

PLANNING, HERITAGE AND DESIGN & ACCESS STATEMENT

Replacement Windows

Buckley Pastures Farm
Nos. 1 & 2 Pot House Lane
Wardle
OL12 9PP

Site Address	Buckley Pastures Farm – Nos. 1 & 2 Pot House Lane, Wardle, OL12 9PP
Proposal	Replacement of existing uPVC woodgrain windows with traditional stormproof casement timber windows in RAL 1015 – Light Ivory
Building Status	Grade II Listed Building
List Entry Number	1084235
Prepared On	17 March 2026

Prepared in support of an application for Listed Building Consent / Planning Approval



EXISTING



PROPOSED

1. Introduction

This Planning, Heritage and Design & Access Statement has been prepared in support of an application for the replacement of existing windows at Buckley Pastures Farm, Nos. 1 & 2 Pot House Lane, Wardle, OL12 9PP. The proposed works comprise the removal of the existing uPVC woodgrain windows and their replacement with traditional stormproof flush casement timber windows, finished in RAL 1015 – Light Ivory.

2. Site and Building

The application site relates to Nos. 1 and 2 Pot House Lane, Buckley Pastures Farm, a Grade II listed building included on the National Heritage List for England under List Entry Number 1084235. The list entry identifies the building as Nos. 1 and 2 Pot House Lane and records its special architectural and historic interest as an early nineteenth-century pair of cottages constructed in watershot stone with a stone slate roof.



3. Historical and Architectural Significance

The significance of the building derives from its age, traditional vernacular construction, simple cottage form, stone elevations and historic window composition. The official list description refers to mullioned windows and former weavers' windows at first-floor level, which demonstrates that window openings and joinery are an important part of the building's character and interest. As a designated heritage asset, any alteration should preserve the building's significance and, where possible, improve the way later changes relate to its historic character.

4. Existing Windows

The existing windows are uPVC woodgrain units. Whilst intended to mimic traditional joinery, uPVC does not replicate the finer detailing, surface quality, authenticity or visual depth of traditional painted timber. Within the context of a listed rural stone building, the existing windows appear as later interventions and do not contribute positively to the historic character of the property.

5. Proposed Development

It is proposed to replace the existing uPVC woodgrain windows with traditional stormproof flush casement timber windows. The new windows will be finished in RAL 1015 – Light Ivory, a soft and muted off-white tone that is considered appropriate to the character of the listed building and its rural setting. The replacement windows will sit within the existing openings and will not involve any enlargement,

reconfiguration or loss of historic masonry. Traditional stormproof flush casement timber windows combine the sleek, level aesthetic of flush sash fitting with modern "stormproof" sealing to prevent water ingress. Offering authentic period looks—from Mumford & Wood conservation range, Tower Business Park, Kelvedon Road, Tiptree, Essex, CO5 0LX

6. Design Rationale

The design approach is intentionally simple and heritage-led. Timber is a traditional and historically appropriate material that is far better suited to the age and significance of the building than uPVC. The proposed style of window reflects a traditional domestic appearance and provides a more authentic and sympathetic solution. The selected Light Ivory finish is restrained and complements the natural tones of the stonework without introducing an overtly modern or visually dominant element.

7. Heritage Impact

The proposed works are modest in scope and are considered to preserve the special architectural and historic interest of the listed building. The proposal does not alter the plan form, principal elevations, roofscape or masonry openings. Instead, it replaces later and less sympathetic windows with a more appropriate traditional timber product. The result is a neutral to positive heritage outcome, as the building will better reflect its historic character following the removal of the existing uPVC units.

8. Planning & Building Control Considerations

Section 16 of the National Planning Policy Framework advises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. In this instance, the proposal has been designed to preserve that significance through the use of a more appropriate material, traditional appearance and sympathetic colour finish. The works are proportionate, limited in extent and consistent with the statutory duty to have special regard to the desirability of preserving listed buildings and their settings. It is proposed that all the windows will comply with the thermal requirements as set out in Part L of the current Building Regulations & allow for the Key Requirements for Bedroom Escape Windows (Approved Document B).

9. Access

The proposal relates solely to the replacement of existing windows and does not alter access to the site or building. There will be no change to pedestrian access, vehicular access, circulation routes or levels. As such, the development raises no material access issues.

10. Conclusion

The proposed replacement of the existing uPVC woodgrain windows with traditional stormproof flush casement timber windows in RAL 1015 – Light Ivory is a sensitive and appropriate enhancement to this Grade II listed building. The proposal respects the significance of Buckley Pastures Farm, removes less sympathetic modern units and introduces a more authentic material and appearance. It is therefore considered that the works will preserve the special interest of the listed building and should be supported.

Appendix A – Proposed Window Specification Summary

Window Type	Traditional stormproof flush casement timber windows from Mumford & Wood conservation range, Tower Business Park, Kelvedon Road, Tiptree, Essex, CO5 0LX
Existing Windows	uPVC woodgrain
Proposed Finish	RAL 1015 – Light Ivory
Affected Property	Buckley Pastures Farm – Nos. 1 & 2 Pot House Lane, Wardle, OL12 9PP