

Heritage Statement related to proposal to replace selected windows

at

Greyfriars, Tydd Gote, Cambridgeshire, PE13 5NA

for

Mrs K Barclay

Richard C F Waite RIBA Dip Arch (Leics) AABC
Chartered Architect
01553 772656
www.rcfwaite.co.uk

RCFW/BAF February 2015

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1.0 **In Principle proposal**

1.1 This Heritage Statement responds to a need to replace a number of windows and a door at Greyfriars. At present the house is fenestrated with a total of 28 windows the majority of which date from the mid C20 or early C21 and are of either double or single glazed construction. This document is to accompany an Application for the replacement of 17 windows and a single door.

1.2 This report sets out the scope of the proposal to replace the old single glazed windows which have generally not been well maintained and are suffering from mis-alignment which is irreparable and allow drafts, leaking rainwater and condensation issues which are putting some of the fabric at risk from consequential damage which if not resolved over the longer term would cause further repair problems and are the subject of this proposal for replacement.

1.3 There are also, as part of the assessment, safety issues which have been taken into account in particular with the single and secondary double glazing especially in the upstairs windows which have low level cills.

1.4 This is a family house and with young children present, safety is a significant and high priority issue.

1.5 The present owners are also proposing to embark on a programme of investment to maintain and improve the house and in particular with sympathetic heating and plumbing and services which will improve the energy efficiency within the constraints of a listed building and generally put the house into good repair.

1.6 The rainwater goods previously have had some significant work and attention and the present owners now wish to implement a program of improving the contribution the windows offer to the quality of life in the house whilst being sympathetic to and responding to the Historic nature of the Heritage of the house.

2.0 **Background**

2.1 The property is a Grade II listed building (See Appendix 2 in English Heritage listing, list entry number 1359250 Tydd St. Mary), listed as early 17th Century with mid-18th and 20th Century alterations

2.2 Specific reference to doors and windows in listing

2.2.1. 20th Century doorway and triple and double light casements with 2 other double light casements and flat heads
2.2.2. Gabled end by single segmented Arch with 5 light casement
2.2.3. To the left in the gabled attic is a single tri part casement
2.2.4. Above 5 light casement for similar 2 light casements
2.2.5. To the right in the gabled bay a single 3 light casement

2.3 There are 28 windows and 7 sets of doors in the main range and these relate to three separate periods

2.3.1. A single example and the oldest window remaining is window 15, first floor bedroom 5 (see numbered plan Appendix 3). This window, however, is not contemporary with the original building and is likely to be early, from mouldings and remaining ironmongery, possibly part of the 18th Century alterations.
2.3.2. The other main windows affected by the proposals are later 20th Century metal framed casements in plain timber frames and are single glazed with leaded lights. There are sixteen windows affected.
2.3.3. The remaining windows are early 21st Century approximately 2002 and double glazed timber casements in timber frames with applied lead strips emulating leaded lights. There are 10 of these. These are unaffected by the proposals.

3.0 Assessment of need and criteria for change

The owner wishes to embark on a programme of investment to

i) Improve the energy efficiency of the building
ii) To ensure the home is put into and remains in good order
iii) To ensure the house maintains its historic features.

3.1 Energy and EPC rating

3.1.1. The EPC for the building is low – rated as follows:
Energy efficiency F. 36
Environment impact CO_2 rating F 34

3.1.2. The recommendations which are achievable to improve the ratings include the assessment of heating, boiler and insulation.

3.1.3. The secondary glazing installed is very simplistic and not sealed or draught stripped and is therefore inefficient.

3.2 Secondary glazing and safety

3.2.2. The secondary glazing is primitive in its contribution, construction and configuration being non safety 4-6mm glass which is frameless and set in primitive aluminium frame without satisfactory runners or seatings.

3.2.3. The glass is not safety glass and is in locations where proper standards for low cills require it to be so, either toughened or laminated.
Chipping of some of the sections indicate that the frameless nature of the glass leaves it vulnerable to damage and fracture and is inherently unsafe, particularly in a family house with children present and low cills to windows where they have window seats.

3.2.4. The replacement of secondary glazing with integral double glazing should cause as little effect on the appearance as possible and to double glaze without the gap to secondary glazing which exists at present would remove the echo reflection viewed through the window from outside. This would improve and enhance the authenticity of the appearance of windows from earlier periods.

3.3. Configuration of windows

3.3.1. Those that are the subject of the proposals contain horizontal transoms of significant size but are 20th Century insertions. The oldest window present is a triple casement without fanlights and transoms and the proposal is to minimise the timber and maximise the light into and views out of the rooms and return the arrangement evidenced by the oldest window (Window 15).

4.0 **Specific Proposals**

4.1 Window replacements: The schedule of window replacements is illustrated on the plan in Appendix 3 and windows drawings in Appendix 4 and relates to 17 selected windows and door "W8".

4.1.1 Window 1 pantry window facing into sun room conservatory. This is a single glazed leaded light window in timber frame, the window is not openable and has poor leaded lights. As an internal window double glazing is not essential and the window whilst a candidate for replacement would suffice with modest repair to leaded lights but where joints require this repair replacement in double glazing is feasible and desirable.

4.1.2 Window 2 This is a modern window with metal casements, post second World War, Late 20th Century Crittall window casements in timber frame where there are opening lights and leaded light puttied into the frame, where not opening. This window is one of the middle era windows. The cill externally, is in a bad state of repair and would require cutting back and repairing the cill frontage. This is in a style which is not overly sympathetic with the original building and with the evidence of the oldest window, which is also not original, this is part of an overall window replacement surmised to have been undertaken during the latter part of the 20th Century. The casements as with a number of this window type are slightly warped and draught stripping is unlikely to be efficiently achievable since the warping cannot be cured by realignment or repair.

