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**From:** Lawrence Wall >  
**Sent:** 22 August 2022 09:16  
**To:** Thomas Hart ; Lucy Gibson  
**Cc:**  
**Subject:** RE: NYM/2022/003 NYM/2022/004 The Old Farmhouse Throxenby

Dear Tom & Lucy

Thank you for your email, and your continued help and guidance with this application.

Please find attached a revised proposed Front and Left elevation drawing showing the revised configuration of window FF8 in line with your suggestion.

Also attached is a revised section drawing showing the proposed vertical sliding windows with cords and weights and pulleys as you have requested.

It should be noted however, that the proposal to replace the windows is not based on the need to change the operating method of the windows. The reason for proposing to replace the windows is based on the survey carried out by us on the initial instructions of the Applicant to determine the condition of the frames.

The purpose of our survey is to establish the integrity of the frames, and suitability for repair and restoration.

When we conducted our survey we found that the existing windows, being a mixture of Vertical sliding, horizontal sliding and casement windows, were not original to the building and in fact had no historic value or merit. In fact, the frames are of poor quality material and construction, and it is believed they were installed in the latter part of the last century. The frames are constructed from poor quality softwood, glazed and decorated on site.

We noted that frames are set between the stonework to the front edge of the reveal, where generally they would sit behind the outer stonework, which would have offered much greater protection to the frames. As a result of the

exposure from the positioning of the frames at the front of the reveals, the poor quality frames, coupled with the poor choice of species and lack of a regular maintenance program, the frames have decayed beyond repair.

In our experience, good quality frames using seasoned durable hardwoods in the construction, set back 100mm or more in the reveals and regularly maintained would survive many more years and be suitable for renovation and restoration. However, this is not the case in this property and the windows have reached the end of the useful life. It is not viable to consider retaining any part of the frames, but it is possible to for the proposed replacement frames to make a positive contribution to the significance of the Historic Asset, without causing any harm. The positioning of the frames in the reveals is to be retained, but the use of appropriate species and construction methods along with a robust maintenance regime will ensure the long term performance of the frames, safeguarding the Historic Asset as a residential dwelling for continued use in future years.

Finally I confirm that horns will not be incorporated into any of the proposed vertical or horizontal sliding windows. I trust this now satisfies all of your concerns and that you can now proceed to approve the application without further delay.

Regards  
Lawrence Wall

**Lawrence Wall**  
**ERW Joinery Ltd.**



**ERW Joinery Ltd**  
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**From:** Thomas Hart  
**Sent:** 17 August 2022 16:02  
**To:** Lawrence Wall Lucy Gibson  
**Cc:**  
**Subject:** RE: NYM/2022/003 NYM/2022/004 The Old Farmhouse Throxenby

Good afternoon Lawrence,

I have now spoken with my colleague regarding the installation of spiral balances at the property. Our stance is one that retains the vertical sliding sash system (retain and make good existing boxes), they are appropriate and contribute to the character of this Listed Building.

Whilst I understand the issue with the increased weight not being compatible, guidance states that when windows historic or later insertions make a positive contribution to the significance of the building, they should be retained. When these windows do not contain historic glass, the use of slim line double glazing can be introduced without causing any harm.

The concern is that the appropriate window system is being removed to accommodate the increased weight when it's the incorporation of double glazing that should accommodate the existing system – the vertical sliding sash system.

Alternative slim line glazing options need to be explored so to accommodate this change whilst retaining the appropriate system, one which contributes to the building and fits within the historical narrative – cords, weights, pulleys etc.

I refer you to our last comments on this point:

2. It is understood the windows as existing are not historic or original to the house, however they are reflective of a traditional construction and pattern. The Authority's approach to replacement windows in Listed Buildings is guided by the Historic England line which is to preserve or enhance the significance of the dwelling. The introduction of a non-traditional means of opening and the replacement of the boxes would be contrary to this approach. As such the Authority would like to see the retention of the boxes and the sash pulley mechanism retained unless it can be demonstrated this would not be possible.

In addition, for the avoidance of doubt, all new sashes, either HSS or VSS will not have the horns replicated. Looking at the proposed item schedule this does seem the case.

Thank you for your time and understanding.

