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Replacement dormer window.

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Heritage Impact Assessment
&
Schedule of Works
&
Photomontage

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6 High Street
Moulton
PE12 6NL

Description of development: Replacement dormer window.

Heritage:

6 High Street, Moulton, is a Grade ii Listed Building. Subsequently, the building is protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 due to its inclusion within the Historic Buildings and Monuments Commission for England list: entry reference 1147281. Consequently, under section 7 of the Act, works cannot take place for demolition, alterations or extension of a Listed Building without prior consent from the LPA.

The grounds and setting of no.6 are considered protected under the above legislation and require a similar consent from the LPA.

The official listing description has been extracted from Historic England's website and provided below:

House with attached stable block. c.1825. Red brick with painted stucco dressings. Concrete tiled roof with stone coped gables, wooden cornice, gable stacks, that to the right truncated. 2 storeys and attic, 2 bay front with first and second floor broad stucco bands. Doorway to the right with semi- circular stucco head, raised key and imposts, fanlight and panelled door. 3 light plain sash to left, with 2 glazing bar sashes above, all with stucco wedge lintels with keystones. Segmental headed dormer with glazing bar casement. Attached to the right, set back, is a brown brick stable block with giant order corner pilasters. Large carriage archway with basket arch, voussoired lintel with continuous imposts, partially glazed plank doors and overlight.

Indicated above and clearly seen on site, the principal listing characteristic is its external appearance features representational of Georgian period architecture. Thus, the **first means of protection** is the façade as this site is attached with the equally weighted and protected building known as the stable block (East elevation). **Second means of protection** is the elements contained within as they could be original construction fabricated from traditional methods and stylistic appearance.

External: Based on Google street view, between June 2009 and May 2021 the front elevation remains unchanged. Equally, a recent visit confirms the same as the elevations remain untouched and indeed the official listing does not mention of any recent changes since its first listing in 1987.

A 2-storey extension was approved in 2008 (H13-0193-08), however, this extension was not constructed.

An application in 2006 (H13-1511-06) was approved for replacement of a rotten dormer window. It is unclear if this application proceeded on site and if the current window is a replacement design. However, if the current design is a replacement, then it had to accord with the original design as per condition 2, therefore, replicating the current design – with proportions representational of the period – is deemed acceptable to the buildings character.

Heritage impact:

The proposed development involves replacement of dormer window. The reason for replacing the dormer window is due to its current condition, whereby as seen within the accompanying photomontage within this report, there is clear indication of the timber frame rotting and causing air leakage to facilitate loss of internal heat loss to the determent of the occupiers. The window is considered in such a poor condition that it is not possible to repair the damage and only particle solution it to replace entirely.

Subsequently, the proposed development seeks a replacement window and for the new window appearance to match like-for-like the existing window with exception to the glazing thickness, whereby, the proposal seeks consent for double glazing units to enhance the condition for the occupiers by providing better thermal value unit to limit heat loss.

Consequently, the proposed development seeks to preserve the existing character and enhance the existing condition by providing slim line double glazing units.

Therefore, the first means of protection has been achieved due to the proposed development sympathetically replicating the existing character to conserve the external character. In addition, the second means of protection has also been achieved by retaining the internal character by sympathetically replicating the existing character and enhancing by providing double glazing units.

Schedule of Works:

External & Internal:

1. Carefully remove existing dormer window to second floor, and retention of existing dormer walls, roof and sill. Retain existing window handles and locking mechanism for insertion into new window.
2. Insertion of new double-glazed window utilising appropriate fixtures as per existing. New window features and appearance to match the existing window, including attaching retained handles and locking mechanism. Refer to accompanying plans to confirm the same.
3. Make good any lead elements to the roof with lead work to match existing. Make good any external and internal works with appropriate materials to match the existing character and appearance. Persons carrying out the above works should do so with great skill, care and attention to detail, with any questions on appropriate methods/materials directed to either this report's author or contact the district's Conservation Officer.

Conclusion:

The proposed development, based on the above assessment, is concluded to preserve the Listed Building character and enhance the existing conditions by improving the thermal qualities to reduce heat loss. Subsequently, the proposed development does not adversely impact nor harm the listing characteristics, thus, considered acceptable.

Photomontage:

Included below are photos of the external appearance for the new window to match, plus internal photos showing the same but also the existing window damage.



Figure 1: Front elevation.



Figure 2: Side elevation.



Figure 3: Internal elevation.



Figure 4: Damage to frame.



Figure 5: Damage to frame.



Figure 6: Damage to frame.