4.1.3 Window 3 Dining Room North as for Window 2.

4.1.4 Window 4, Reception Room South as for Window 2 and is seen in direct context to the adjacent window which is a 21st Century replacement.

4.1.5 Window 5, Reception Room North as for Window 2.

4.1.6 Window 6 and Window 7, Cloakroom and WC, adjacent to Reception room, single casement with the width versions of window 2 in a similar condition.

4.1.7 W8, is in fact a door with older strap H hinges, an old surface lock and Suffolk latch, rebated moulded opening with later 20th Century leaded lights and puttied fixing. The door is poorly fitted in the frame which has deformed over time at the head.

There have been poor spliced repairs to some of the door boards and base of the frame together with cover strips planted on joints of boards.

Further repair using replacing timber and two pack resin repair formula as "glue" to avoid future maintenance issues from joint movements is required.

The glazing being leaded lights of 20th Century would be suitable for double glazing within the rebates of the door boarding and a current opening in Slimlight double glazing with lead strip additions.

4.1.8 Windows 9, 10, 11,12, 13 and 14 are all 2 and 3 light timber framed, metal casements with leaded light single glazing some with warped metal frames and similar to Window 2.

4.1.9 Window 15 South facing three casement wide in Bedroom 5 and is timber framed with mouldings against the glazing rebates. This window is in poorest repair of all the windows with an internally rotten oak subcill, rotten base of frame at ends and one mullion. Rainwater leaks through this window. The casements have poor bottom rails previously repaired by covering in rounded chamfered architraved timbers.

The extent of repair required to timber and poor leaded lights would make this window the most appropriate candidate for replacement however in view of the fact that it is the oldest and most contemporary with the building it is proposed that restoration is implemented with the insertion of double glazing in the form of Slimlight glass with lead strip additions to emulate the current appearance.

The windows being timber casements would also be possible to draft strip this window.

Repair would be significant and considerable but and ultimately replacement may be needed.

4.1.10 Window 16 and Window 17. Timber framed with metal casements which are warped and single glazed, to be replaced in timber framed casements and Slimlight double glazing.

4.1.11 Window 18, metal casements and fanlights in timber framing and single glazed leadwork as Window 2 and to be replaced.

4.2 Summary of proposals

We recommend the replacement of the 17 windows detailed in this proposal which we deem do not possess any architectural or historic significance in and of themselves. Indeed, replacement, as proposed would return the windows in appearance to that of the oldest example in the house and would be in the spirit and sympathy of the listing without loss of significant historic fabric.

The door, W8 is suitable for repair and upgrading of its glazed element..

It would also significantly enhance the energy efficiency, safety and appearance of the property and help to resolve some of the repair and maintenance issues the current windows are causing.

Appendices

1) Site Location Plan

2) English Heritage Listing

3) Window Schedule

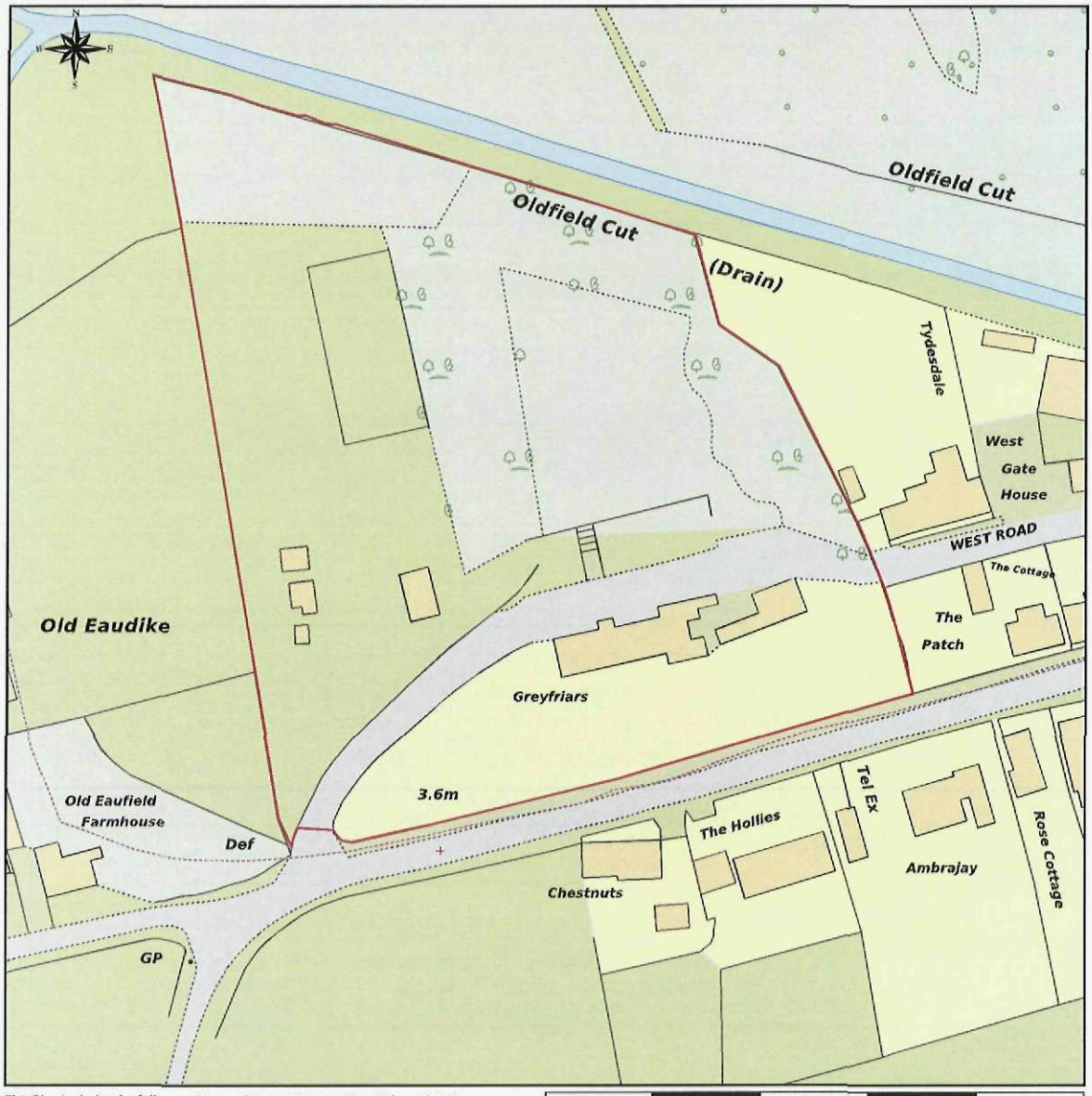
4) Drawings of existing windows (Prepared by Mr Joao Baptista)

