



## Description of Proposed Changes

Application for window replacement to front elevation at Graystone Farmhouse, Newholm, Whitby, YO21 3QR

### The Property

Graystone Farmhouse is Grade II listed building, originally a farmhouse typical to the area. The outbuildings over the courtyard have all been converted historically and are separately owned.

### Current Windows

The windows to the front of the property have been changed historically to what we believe to be an unoriginal single glazed softwood four panel sash window. They are all painted bright white. On moving into the property we discovered that they were starting to rot and are in need of some attention, we have tried to maintain the paint etc but the deterioration of the majority of the windows needs addressing, which we believe is best achieved with replacement. They are all of a sliding sash design with weights and chrome fittings and are all of an almost identical size. There are seven windows to the front in total, four at ground floor (including the annex) and three to the first floor. I have provided a photograph of the front elevation showing the current windows. Please see appendix a.

### Proposed Changes

Replace sash windows at the front of the property with hardwood sash windows with a 4:10:4 double glazing. This is slimmer than the usual double glazing yet still offers a good improvement on the energy conservation and can also be provided by local companies, which we are keen to patronise. The windows will have the same design as they currently have and the overall appearance from the front of the property will not change. Five of the seven windows actually have a thicker glazing bar than preferred by the park, being 30mm and we are proposing to reduce this to the 20mm that you recommend. Drawings are enclosed to show the new dimensions. The glass to be used is low E planitherm and should appear totally clear. The hardwood will provide better longevity of the windows. We will be using a local company who have a lot of experience in replacing windows on listed buildings and have done similar projects before. We have already sought much advice and recommendations from a number of companies. I enclose a cross section of the windows for reference. Please see appendix b. We have been advised by yourselves that the white paint would not have been original to the building and upon some colour recommendations from yourselves would like to repaint the front elevation in Dulux Trade paint 65/082, which is a light taupe colour, which appears similar to other properties in the area that have achieved a lovely appearance.

## Reasons for Change

- The current windows are in need of repair and would benefit from an upgrade to hardwood to withstand the harsh exposure we experience here.
- Need to improve environmental aspect and efficiency of the house by saving heat loss from these large windows. This is a big improvement in an old farmhouse such as this where energy conservation is hard to achieve. We are in a very windy and exposed spot and experience a lot of cold spots from these windows as well as wind blowing through the gaps where they are badly fitting.
- Reduce the noise pollution we currently experience.
- Improve the security of the house.
- Reduce condensation problems. We are very conscious not to do anything in the house to contribute to condensation but we still get vast amounts for at least half the year which is a tedious daily job to clear. The condensation is contributing to the deterioration of the windows themselves as well as getting into the woodwork around the windows due to the large volumes of condensation running off. It does concern us as to what damage this might be causing behind the woodwork. We would like to eliminate this. We also believe it is contributing to the mould we are getting around the windows. We do clean this off regularly as well as possible but with two young children and a baby living in the house prevention would be better for health reasons. It is also regularly ruining curtains and blinds.

## **Design, Access and Heritage Statement**

Access to the property can be achieved all on our land as we have a garden area to the front of the property. We also own the courtyard which can be used for any work vehicles to park.

The building is a grade II listed stone farmhouse, common to the area and understood to be Georgian. We are advised that the windows to the front elevation of the property would not have been original to the building and are probably victorian in design, although there is evidence of replacement since that time but maintaining the four panel sash design.

The overall appearance of the windows from the road will not change and hence the enjoyment of the building will not be affected. The only differences being the upgrade to hardwood, which we feel is required due to living in such an exposed spot. This will improve the longevity and appearance of the windows. Also the change to double glazing which is slim enough that from looking at the building on approach it will not be obvious and the glass to be used will not be re any difference in reflectiveness or tint. We are minimising the impact of the change by keeping to the current design of the windows and also seeking to improve by changing the paint colour to a more appropriate one as per discussion with yourselves.

We have taken on suggestions regarding the colour of the windows and hence are looking to change this from the current white paint, which is considered to be a post war choice. Having looked at properties with painted windows in the area we believe Dulux Trade 60YY 65/082 to give a good result whilst providing a high degree of protection to the windows.

A sample card of the colour will be sent by post as appendix d.