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Wendy Strangeway

From: Planning
Sent: 15 August 2016 11:25
To: Planning
Subject: Comments on NYM/2016/0441/LB - Case Officer Mrs Ailsa Teasdale - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP, Via Email: building@northyorkmoors.org.uk

This application is for the replacement of seven sash windows to the front elevation. Pre-application discussions over several years included proposals to replace windows on all elevations of the farmhouse. Officers have assessed the quality of the existing windows and determined that several windows on the building are historic and retain distinctive mouth blown glazing. The majority of these are to the rear elevation but on the front elevation the kitchen window to the ground floor left of the front door retains cylinder glass.

We have consistently advised that any windows containing cylinder glass must be retained and repaired, whereas windows with modern glazing, the majority of which probably also are modern window frames (some evidenced by the rather crude chamfered horns) could be retro-fitted with slim double glazed units.

The current proposal is for the wholesale replacement of the front windows to include 4:10:4mm standard double glazing, with applied glazing bars and chamfered glazing beads. Structural glazing bars are not compatible with standard double glazed units due to the larger dimensions of the unit unless the glazing bar is c.40mm wide, which is excessively bulky for a traditional sash window.

Whilst the pre-application advice was to retrofit slim heritage double glazed units into existing frames, there is no objection in principle to replacement of those more modern frames. However in its current form the application is not acceptable because the replacement of the window containing cylinder glass would erode the architectural and historic character of the listed building; and the proposed method of construction for the replacement windows does not represent traditional window construction and would not preserve the architectural or historic character of the building.

Please seek amendments to the application to retain the kitchen window (to the left of the front door) as existing; and to amend the construction method to utilise individual slim 'heritage' double glazed units in each window pane, fixed using a compatible putty product into structural glazing bars of c.22mm in accordance with the manufacturer's instructions. I understand from pre-application correspondence that the applicant has concerns about the longevity of slim 'heritage' double glazed units. Whilst we would only consider issues of construction and design I would suggest that there are a large number of suppliers of these units now and a significant history of their use, and they are the only method of using double glazing which maintains traditional sash window construction. If the applicant does not wish to use them the alternative is to retain single glazing and install secondary glazing internally as long as this is compatible with panelling to window reveals.

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