4) Photographs of existing windows

APPENDIX 1

SITE LOCATION PLAN

Site Location Plan



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Scale: 1:1250, paper size: A4

Mr and Mrs Barclay
Greyfriars
Hannath Road, Tydd Gote
PE13 5NA

APPENDIX 2

ENGLISH HERITAGE LISTING

List entry

Back to results Refine your search Start new search Printable Version Help with searching

List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: GREYFRIARS

List entry Number: 1359250

Location

GREYFRIARS, HANNATH ROAD

The building may lie within the boundary of more than one authority.

County	District	District Type	Parish
Lincolnshire	South Holland	District Authority	Tydd St. Mary

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 30-Jun-1966

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 197952

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

TYDD ST. MARY HANNATH ROAD TF 41 NW (north side) 7/106 Greyfriars 30.6.66 II House. Early C17 with mid C18 and C20 alterations. Red brick with fragments of ashlar rubble and moulded, possibly medieval, ashlar. Slate roof with C20 tiles to left hand range. Brick coped gables with kneelers and some tumbling, the main range being half hipped to the right and the projecting right hand range with rendered gable. Single projecting left gable, large ridge and lateral stacks. Some dentillation. 2 storeys, 4 bays to the main range. To the left is the single storey plus attic single bay range and to the right the projecting gabled 2 storey single bay range with lean-to projecting in the re-entrant angle. Doorway with C20 door and plain doorcase. To the left is a single segmental arched C20 tripartite glazing bar casement and to the right a single similar casement and 2 similar 2 light casements under flat heads. Further right in the side wall of the lean-to is a doorway with glazed double doors and on the far right in the gabled bay a single similar segmental arched 5 light casement. Above are 4 similar 2 light casements, to the left in the attic is a single gabled half dormer with single similar tripartite casement. To the right in the gabled bay is a single similar 3 light casement. Evidence of earlier first floor fenestration. Wall extending from lean-to has C14 pointed double chamfered arched doorway with plank door.

