

CW

Dawn Paton

From: Planning
Sent: 14 June 2017 17:34
To: Planning
Subject: Comments on NYM/2017/0327/FL - Case Officer Mrs C Ward - Received from Building Conservation at The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP,

Objection to the insertion of PVC windows and the construction of three dormer windows. Roundhill House is a handsome historic building that would appear to date to the first half of the nineteenth century. It occupies a prominent street-front position in the Aislaby conservation area and makes a positive contribution to the architectural and historic character of the area. Development within conservation areas is required to preserve or enhance the character and appearance of the area.

The proposal to replace timber mock-sash windows with PVC sash windows would restore a more traditional style of window to the historic building, but the qualities of the PVC windows (as can be gleaned from the limited information supplied) in terms of the material and finish, rather bulky section sizes and details such as spiral balances rather than sash boxes, appear to produce a window that lacks the character of traditional box sash windows and therefore the change in design does not compensate for the loss of traditional material and painted finish. Conservation area enhancement grant would be available for the installation of timber sash windows (although the detailing of the modern bay would require particular attention) and I would recommend that the applicants explore the use of either like for like replacements if required or restoring better quality traditional timber windows.

The introduction of dormer windows would be harmful to the character of the building and the conservation area. The roof profile is very prominent approaching the building in both directions, and dormer windows would represent an intrusive addition to the roofscape. The terrace of which Roundhill House is part does not have any dormer windows, and where dormer windows exist in the conservation area they are almost uniformly modern and unsympathetic additions to vernacular buildings, and probably date from before the designation of the conservation area. They therefore do not represent a convincing precedent for additional dormer windows. I would suggest that if the existing rooflights require replacement, better quality metal conservation rooflights are installed, such as those from The Rooflight Company or Lumen. I note that additional light is cited as a justification for the dormer windows but rooflights provide substantially more light than dormer windows by glass area due to the angle of glazing.

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

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