HPK/2013/0624
HIGH PEAK
29 NOV 2013
BOROUGH COUNCIL

Dear Joelle,

I email further to our meeting last week to look at replacement windows at the above address. As you are aware the property is listed and therefore listed building consent would be required to change your windows (no fee). The existing windows are modern timber windows quite inappropriate in style (attached photos). In considering replacements we would seek to try and get a style that would enhance the property. I have attached a sketch of the front and back of the property that show the following:

1. Front windows: Sliding sash windows, in timber with a painted finish. I have shown them with a vertical glazing bar but it wouldn't be the end of the world if you didn't proceed with this feature. If you intend for the windows to be double glazed then this bar needs to be kept as slim as possible and this may be difficult to achieve when incorporating double glazing. We did look at the sash windows that had been installed on the new property and these were considered a decent sash window. In terms of opening, the favoured option would be to have them sliding either on cords or pulleys or spiral balances. We would not normally approve 'mock' style sash windows on a listed building but given what you have in at the moment mock could be considered an improvement. Mock style windows vary greatly in their overall appearance. Some are much better than others and it is really important to get a good depth to the window. I have attached a photo (taken from google) of what I would consider to be a good window with depth.

2. At the rear the window proportions are very different and lend themselves more the casement style openings rather than sash. As such I have suggested simple side hung casements for the basement and first floor and 3 casement windows for the ground floor. This window has been badly altered in the past and has lost both its head and sill. It would also have had stone mullions in dividing it into 3. It would be sensible to install 3 casement windows divided by a larger timber section to reflect the stone mullion.

3. I would have no objection to you replacing the doors on a like for like basis in painted timber. The front door could have a small glazed pane installed for additional light.

Given this isn't a standard approach to all you may want to consider approaching some of the following joiners who have done traditional joinery work in the past.

Britannia Woodwork - 32 Buxton Road Dove Holes, Buxton SK17 8DL
01298 814 018

Longden and Jones
Wharf Road
Whaley Bridge High Peak SK23 7AD
Tel: 01663 734273

Joanne Brooks
Principal Design and Conservation Officer
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Glossop
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0845 129 7777