Listing NGR: TF4494917904

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TF 44949 17904

Map



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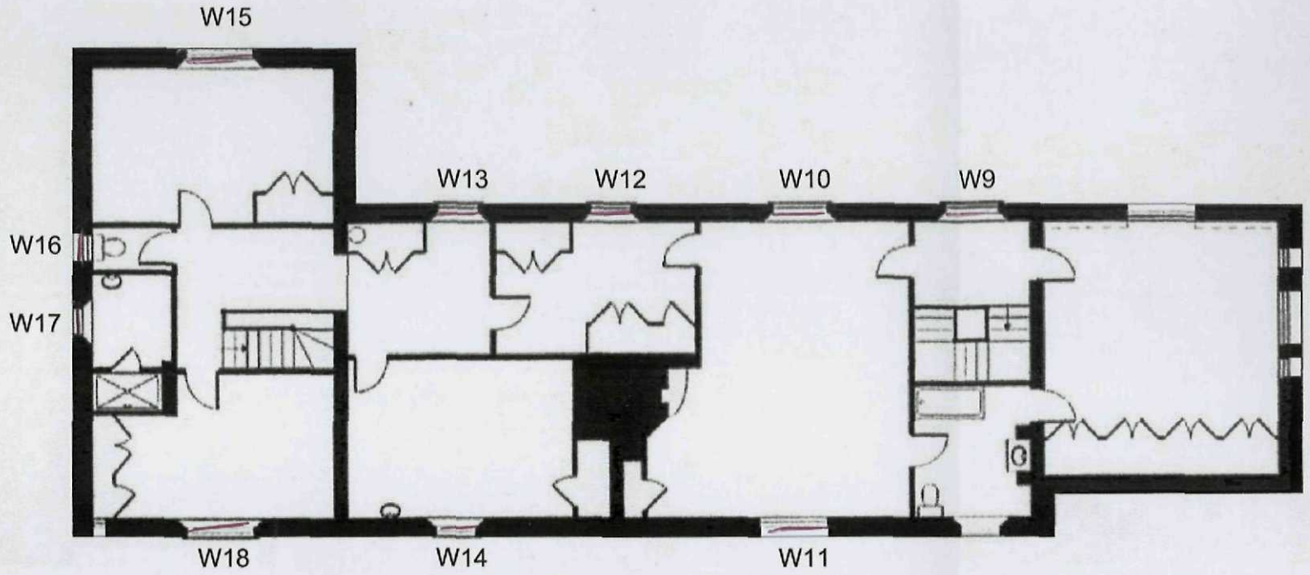
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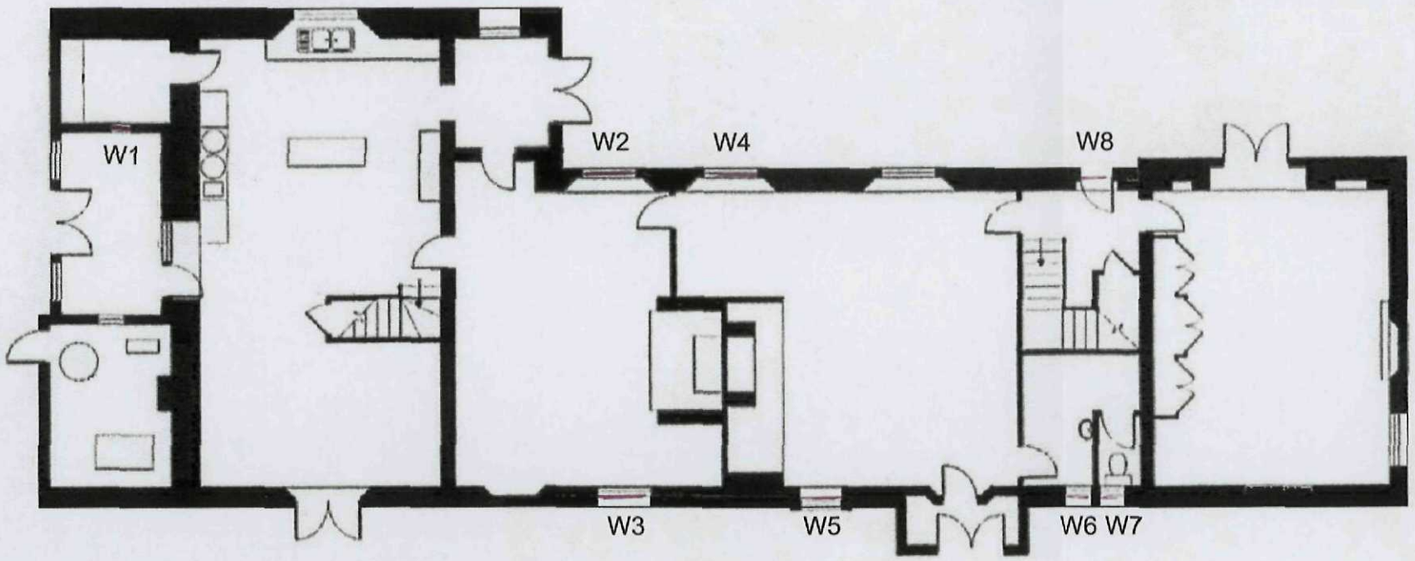
APPENDIX 3

WINDOW SCHEDULE

FIRST FLOOR



GROUND FLOOR



RV DATE COMMENT BY JB
ISSUE RECORD

-

CLIENT:

MR AND MRS BARCLAY

PROJECT

GREYFRIARS, TYDD GOTE
EXISTING WINDOWS DRAWINGS

WINDOW LOCATION PLAN/BLOCK

ARCHITECT

João Baptista

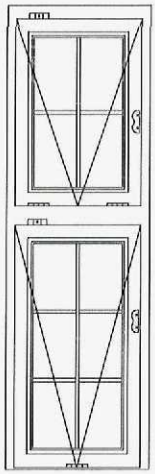
91 Arnold Estate
Druid Street
London SE1 2DX
mob +44 (0)7768 881653
labyrinthe@gmail.com

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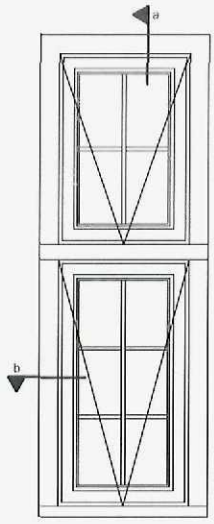
APPENDIX 4

1:20th Scale DRAWINGS OF EXISTING WINDOWS
(For 1:10th Scale drawings See A2 Drawings Package)

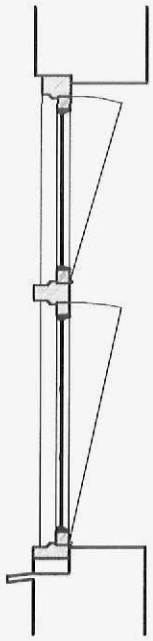
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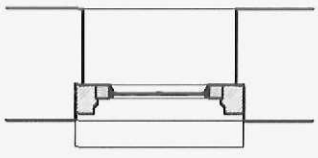
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elevation



