

From:
To: [Planning](#)
Subject: Comments on NYM/2022/0548 - Case Officer Mr A Muir - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,
Date: 25 August 2022 14:10:35

Coach House Cottage, New Road, Robin Hood's Bay

NYM/2022/0548

Listed Building consent for repair works/installation or replacement timber single glazed windows

Consultee response

Reviewing this application and following on from a site visit, I have the following comments:

The front elevation:

- The Dormer windows, especially the timber elements that make up some of the cheeks (mostly glazed) are clearly rotten and this replacement work is essential. However, the vertical sliding sash windows are not beyond repair, and should be retained/renewed, with the inclusion of an appropriate draft proofing system should the applicant wish.
- The multi-pane Yorkshire sliding sash windows are traditional, have historical glass and contribute to the significance of the property. Nevertheless, the applicant demonstrated how ill-fitted they currently are, which makes opening/closing difficult and creates a draught. Upon inspection, the windows and frames are not beyond repair and should be retained/renewed. However, to compensate for the distortion/movement of the frames, the sashes need to be repaired in a way they can be made to fit once again, allowing them to function as originally intended. My advice would be to replace the top and bottom rails, ensuring to make them oversized, so to be able to plane them to fit in to the frame. These windows could also benefit from a draught proofing system.

The Rear elevation:

- This elevation has a mix of windows, from a traditional Yorkshire sliding sash on the first floor, to a top hung storm proof casement on the ground floor. Although most windows on this elevation are not traditional, they are still considered to be not beyond repair. However, discussion with the applicant provided clear justification for replacements, based on the grounds that the change would provide an enhancement to this designated asset.

The modern Yorkshire slider in the bathroom would clearly be such an enhancement if replaced, I recommend using the first-floor landing Yorkshire slider as a reference when duplicating moldings etc. Beyond this, the repair approach extends to the remaining window fabric on the first floor, with the inclusion of draught proofing if desired.

- The remaining windows on the ground floor as discussed with the applicant are modern and could be replaced, the most appropriate for the aperture's would be a Yorkshire slider. However, in sustainability terms, they can be repaired and retained, with an appropriate draught proofing system applied.

To conclude, viewing the condition of the windows there is the opportunity to improve the thermal efficiency, whilst retaining most of the fabric. With targeted repairs/alterations, these windows will be able to operate as intended and in doing so, will align with current guidance and policy.

There is the scope for enhancements in design to the rear elevation and should the applicant wish to replace, I have no concerns subject to submitting details/drawings prior to the work. Also, any work to make good the internal woodwork around the windows, such as the window boards is welcomed, especially if the approach is repair first. Should any replacements be required (clearly this is the case around the dormer), the replacements must be accurate copies were practically possible.

If the works to make good (re-fit to distorted opening) the large multi-pane Yorkshire sliders on the front elevation prove to be impractical and can be demonstrated, replacements may be justified, subject to a discussion with the Building Conservation team.

Comments made by Building Conservation of The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

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