Kind Regards,

Tom Hart  
Building Conservation Officer

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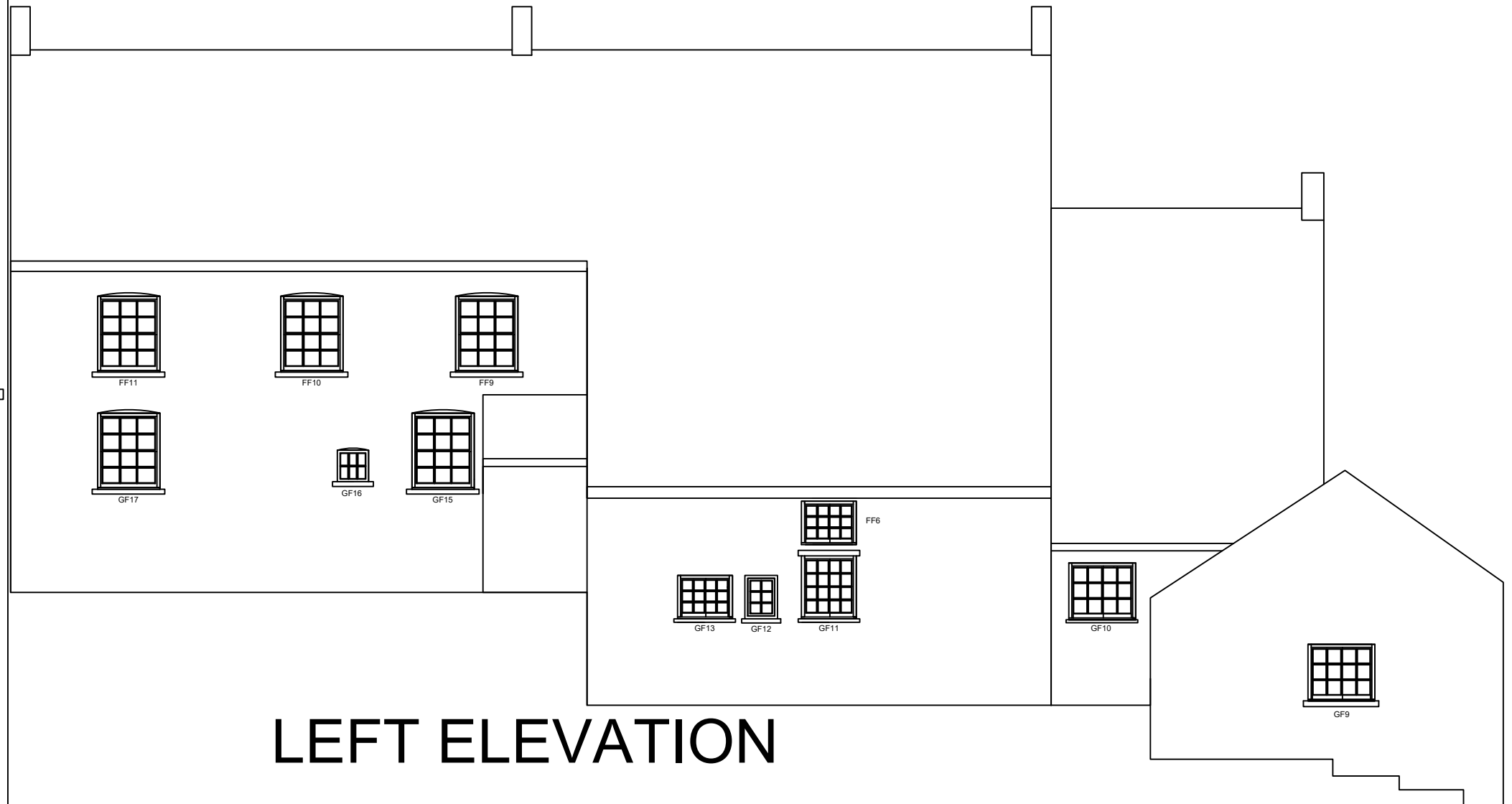
AMENDED