exterior
elevation

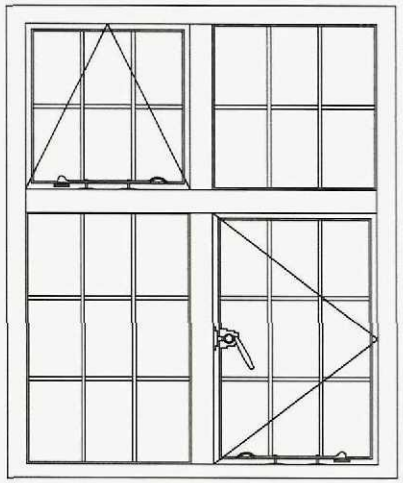


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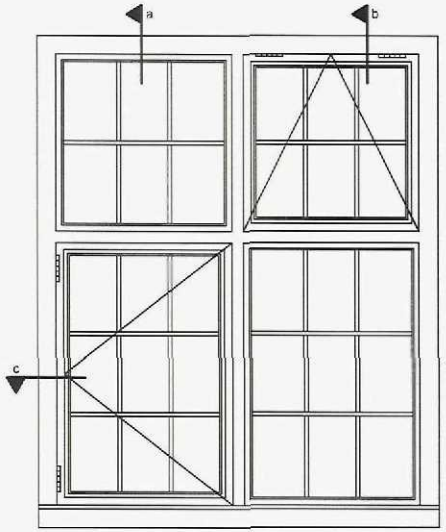


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interior
elevation



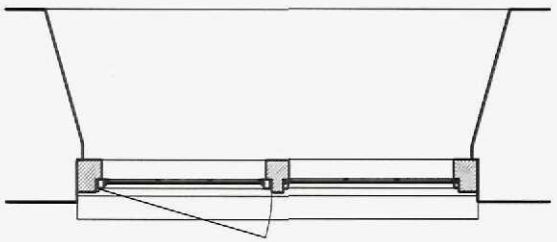
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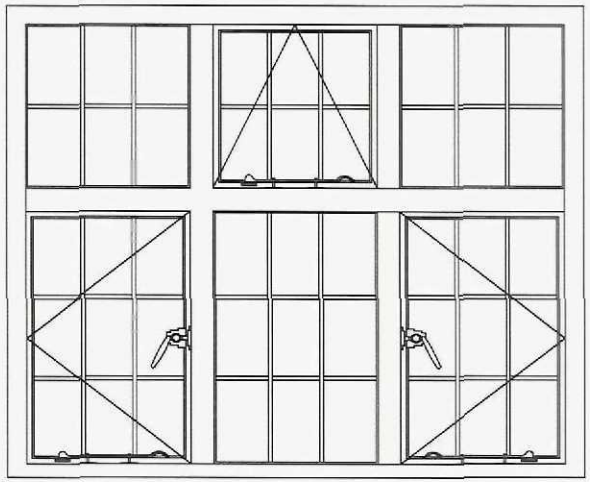
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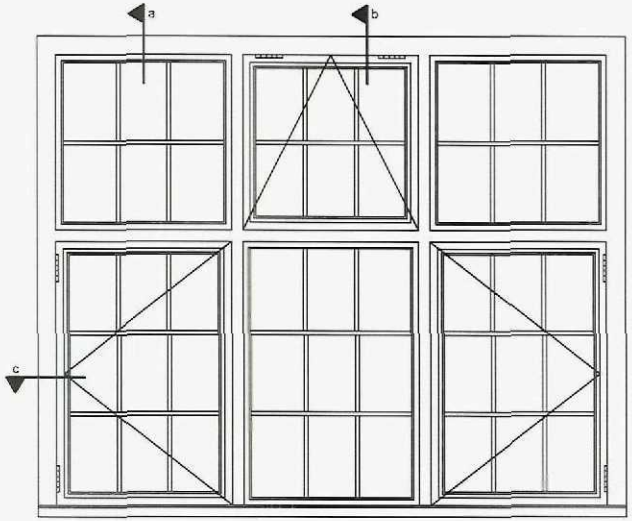
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W2 & W4

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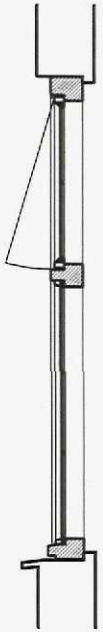
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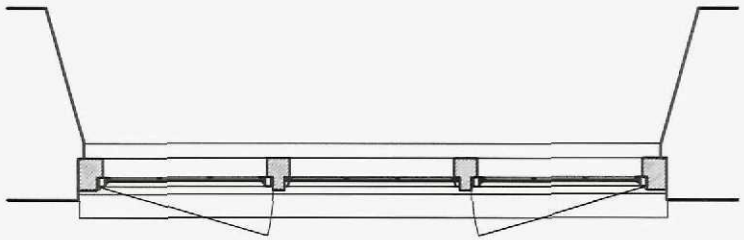
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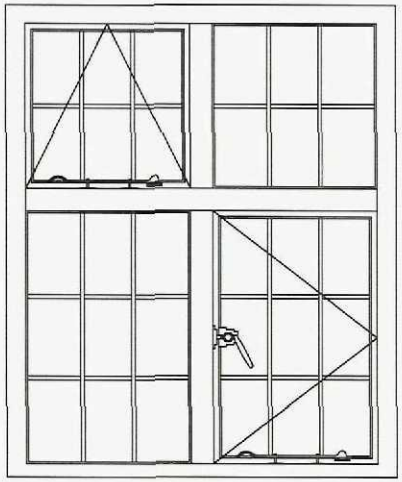
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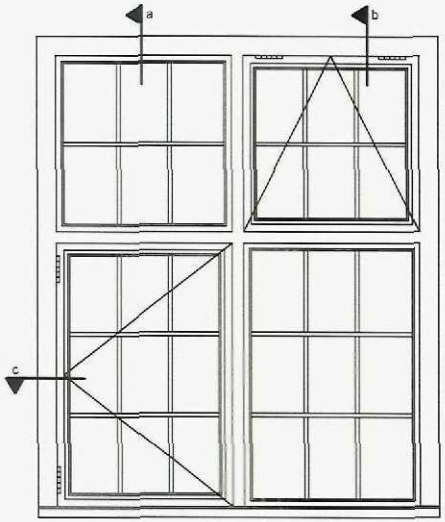
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W3 W11 & W18

