



Heritage Impact Assessment Window Schedule

Cannons Bridge Farm
Bury Road
Ruislip
HA4 7TJ

14th November 2023

This report is submitted in support of
listed building consent application for
the replacement of existing single
glazed windows at Cannons Bridge
Farm

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Executive Summary

This schedule has been produced to understand the implications of a proposal to replace the existing single glazed Crittall type windows to improve the buildings currently very poor thermal efficiency. The building and site are a "Designated Historic Asset" and are statutorily listed grade II. The building has been significantly altered since its construction but retains the character that led to its designation and listing. Although the building has been extended in the early part of the C20th and very poorly in the late C20th, further intervention will impact upon the existing character of the listed building but the applicant is of the opinion that any "harm" may be less than substantial particularly as a mitigation strategy has been developed in order to manage the impact. This report will carry out an assessment of the buildings "value" and "significance". The report will then analyse the physical impact and potential "harm" that the proposals may represent. The assessment will recommend mitigation measures that have been adopted to minimise any perceived "harm". This report should be read in conjunction with the application drawings and schedules in this report accompanying this application.

These proposals have been developed with regard to historic environment planning policy, principle and practice; in that, a statutory designation does not and is not, intended to prevent change or development; but does compel quality and rigour in any proposed interventions.

1.0 PRECEPT

1.1 Background and Scope

1.1.1 This schedule is submitted in support of the Heritage Impact Assessment that assesses the impact of the proposal to replace the existing C20th single glazed windows at Cannons Bridge Farm.

1.1.2 The schedule represents a full record of the existing windows at the farm house and informs and supports the design choices made in the associated HIA in terms of developing a scheme with the least impact on historic character from the proposed replacement.

1.1.3 Window schedule references in the following schedule refer to the references given on associated drawings VSA23/09 – 004 and VSA23/09 – 005 Elevations and plans

2.0 THE SCHEDULE

2.1 The Schedule Methodology

2.1.1 Full elevational photographs of each window of the existing house both externally and internally will be provided. The windows proposed for the new extension will be dealt with through the conditions attached to the granted schemes **35387/APP/2021/3390** and **35387/APP/2021/3389**. However, the window specifications proposed as part of this independent application are identical to those now approved through the condition discharge process.

2.2 Ground Floor: Schedule

2.2.1 Window 1 (W1)



External



Internal

Provenance:	From Early 20 th "Arts and Crafts" restoration works
Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in oak structural frame/metal (Cast iron) "Crittall" style casement

2.2.3 Window 2 (W2)



External



External

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in oak structural frame/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration works

2.2.4 Window 3 (W3)



External



Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in structural brick opening/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration works

2.2.5 Window 4 (W4)



External



Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in structural brick opening/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration works

2.2.6 Window 5 (W5)



External



Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in softwood bay window frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration works

2.2.7 Window 6 (W6)



External



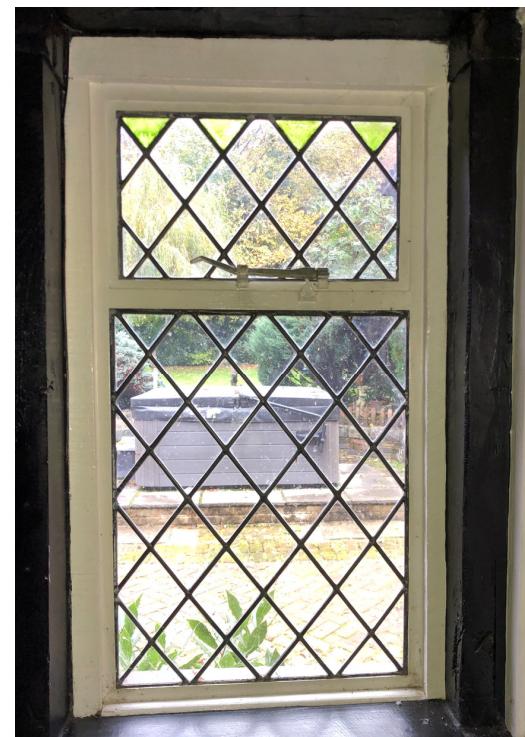
Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in oak structural frame/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration/ extension works

2.2.8 Window 7 (W7)



External



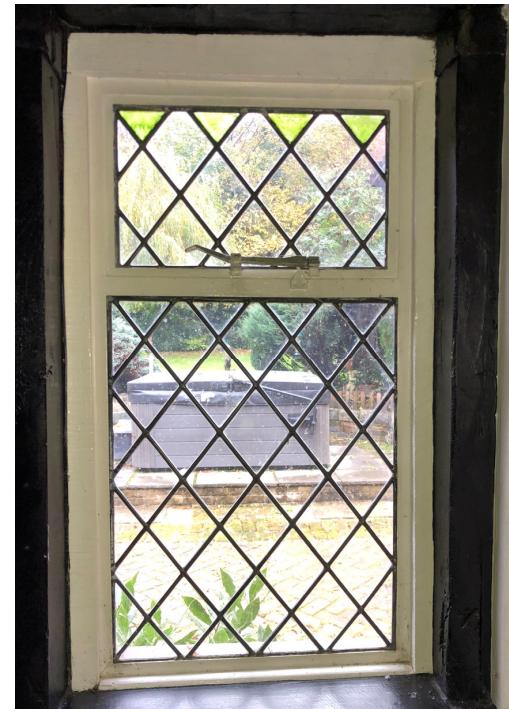
External

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in oak structural frame/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration/ extension works

