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Design and Access Statement

Listed Building Application for replacement windows and doors

Marsh Hall Farm
Marsh Hall Lane, Chapel en le Frith

June 2012

Ref 1123.Db.01
Rev A

INTRODUCTION

This Design and Access Statement is to accompany the Listed Building Application for replacement windows and some doors at Marsh Hall Farm.

There have been previous approved listed planning applications on this site:

HPK/2002/0672 – by the previous owners of the house.

This covered various works including changes to D1, D4, W1, W5, W6, W7, W8, W9, W12 and W13. Only some of these works was carried out.

HPK/2006/0522 – by the current owners of the house.

This covered various works and included complete replacement of W3 and D2 and its stone surround.

We have been given the kind permission of James Thornley who submitted the previous applications to use his proposed elevation drawing no. 0022/4 as a reference for the location of all the windows we refer to.

This application was to cover the replacement of all windows on the building. As discussion over treatment of the sash windows and in particular the glazing bar detail have not been resolved with the Conservation Officer, these windows have been omitted and will be subject to a separate application. The Conservation Officer requested that W12, W15 and W16 remain as existing.

DESCRIPTION OF BUILDING AND CONDITION – HERITAGE STATEMENT

Marsh Hall Farm is Grade 2 Listed.

The listing is as follows:

Farmhouse and barn. C17 with C18 addition and later alterations. Coursed gritstone rubble with quoins. Gritstone dressings. Slate roofs of differing pitches and levels. Stone gable end and ridge stacks. Two storeys, four bay. South elevation - central C17 section with chamfered quoined doorcase with pointed arch lintel, to east. To west, deeply recessed and chamfered 5-light window with C20 casements, Inserted C20 door and C18 3-light flush mullion window beyond to west. Further to west in C18 section, two C19 openings, one with plain sash, other with plate glass window. In C17 section, a moulded string-coursed over openings. Above, two 5-light deeply recessed and chamfered mullion window. Above, to west, two 3-light flush mullion windows. To east, barn with various irregular openings.



The building is attractive with a distinct C17 side with stone mullioned windows particularly on the south elevation, and an C18 portion with larger sash windows. Over the years, the building has been added to, extended and openings changed.

It is likely that some of the stone mullions have been removed over the years, particularly at W12, W13 and W14, but the window / opening has also been altered at W15, W16, W5 and W6. Together, W15, W16 and W5 make an attractive 'collection', but W5 seems to be a 'newer' window, replaced at the same time as W6..

There are some modern windows and some older. Their condition varies, with W19, W20 and W11 particularly poor and in desperate need of replacement. These will be replaced with a double glazed unit and will match the newest window W10. This will much improve the appearance of the building.

W17 and W18 have been DIY double glazed badly and need to be addressed. There is condensation between the glazing in W17. These windows look tatty and will be replaced with a double glazed casement similar to W10.

Apart from W10, the most recent windows are the sash windows W7, W8, W9 and D4 which were fitted after 2002. These newer sliding sash windows appear to be ok, but our clients have had many problems with water ingress, damp patches and sitting water. There are also issues with condition and condensation at W5 and W6. Both W5 and W6 were included in the planning permission dated 2002, but due to their condition it is not thought that they were replaced at the time. These windows all need to be replaced to protect the fabric of the Listed building, and will be covered in a separate application.

Our drawing 1123.04 shows the existing window details with a brief description and 1123.06 photographs of all the windows. They are different all throughout the building.

PROPOSALS

Our client's approach is one of sensitivity and respect for the Listed building. This can be seen by the work they carried out in replacing the whole of W10 with the stone surround. Our proposal is to repeat this approved window detail throughout the building where possible; essentially there will be the 'casement' type the same as the approved detail to W10, and a 'sash' type detail. This will bring coherence to the elevations.

The sash window replacement detail will now be a separate planning application.

Our client's currently have huge problems with heat loss, drafts, rot, condensation and windows which won't shut properly (security issue). The proposal is to double glaze throughout: retaining the single glazing is not an option.

Alternatives have been considered;

1. Refurbishment of existing windows – the oldest windows are in the worst condition and will not refurbish easily. They will just fall apart. It would be negligent to replace these windows and not introduce double glazing. For the more recent windows, the costs involved in introducing double glazing in a 'second rate' frame is not cost effective. None of the existing frames are of sufficient architectural merit to be retained.
2. Secondary glazing – this is never a satisfactory solution. In this case many of the windows need to be replaced anyway due to their condition so would not be cost effective to pay for new windows as well as secondary glazing. Many of the window openings have attractive

stone surrounds and stone mullions exposed internally. Secondary glazing in these cases would be detrimental to the appearance and character of the Listed Building.

3. Perimeter sealing system (used mainly on sliding sash) – this will help with some of the drafts, but does not reduce heat loss or condensation. The sash windows have inherent damp problems from when they were installed and need to be replaced. They are not historic windows.
 4. Slimline double glazed units to achieve a slim glazing bar section – we feel that we can achieve a similar section to existing using a standard double glazed unit. The previously approved kitchen window which we have used as a template uses a standard double glazed unit.
- Any windows with slim glazing bars have been omitted from this application.

Three doors will also be replaced, D1, D2 and D4. D1 and D2 have rotted at the bottom over the years and have replacement panels. D4 is a new door replaced after the 2002 planning permission along with the sash windows. Like the windows there are some serious water ingress issues which need to be dealt with. All the doors will be replaced with similar to existing.

CONCLUSIONS

The proposals are all necessary. The condition of the existing windows means that action needs to be taken to ensure the upkeep of the building. The proposals to replace the windows and some doors can only be an improvement to the Listed Building and make it more energy efficient and sustainable for many years to come. Reduction in energy loss should be encouraged – in a sensitive manner. The proposals respect the heritage of the existing building and planning permission should be granted.