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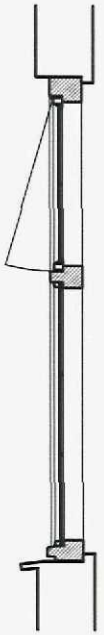
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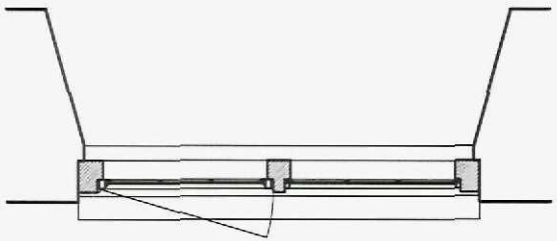
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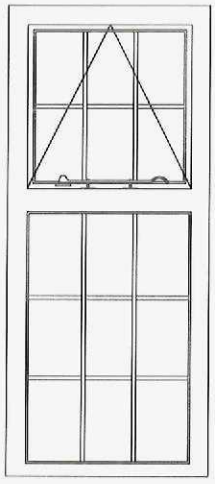


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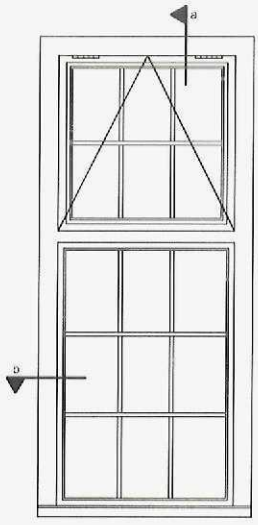
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W6 & W7



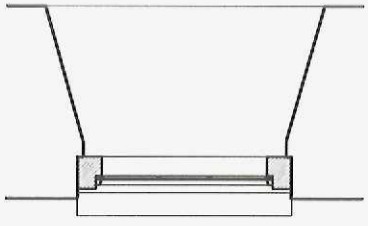
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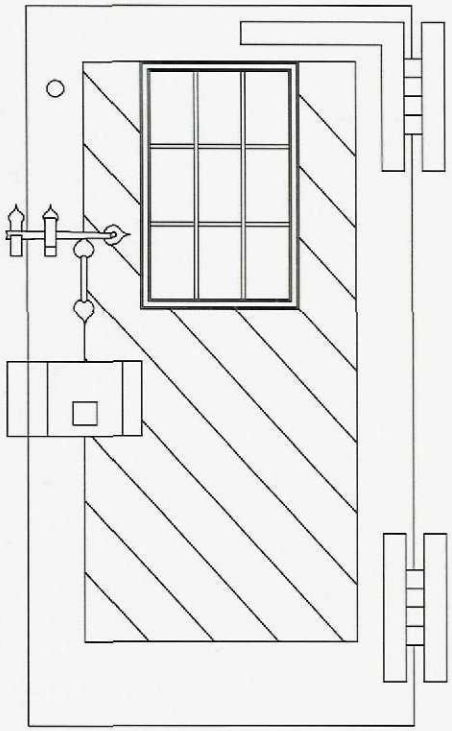


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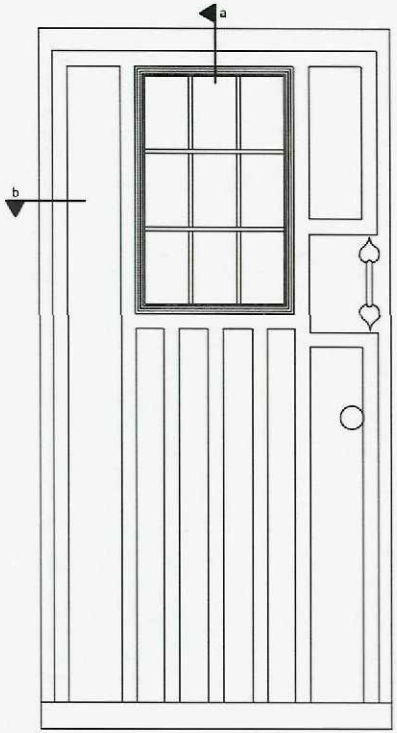


