
From:**Sent:** 02 December 2021 14:10**To:** Kelsey Blain**Cc:****Subject:** Your ref NYM/2021 / 0862/ CLLB

Good afternoon Kelsey,

Further to your letter dated 24th November 2021 (copy attached) and received by e-mail on 25th November 2021 with requests for further information I am writing to confirm the following :

- Cross Sectional details of the windows are attached as requested.
- Because the application is for “ like-for-like ” replacement windows then the existing and proposed cross sectional details are the same and for this reason only one drawing is provided which applies .
- With regard to the matter of replacement windows and the number involved we wish to point out the following :
 - The windows have not been repaired or replaced during the applicants time at Woodleigh House.
 - The windows have clearly been repaired in the past and done poorly given the evidence of a mish-mash of timber used for the repairs.
 - Also it is very evident that a large number of the timber cills are rotten.
 - The timber jambs have been spliced in order to replace the rotten timber at the bottom of the jambs.
 - Some of the sliding sashes show the horns being in place and others do not have these.
 - The sashes have been screwed together in order to try and prevent the wind -driven rain

- and general drafts coming into the property.
- The sashes have also been “ painted -up ” over time in an effort to reduce this problem further.
 - Putty to the glazing has cracked and is missing in parts or dried out to such an extent that it needs to be replaced urgently.
 - Some of the windows are Georgian in their style and appearance whilst others are Victorian replacements.
 - The first floor bathroom window at the rear has been repaired and the projecting bay window structure (Oriel window) has been replaced in previous times and is made of plywood as can be seen beneath the peeling black paintwork and is in very poor condition.
 - All of these factors prove that the windows have been badly neglected over many, many years and to use the applicants words “ they are rotten to the core and falling apart ”.
 - The neglect and poor quality of previous repairs has resulted in very little of the existing original windows being left on which to commence any repairs.
 - However we will look further at the tall window to the stairs and landing at the rear when scaffolding is erected to see if this can possibly be retained and repaired by replacement of the putty around the glazing by use of traditional linseed oil putty and a pointed finish to match the existing putty and any minor timber repairs.
 - The recent Storm Arwen has accentuated the very poor condition of the existing windows and particularly those on the front elevation which face East, which was seriously affected by the strength of the Northerly and North Easterly winds along with the driving hail , sleet ,snow and rain showers which were so prevalent over the week-end, which in turn led to an ingress of water and potential damage to the internal timber lining panels and surrounds.
 - The front elevation has seven large vertical sliding sash windows and the entrance door plus fanlight which face East.
 - There are four large vertical sliding sash windows plus two much smaller modern casement windows in the side or gable elevation facing South which are very exposed in terms of their location and height in relation to the Esk Valley below and Fylingdales moors beyond.
 - Therefore these are affected by the strong direct sunshine and also the prevailing winds and rain coming from the South West , and to a lesser extent the rear windows which face west.
 - The thickness of the existing glass is generally in the region of 4mm float glass.

Whilst the applicant would have ideally liked to request approval of slim-line double glazed windows as seen in many Listed Buildings in Staithes, Robin Hoods Bay and Whitby she felt that your Authority would far rather she did not go down that route, and instead request consent based on “ like-for-like ” replacement windows and therefore this is what we hope to achieve.

The photos which were submitted with the application help to show the scale and extent of the problems which existed due to the previous poor quality repairs and lack of maintenance. The applicant is willing to invest significantly in the “ like-for-like ” timber sliding sash windows and therefore your support is requested in dealing with this application swiftly and effectively in order to safe-guard the existing property against the potential damage caused by further storms such as Arwen and for future generations.

Therefore I trust that this will be of assistance and lead to a positive decision in the very near future.

Thank you for your assistance.

