

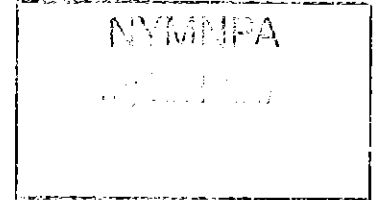
DESIGN & ACCESS STATEMENT AND HERITAGE STATEMENT

FOR

REPLACEMENT WINDOWS TO THE FARMHOUSE

AT

FRIAR HOUSE FARM, DARNHOLM.



INTRODUCTION

The proposal is to replace the existing white painted timber fixed lights, casements and sash windows at the property with painted replacement units.

The existing window units to be removed originate in the main from a refurbishment project undertaken over 20 years ago in via a mandatory home improvement grant administered through Scarborough Borough Council. The window units have not been able to withstand the weathering of this particular locality and are considered to be beyond reasonable repair. Also the effect of internal humidity through normal building responses associated with traditional solid sandstone walling and resultant condensation has been such that the internal window frame sections have degraded internally.

DESIGN

The proposed replacement windows are bespoke units by S.Taylor & Son of Pickering, North Yorkshire. The units comprise slimline glazing bars and modest-sized traditional frame casements and sliding sash framing. The units are double-glazed with slimline 14mm plate glass sealed units, designed for minimum visual impact within the glazing bars and beads, and designed for optimum thermal efficiency and condensation mitigation in the context of this type of dwelling. The proposed paint colour for the windows is Farrow & Ball eggshell colour:- Wimborne White or similar approved by the authority.

ACCESS

The proposals do not affect the existing access to the property.

HERITAGE STATEMENT

Friarhouse Farm is a Grade II Listed Building- built in a combination of coursed and rubble sandstone with a red clay pantile roof. The building has an 1836 datestone and is a rebuilt version of an earlier sandstone farm house. The form of the main farm house is a low 2-storey, 2-window front with 1-storey wing to the west left, and 1-storey lean-to outbuilding to the east. The disposition of the windows to the house and wings, and the sandstone detailing to the window structural openings are as the original building form. The proposed setting of the proposed replacement window frames is to be exactly the same as the exiting windows; approximately 75mm set-back from the wall stonework facings. Inspection of the external window reveals shows that the preceding window frames were similarly set.

The existing listing Listing NGR: NZ8319501978 sets out the number, disposition and style of the windows and is described as follows:- Two glazed lights at right end of wing: altered doorway at left end with partly shuttered window. Small 2-pane sash in chamfered surround between doorways, which have herringbone-tooled quoins and roughly tooled lintels. 2-storey part has single fixed-light fire window at left end and inserted 4-pane casement at right end. Two 2-light C20 casements in vestigial quoined and chamfered surrounds between. First floor windows are unequal 9-pane sashes with stone sills.

It is offered that the proposals will provide this Listed Building with better quality joinery than was achieved under the previous mandatory grant. The quality of the windows and the performance specification will be superior to that achieved under the grant works but will achieve only the minimum standard expected under the current Building Regulations.

APPROVED
2011