2.2.9 Window 8 (W8)



External



Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in oak structural frame/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" restoration works

2.2.10 Window 9 (W9)



External



Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in structural brickwork /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.211 Window 10 (W10)



External



Internal

Condition:	Reasonable/serviceable
Construction:	Softwood timber sub frame in softwood bay window frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.2.12 Window 11 (W11)



External



Internal

Condition:	Poor Wet rot evident
Construction:	Softwood timber sub frame in C20th Brick Chimney stack/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.2.13 Window 12 (W12)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Brick Chimney stack/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.13 Window 12 (W12)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Brick Chimney stack/metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.2.14 Window 13 (W13)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in Structural brick opening /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3 First Floor: Schedule

2.3.1 Window 14 (W14)



External



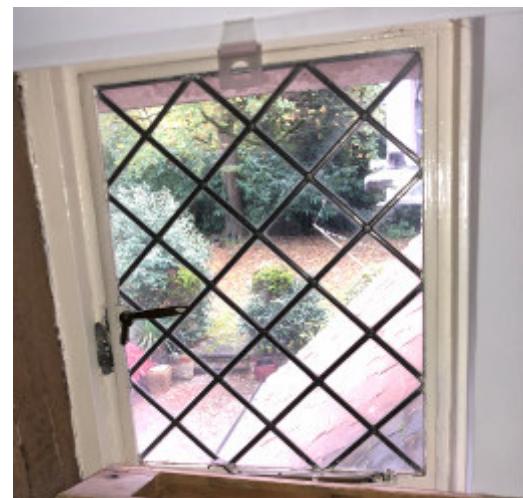
Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Softwood Oriel Frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.2 Window 15 (W15)



External



Internal

Condition:	Poor/Serviceable
Construction:	Softwood timber sub frame in structural timber frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.3 Window 16 (W16)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Softwood Oriel Frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.4 Window 17 (W17)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Softwood Oriel Frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.5 Window 18 (W18)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Softwood Tile Hung Frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.6 Window 19 (W19)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Softwood Tile Hung Frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.7 Window 20 (W20)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C20th Softwood Tile Hung Frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.8 Window 21 (W21)



External



Internal

Condition:	Poor/ Wet Rot evident
Construction:	Softwood timber sub frame in C16th structural timber frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.9 Window 22 (W22)



External



Internal

Condition:	Poor/Serviceable
Construction:	Softwood timber sub frame in C16th structural timber frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.10 Window 23 (W23)

Not actual external view of Window, but identical square casement from same building. Actual window not photographable



External



Internal

Condition:	Poor/Serviceable
Construction:	Softwood timber sub frame in C16th structural timber frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.11 Window 24 (W24)

Not actual external view of Window, but identical square casement from same building. Actual window not photographable



External

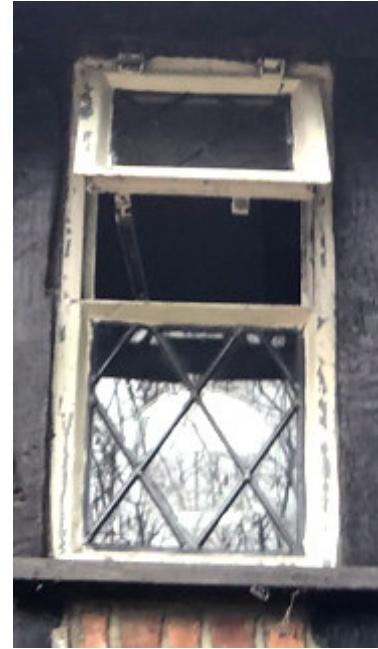


Internal

Condition:	Poor/Serviceable
Construction:	Softwood timber sub frame in C16th structural timber frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works

2.3.12 Window 25 (W25)

Not actual external view of Window, but identical square casement from same building. Actual window not photographable

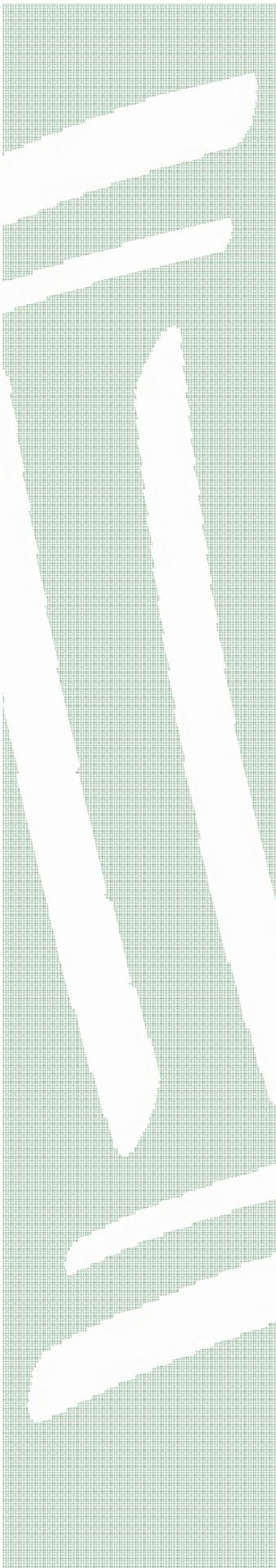


External



Internal

Condition:	Poor/Serviceable
Construction:	Softwood timber sub frame in C16th structural timber frame /metal (Cast iron) "Crittall" style casement
Provenance:	From Early 20 th "Arts and Crafts" extension works



END

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