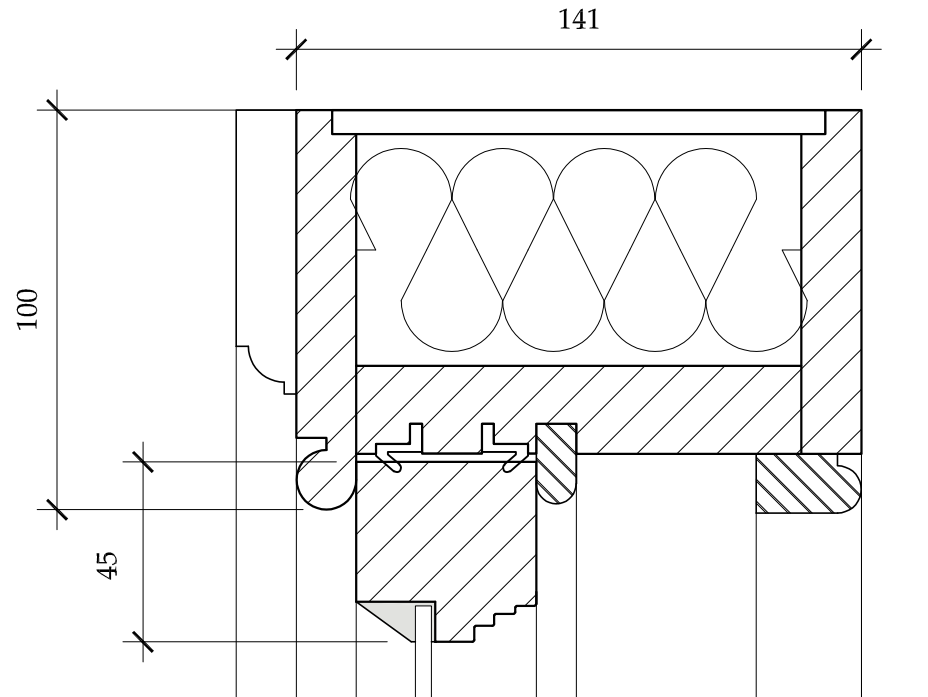
Yours sincerely,

Tim Harrison

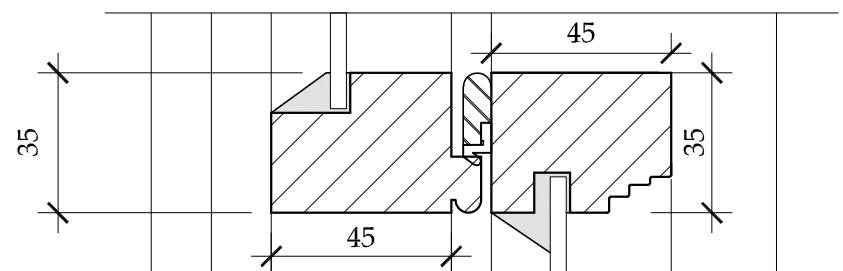
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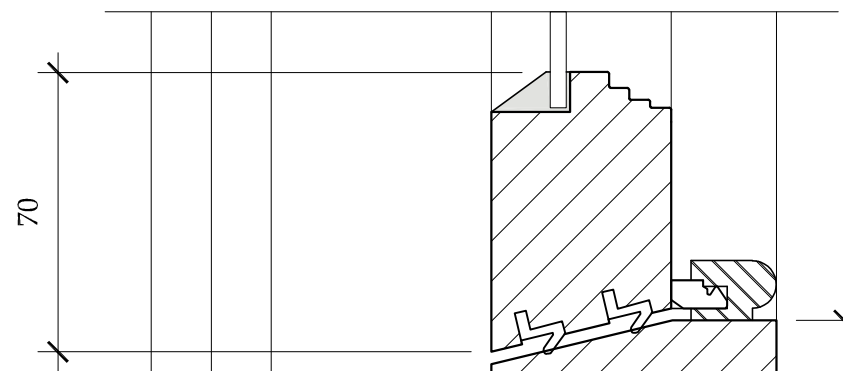
Head