NYMNP

22/08/2022



FRONT ELEVATION



LEFT ELEVATION



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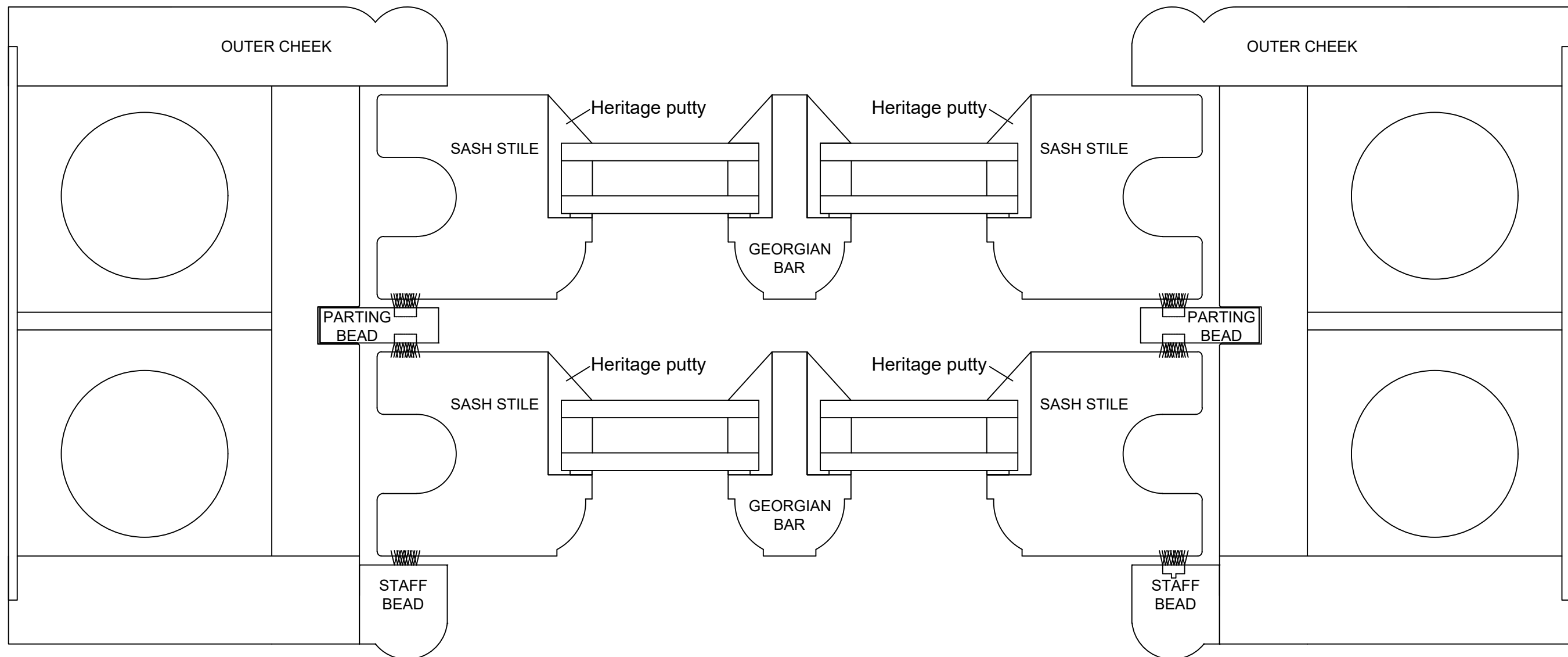
	BY	DATE	DESCRIPTION	
DRAWN	JD	18/07/22	PROPOSED FRONT AND LEFT ELEVATIONS	
CONTRACT REF.	SALMONS	-		
CONTRACT NO	D22111	-		
CHECKED	-	-	SCALE 1:100	DRAWING N°
APPROVED	-	-	PAPER SIZE A3	D22111 - 6 PROPOSED ELEVATIONS FRONT+LEFT - REV01

REV 1

AMENDED

NYMNPA

22/08/2022



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	BY	DATE	DESCRIPTION
DRAWN	JD	18/07/22	PROPOSED VSS/CW WINDOW WITH 16MM HERITAGE DGU'S FOR WINDOWS GF7, GF8, GF15, GF17, FF7, FF9, FF10, FF11
CONTRACT REF.	SALMONS	-	
CONTRACT NO	D22111	-	
CHECKED	-	-	SCALE 1:1
APPROVED	-	-	PAPER SIZE A3

DRAWING N°	REV
D22111 - 6 PROPOSED VSS-CW SECTION - REV01	1