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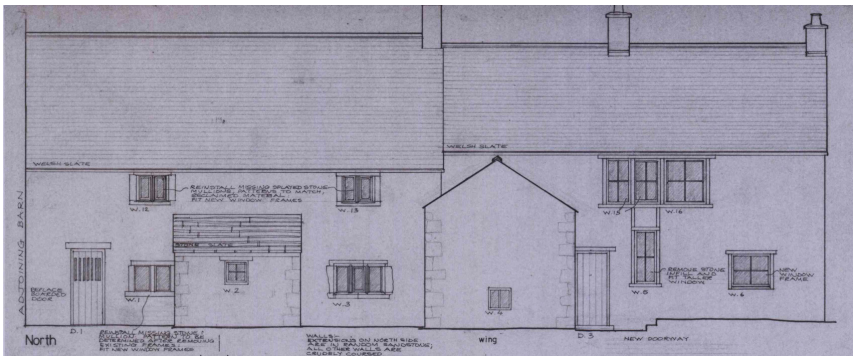

Design and Access Statement

Listed Building Application for replacement windows

Marsh Hall Farm
Marsh Hall Lane, Chapel en le Frith

February 2013

Ref 1123.Db.02

INTRODUCTION

This Design and Access Statement is to accompany the Listed Building Application for replacement windows 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.
HPK/2012/0466 – by the current owners for the replacement of some windows and doors.
As there was ongoing discussion with the Conservation Officer with regards to the treatment of the sash windows and the glazing bar detail in particular, not all the windows were covered by the application.

Further to agreement with the Conservation Officer with regards to the glazing bar detail, this application will cover the remaining windows. To avoid confusion, the windows in this application are: Sliding and fixed 'sash' windows W5, W6, W7, W8, W9, W15, W16 and casement windows W12 and W14.

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.

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. The window at W12 is to the bathroom where condensation is a problem and has affected the condition of the frame. W14 is to a second bathroom. It is a modern window and is in reasonable condition. However, it is not in keeping with the building and the owners would like to take this opportunity to replace it with something more appropriate.

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 from the outside to be a ‘newer’ window, replaced at the same time as W6. Even so, the internal profile of the frame at W15 and W16 with a simple chamfer does not suggest any great age or historical merit.

There are some modern windows and some older. Their condition varies, with W19, W20 and W11 particularly poor and in desperate need of replacement. W17 and W18 have been DIY double glazed badly and need to be addressed. There is condensation between the glazing in W17. These were covered in the previous application.

Apart from W10, the most recent windows are the single glazed 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.

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 as well as the time taken in discussion with the Conservation Officer to make sure the proposals are appropriate. This is our client's home – they want to ensure they carry out works appropriately.

The works already permitted which should start to be fitted this spring cover the oldest windows and the ones which visually appeared to be in the worst condition. The works will simplify the window details throughout the building and bring coherence to the elevations.

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.

On the advice of the Conservation Officer, we are proposing a slimline double glazed unit for all the windows in this application. This allows the slim glazing bar section to be achieved which is present in all of these windows.

With the exception of W14, the proposed windows will all essentially be replicas of the existing, with the same appearance – but with double glazed units so they are 'future proof' for many years to come. The impact visually on the Listed building will be an improvement.

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.

High Peak Architects Ltd
February 2013