

Application PP-13360151

8 Middle Newgate, Calderbrook Road, Littleborough, OL15 9NU

Grade II Listed

Design and Access Statement Rev A

Replacement of Windows and Doors

Introduction

This Design and Access statement has been prepared to support an application for Listed Building Consent for the works in associated with windows and doors at 8 Middle Newgate, Calderbrook Road, Littleborough.

8 Middle Newgate is an end-of-terrace weaver's cottage located on Calderbrook Road in Littleborough. It was constructed in 1813, and the row of five cottages is listed together at Grade II Level. The property occupies a semi-rural location on the edge of Littleborough town centre (location plan have been appended to this Application).

The property underwent extensive remodelling prior to its listing in 1986. The property was in fact two back-to-back cottages for much of its lifetime. A staircase, chimney breast and an internal wall in the kitchen have been removed to make the two properties into one coherent living space.

The current timber windows have been finished with a modern off-white paint, which is now peeling and falling off the windows, potentially exposing the windows to further damage. The sealant around the windows in places are also failing. The applicant is proposing to remove the modern paint from the windows, repair the timber where appropriate and paint the windows with Linseed paint, of a similar colour.

The current timber windows to the 1st floor gable end (set of 3 no. weaver style windows) are currently all fixed windows, with 1 no. window with substantial rot. The bedroom in which these windows serve, would benefit from an opening window, as the Velux window in this room does not provide sufficient ventilation for the size of the room. These windows have previously had secondary glazing, and the stone mullions are boxed in. The applicant is proposing to replace the 3 no. windows with 2 no. fixed timber windows and 1 no. left opener casement, finished in a similar colour to existing windows.

The timber front door has been finished in modern off-white paint and the timber has signs of rot and damage externally and internally. The applicant is proposing to replace the door with a like for like timber door, with new ironmongery and finished a similar colour to existing.

Design

In submitting this proposal, the following design considerations have been made, respecting the building's designation as a Grade II Listed building:

- Retaining the existing opening sizes for the windows and door.
- Exposing original features such as the stone mullions subject to condition.
- Finishing the windows and doors to match existing retained windows to retain a consist style across the house.
- Using traditional approaches to finishing the door and windows such as linseed paint to preserve the existing windows and doors and reduce the need for further replacements.
- Retaining the style of the existing windows.

The proposed window and door works do not alter the size of any of the structural openings. The works consist of the following:

- Refurbishing the existing windows to ensure preservation rather than replacement including removing modern paint, repairing the timber where necessary, finishing the windows with paint and replacing the sealant where necessary with burnt sand mastic or lime mortar.
- Replacing 3 no. windows which are beyond repair with a similar style timber window. The windows will be Accoya Wood, which is more durable, easier to maintain and lasts 50-90 years, reducing the need for replacements. The current windows are double glazing, however modern double glazing is likely to be more effective for energy efficiency.
- Introducing further natural ventilation to a large bedroom space by adding a left opener casement, which will help manage the internal environment including humidity and preserve internal features such as timber beams and exposed stone.
- Subject to condition of stone, removing the current boxing to the windows to expose the stone mullions like throughout the house.
- Replacing the current rotten windowsill with a new like for like timber windowsill, painted.
- Replacing the front door, which is beyond repair, with a new similar style timber door, with new ironmongery, which ensures the building security is not compromised and reduces heat loss, improving the energy efficiency of the building. The new door will be finished in a similar colour to the existing windows.

The only change visible externally is the proposed opening casement window to the gable wall. This window will be a stormproof opening casement, and which is the same style as other opening casements to the house and neighbouring buildings.

