

Design Access Statement

Replacement Windows for Trethinna House

Trethinna House is a grade II listed farmhouse in the hamlet of Trethinna. It was subject to substantial renovation from 2000 all of which was conducted under listed building consent, primarily we believe under Consent No. 2000/0882.

In 2018, due to the windows on the upper part of the South West elevation having been subject to considerable weather damage and being in need of replacement, we applied for and received Listed Building Consent to replace them. This was given under Consent number PA18-07872. It is now proposed to replace the remaining windows, identified as windows A to R on the attached elevation drawings. The numbered windows are those replaced in 2018. The reason for now requesting permission to replace these windows is twofold. Firstly a number are showing deterioration and secondly we are looking to improve the thermal efficiency of the house.

The windows used in the 2000 renovation are of softwood timber and single-glazed. They were also designed to match the originals. They are painted inside and out. Those used in 2018 are of hardwood timber and have double glazed units. Attached is a picture showing windows in the South West elevation which comprise a mixture of windows from 2018 and 2000. You will see that the windows are indistinguishable from each other and the character has been retained.

It is our proposal that the character of the windows is again retained, with both internal and external profiles being maintained. Due to the fact that the windows have shown signs of deterioration in a very short time frame we propose that the replacements are again constructed from hardwood to lengthen life. The single glazed windows are also subject to a high level of condensation which leads to increased deterioration of the windows and damp within the surrounding stonework. To counteract this we propose to use double glazed units.

The replacement windows will be constructed from Sapele timber with 4/6/4 Planitherm clear float windows. The window units will use Georgian bars of the same profile as existing and they will be 22mm thick the same as the existing windows. This will be same as those windows introduced in 2018 and we feel there will be no impact upon the appearance of the windows and that the gains from increased thermal efficiency and reduced condensation and dampness will benefit the building as a whole. Details of the proposed windows are in an attached document.

All windows will be replaced on a like for like basis maintaining sizes, window types and pane patterns.

The existing window furniture will be reused as this is common throughout the house.