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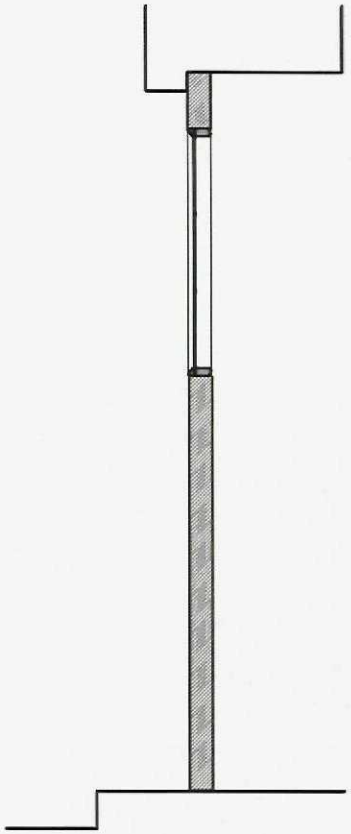
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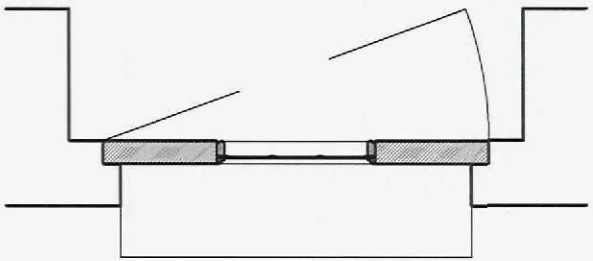
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W8

interior
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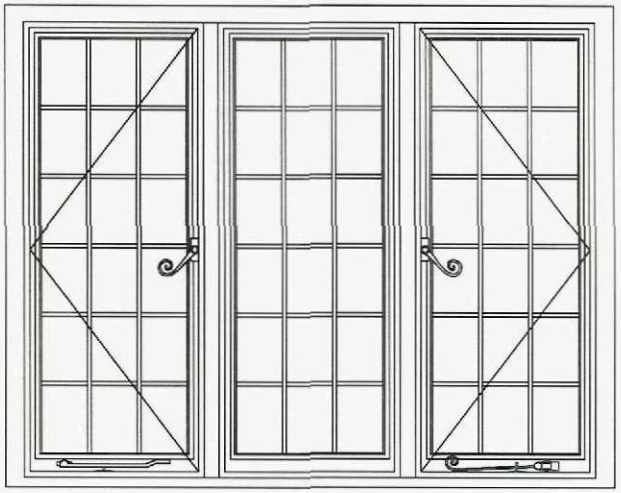
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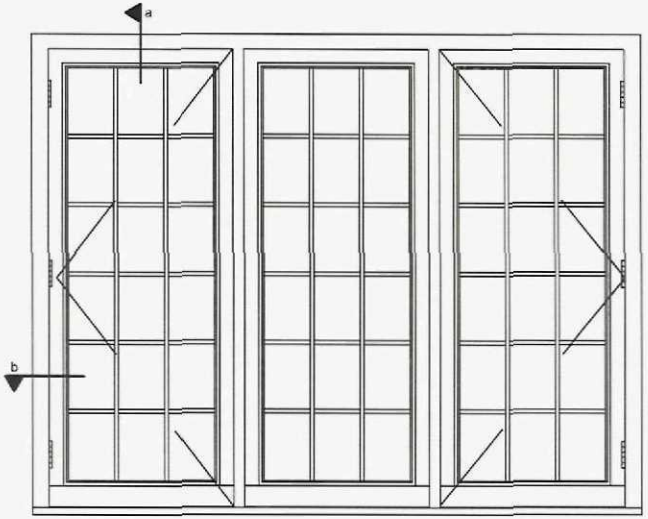
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W9, W10, W12 &W13

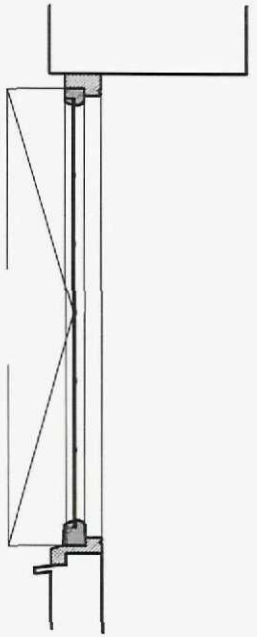
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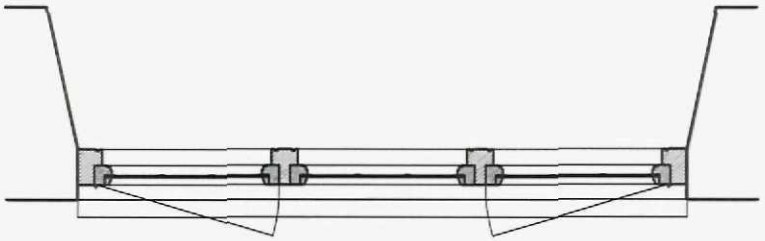
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exterior
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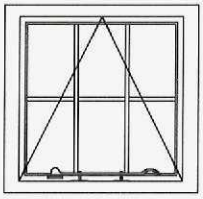


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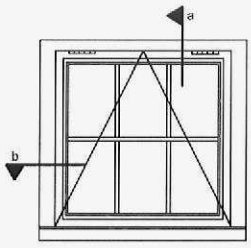
W15