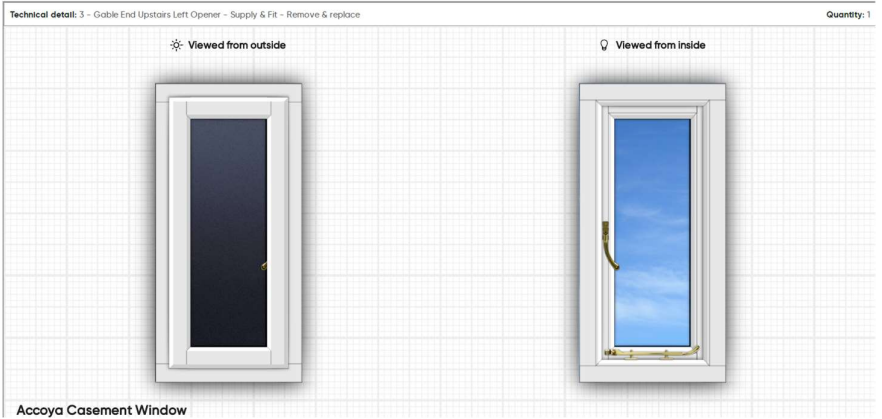
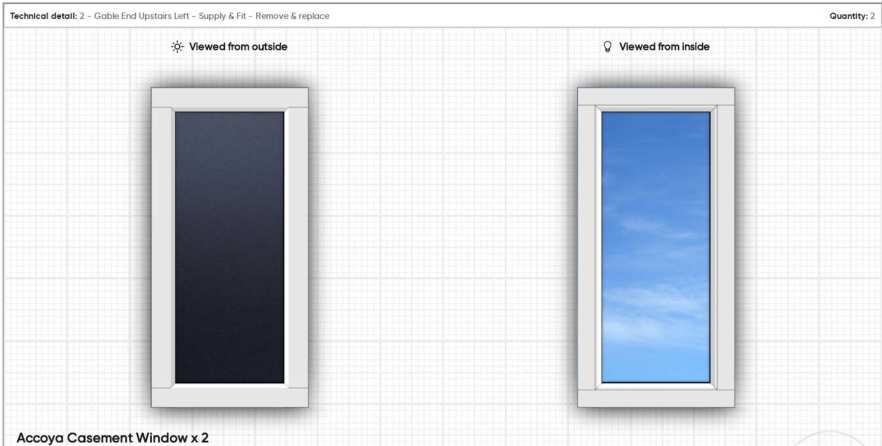
All refurbishment works are subject to further investigation once the existing paint has been removed. Any significant changes to the proposal will be discussed with the Conservation Officer before instructing.

Our neighbours are aware of the works and have no objections.

Proposed Door (ironmongery indicative only)



Proposed Windows (ironmongery indicative only)



Moodboard of Proposed Fixtures and finishes



Specification details:

Window paint for refurbished windows

Preferred: Brouns & Co Linseed Oil and Paint exterior collection – Colour -Restoration White- or similar

Alternative: Ingilby Linseed exterior paint- Colour Tired White or similar

Door ironmongery:

Preferred: Coastal BLU® Satin Black – Letterboard, Cylinder pull for Yale Lock and Sprung hander with lever lock.

Alternative: Stonebridge Armor Coat Black finish- Letterboard, Cylinder pull for Yale Lock and Sprung hander with lever lock.

Window ironmongery:

Preferred: Coastal Polished Chrome – Spoon end casement stay

Mila Heritage Pear Drop lockable casement handle- polished chrome.

New door and window specification:

Accoya Wood finished with in Off White – Farrow and Ball Wimborne White or similar.

Current Windows and Door to be replaced:



Proposed Methodology

Window and door replacements will be carried out by a competent company.

1. Carefully existing window and door, using appropriate access equipment where necessary.
2. Carefully remove any existing sealants, windowsill boards and boxings to existing stone mullions.
3. Install new door and windows as manufacturers guidance and into existing openings.
4. Install ironmongery as specified.
5. Seal around door and windows appropriately.

Window refurbishment will be carried out by the applicant and tradespersons as appropriate

1. Remove existing paint from existing windows using appropriate paint remover to not damage the existing timber.
2. Remove and replace any existing sealant with burnt sand mastic as required.
3. Repair any minor damage to timber with suitable wood filler, sand and finish appropriately.
4. Sand and clean window frame carefully to create a smooth, clean surface for new paint.
5. Paint the window in accordance with manufacturer's guidance with linseed paint as specified above.

Access

Access arrangements are not affected by the proposed works.

Appendices:

- Location plan
- Proposed window and door design
- Example ironmongery specification guides
- Photos of existing door and windows and current condition.
- Accoya Timber information.
- Paint specification
- Listing description
- Heritage statement