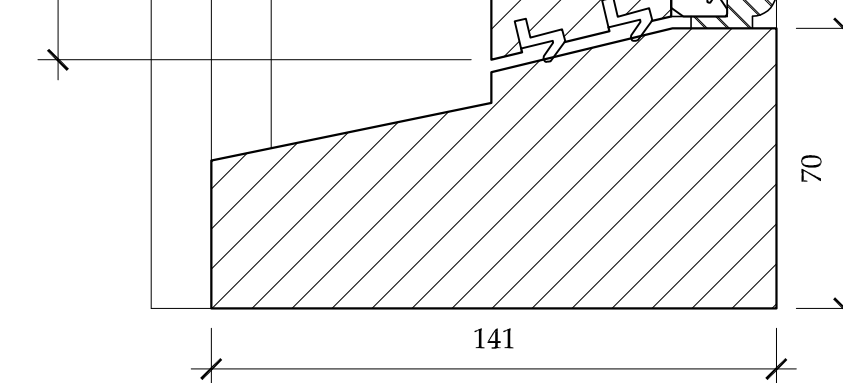
Meeting rails



Bottom rail



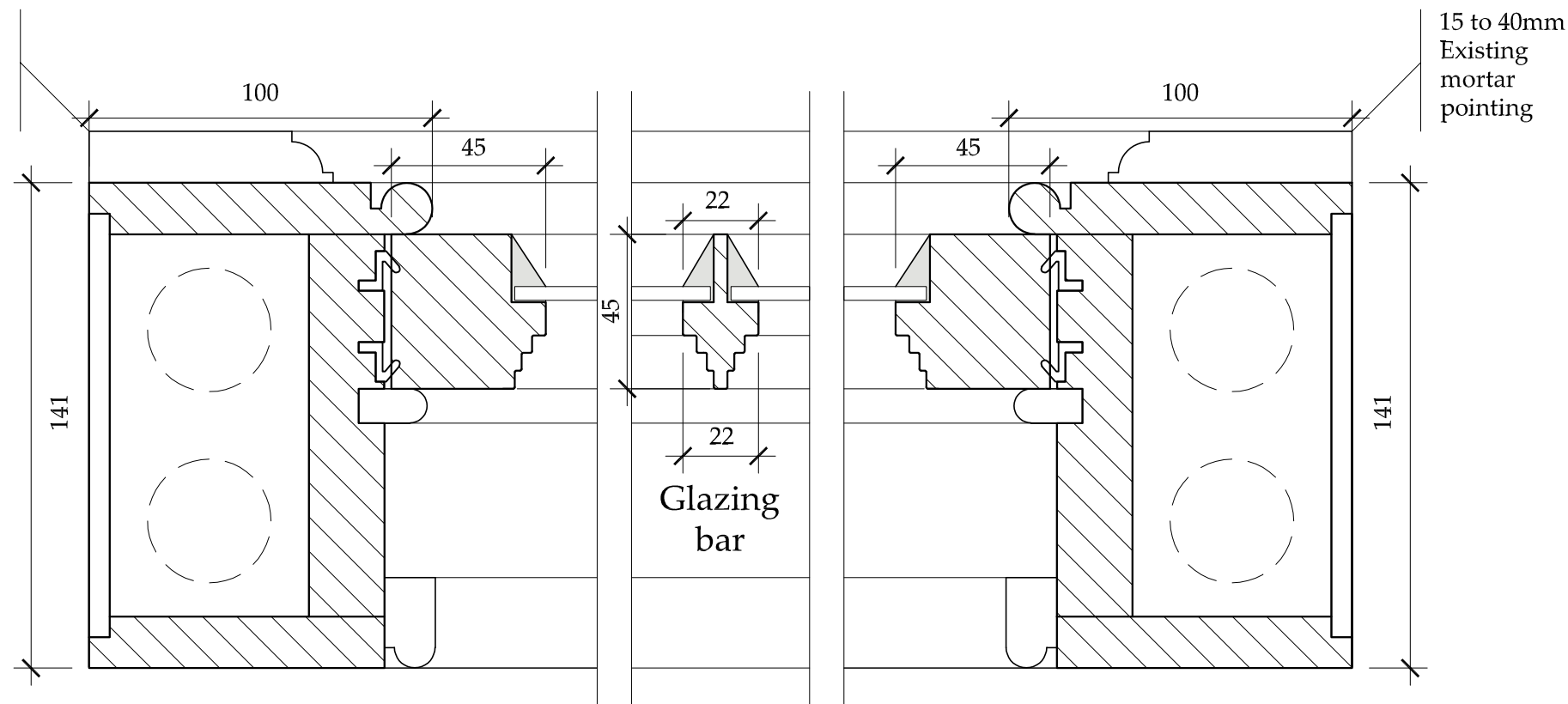
Cill



Cross-Sectional detail

Note:

- Single glazed windows using 4mm float glass and putty pointed externally using traditional linseed oil putty



Plan detail

○ Vertical sliding sash window
Scale 1:2

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REV	DATE	BY	AMENDMENT	CHKD	APVD
A	01.12.21	MK	First issue	TH	TH

CLIENT: Ilona Franklin			
PROJECT: Woodleigh House Aislaby			
A3	DRN: Marie Kay	DATE: 01.12.2021	
SCALE: 1:2		ISSUE: Preliminary	

DRAWING TITLE: Vertical sliding sash window detail	
DRAWING NR: D12164-11	REV: A