1:20

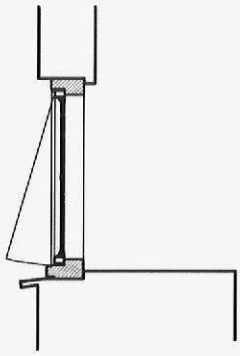
W16



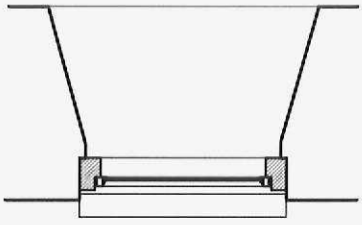
interior
elevation



exterior
elevation



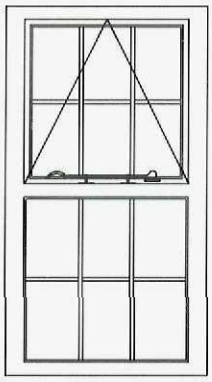
section a - a



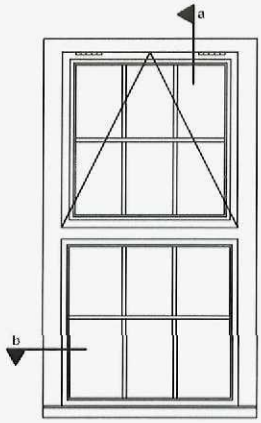
section b - b

1:20

W17



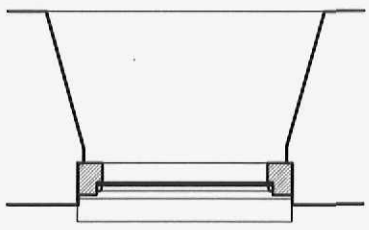
interior
elevation



exterior
elevation



section a - a



section b - b

1:20

APPENDIX 5

PHOTOGRAPHS OF EXISTING WINDOWS



W2 – Window, Exterior



W3 – Window, Exterior



W4 – Window, Exterior



W5 – Window, Exterior



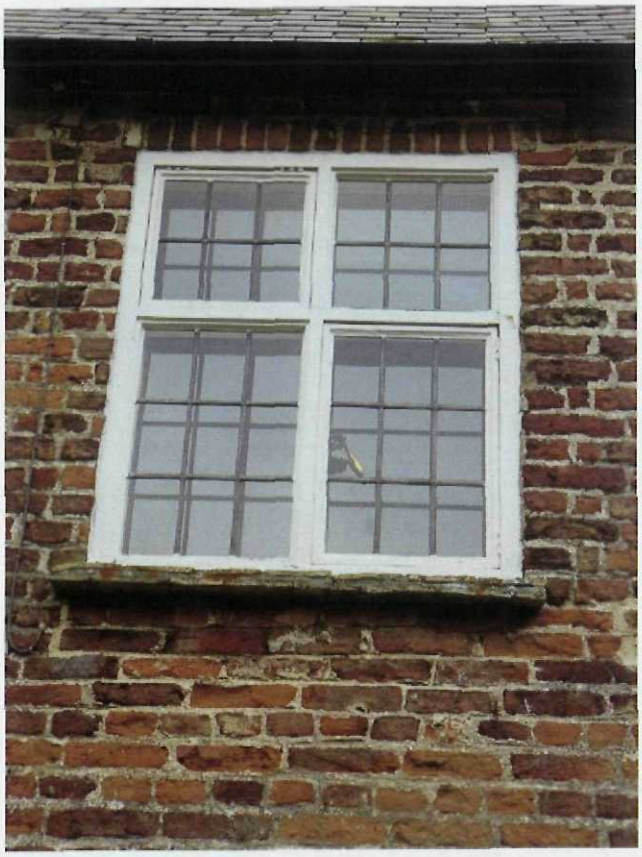
W6 (l) & W7 (r) – Windows, Exterior



W8 – Door, Exterior



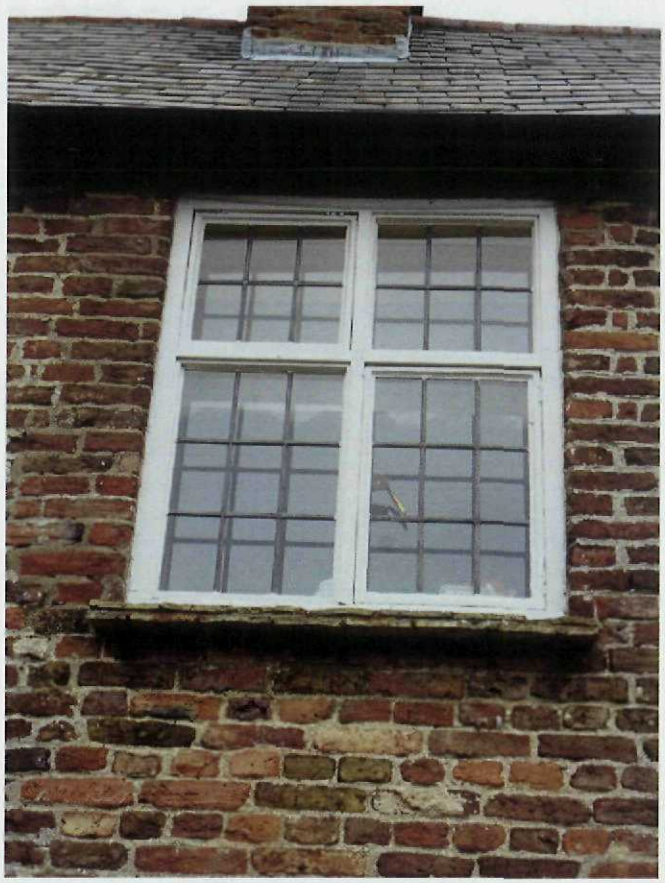
W9 – Window, Exterior



W10 – Window, Exterior



W11 – Window, Exterior



W12 – Window, Exterior



W13 – Window, Exterior



W14 – Window, Exterior



W15 (Upper) – Window, Exterior



W15 – Window, Interior



W15 – Casement Detail, Exterior



W15 – Casement Detail, Exterior



W15 – Cill Detail, Exterior



W16 (l) & W17 (r) – Windows, Exterior



W18 – Window, Exterior