excess vegetation growth on flat roof.	Installation of gutter to match existing at rear of historic cottage. Addition of down pipe and related goods to return rainwater to existing drainage at rear of property.	Minimal impact of CA as this area is not visible from street and facing into garden. Positive impact on building heritage, reinstating missing rainwater goods and improving drainage from roof.	Required to improve drainage from roof and protect existing fabric. Also required to protect proposed new flat roof.	New guttering will be cast iron, with profile and finish to match existing. Installed on metal brackets, as existing in this area. Any repairs required to timber fascia board will match existing, like for like. This work will be carried out in conjunction with proposed like-for-like replacement of bitumen felt flat roof in close proximity.
Whole Property	Asbestos removal	Various throughout. Surveyed and currently being managed in situ.	Removal of all asbestos based materials including both flat roofs; pipe lagging; and suspended ceilings.	N/a	N/a	Specific measures to be discussed with specialist asbestos contractor. Limited interaction with non-asbestos historic fabric is anticipated internally. Externally, removal of roofs will be more impactful but will be carefully managed to protect non-asbestos existing fabric. Careful survey prior to works, will ensure replacement roofs will match existing in profile and height.
C20 extensions	Loft glazed door	Metal and timber constructed glazed door, with blown glazing. Timber frame.	Removal of existing door and frame and installation of bespoke constructed timber door with double glazed panel to match existing.	Positive visual impact to building. This door is not visible from within CA but can be seen from afar.	Existing door is in poor condition - very draughty. It offers limited security from unsuitable locking hardware. The proposed works will address all above points.	No alterations proposed to opening dimensions. Replacement door will match existing in proportions and glazing area. Door frame to be sealed in with burn sand mastic.

Location	Building element	Existing state	Proposed Works	Impact on Heritage + CA	Justification	Mitigation to protect Special Character + important historic fabric
C20 extensions	Addition of window in 'loft' room	N/a	Timber framed, double glazed fixed window to be installed in garden facing rear wall of property (in 'loft' room).	Positive impact on Heritage. Small amount of demolition required to create window opening - only relating to C20 fabric, no impact on historic elements. Limited impact on CA, not visible from street.	This addition is proposed to create more of a connection between the garden and the rear of the property. Currently only two windows have views out into the garden. The proposal is appropriate in scale and design. Impact on neighbouring properties is limited due to landscaping features and distance between properties.	Removed stonework will be repurposed on site to retain existing fabric and reduce waste. Window and frame will be bespoke, sized to existing stone coursing. Frame to be sealed in with burn sand mastic. Works will be combined with addition of internal insulation in this room (see below).
C20 extensions	Addition of Internal insulation.	N/a	The addition of internal insulation to C20 extension.	Limited impact on heritage. Some loss of existing fabric but no features relating to special character impacted. Many impacted elements contain asbestos and will be removed prior to this work (suspended ceilings).	Proposed to increase thermal performance of building. C20 is particularly poorly insulated, lacking thermal mass of historic stone cottage construction. This work will be very beneficial and can be easily integrated into other works already due to be undertaken.	Potential reuse of some insulation boards in attic space to reduce waste. No alterations proposed to window or door openings.
C20 extensions	Extension UPVC windows	UPVC window frames installed throughout C20 extensions (some timber frames remain). Mostly in functional condition, some with degraded seals. All without locking hardware.	Removal of UPVC frames and installation of timber framed, double glazed flush casement.	Positive impact on Heritage, removing inappropriate plastic windows and reinstating original design intention.	Benefits relating to heritage and listed status. Improved thermal performance and security.	No alterations proposed to opening dimensions. Replacement windows will match existing glazing pattern and position within openings. Window frames to be sealed in with burn sand mastic.
C20 extensions	Flat roof	Two flat roofs to side and rear of property, both with bitumen felt and asbestos elements. Constructed in late 1960s (see Appendix B). Both in disrepair, with leaks.	Removal of asbestos based materials requires the removal of flat roofs. Existing roof insulation also removed. Like-for-like replacement of roofs with bitumen felt proposed. Replacement of insulation with modern equivalent.	Significant positive visual impact on Heritage and conservation area. Like-for-like replacement does not introduce new materials but improves quality of building and ensures protection of existing fabric.	Required due to removal of asbestos based materials and poor condition of roof coverings.	Like-for-like replacement is proposed to continue original design intention. Careful survey carried out prior to works to ensure existing roof profile and height will be replicated in new construction.
C20 extensions	Flat roof eaves and fascia boards	Timber eaves surrounding flat roofs, in poor state of repair. Much of the eaves structure is damp and rotten. Fascia boards, some timber and many plywood, are also in poor condition.	Removal of fascia boards and areas of rotten or damp eaves structure. Reconstruction of eaves like-for-like and new timber fascia boards installed, finished as to original design intention.	Significant positive visual impact on Heritage and conservation area. The fascia boards are prominent from the street on the north elevation of the building and important to the character of the 1970s extension.	Existing is in poor condition and failing in places. New fascia board and eaves structure will protect the existing fabric.	Replacement fascia boards - match existing design intention / appropriate for period and character of 1960s extension.
C20 extensions	Extractor Fan - Kitchen	Existing extractor fan currently installed within kitchen window. Provides limited extraction in use but very draughty when not in use.	Addition of extractor fan into kitchen external wall - facing into garden.	Minimal impact on Heritage. Very small addition will be sensitively introduced to stone external coursing.	Required to improve ventilation in kitchen and replace a poorly performing existing unit. Existing unit also blocks light from window and impacts view into garden.	Discrete positioning on garden facing wall to rear of kitchen. Limited visual impact.
C20 extensions	Extractor Fan - Bathroom	N/a - no mechanical ventilation currently existing in bathroom.	Addition of extractor fan into bathroom external wall on east elevation - facing into garden.	Minimal impact on Heritage. Very small addition will be sensitively introduced to stone external coursing.	Required to add mechanical ventilation in bathroom. This additional will protect existing fabric from excess moisture building up and resulting issues such as mould growth.	Discrete positioning on garden facing wall. Limited visual impact. Installed inside external wall face, with bespoke stonework detailing to hide modern unit and protect heritage appearance.