



HERITAGE STATEMENT
FOR
**THE REPLACEMENT OF REAR
WINDOWS**
at
**DAIRY HOUSE FARM
DOWNHEAD, BA4 4LQ**

Project Reference HBA 357
Client Sally Whittaker
Date of Issue 6th May 2022



The Existing Building

Dairy House Farm is in the village of Downhead, located in a small hamlet of domestic and small agricultural buildings. The property is a traditionally constructed masonry farmhouse with coursed rubble stone walls and clay tiled roofs. It is thought to have been originally constructed in 1714 and was clearly a much smaller building that has been extended a number of times, both historically and more recently. The form of the original building is most apparent on the front elevation which has moulded stone mullioned windows with some hood mouldings.



Fig.1 1894 OS map



Fig. 2 Google Image of site

Planning History

Dairy House Farm was listed Grade II in 1984:

Farmhouse. Dated 1714. Rubble, dressed quoins, double Roman tile roof in 2 halves, roof hipped to left, gabled to right with coped verge, brick stack. "L"-plan. 2-storeys and attic, 2-bays, 3-light moulded stone mullioned windows (except left bay to ground floor of 2-lights). Central C20 gabled concrete porch, vertical plank door. Stone plaque over door inscribed:- "T.E.D. 1714".



Fig. 3 North east view



Fig. 4 North west view

In 2004 consent was granted for conversion of part of the roof space to a bedroom with the addition of a dormer window and roof light on the east elevation. (Ref. 100283/005)

In 2007 consent was granted for the erection of a rear single storey garden room which has double glazed French doors and fixed lights without glazing bars on the west elevation. (Ref. 100283/011) This phase of work appears to have also included the addition of a lean-to porch on the east elevation below the dormer window.

It is not entirely clear when the existing timber windows were installed on the north, east and west elevations but they are all modern casement windows with concrete lintels and projecting timber cills externally. They have been fitted flush with the external stonework which makes them vulnerable to decay.



Fig.5 Dormer windows with bird damage



Fig.6 Flush fitted casement windows with concrete lintels and projecting timber cills

The Brief

Existing modern windows are decayed and not as energy efficient as they could be. Where the exterior timber is soft it has been attacked by crows causing further damage (see fig.5).

Despite the rural location of this building the noise of distressed heffers separated from their calves and the quarry blasts make the acoustic performance of double glazed units essential.

Mindful of the climate emergency the client is seeking a solution that is both sustainable and as maintenance free as possible.



Fig.7 Double glazed casement windows fitted to the 2007 extensions.

Proposed Works

This application is for the replacement of the modern painted softwood casement windows on the rear elevations of the building with modern composite double glazed windows. This has been carefully considered in the context of the Listed Building and the recent practice of installing either 'fake' glazing bars or heritage 'thin' double glazed units. Neither of these options are satisfactory for the following reasons:

- Heritage double glazed units are only guaranteed by suppliers for 1 year because the thinner spacers are prone to failure.
- The materials used to seal double glazed units are not compatible with traditional linseed oil putty. The accepted workaround is to apply putty over the top of a silicone seal which is not a satisfactory technical solution.

In the context of the declared climate emergency it does not seem right to install windows which are known to have a very limited life and compromised thermal performance.

In this case the conservation philosophy is to employ modern materials and building technologies to a standard that matches the original building fitted to ensure that it does no damage to any historic fabric.

This proposal is therefore for the installation of new, high performance modern windows at the rear of this building. The historic stone mullioned windows, single glazed with inset metal casements on the front elevation will be retained. Therefore all existing historic fabric and the appearance of the front elevation of the building will not be affected. The appearance of the rear of the building will be altered but there will be no adjustment to the historic fabric and these windows will not be seen alongside the front elevation of the original building.

Impact on the Historic Fabric

No historic fabric or fittings will be removed from the building.

The new windows will be fitted into existing openings without any adjustment to the masonry jambs or external lintels. The windows will be set back from the external face of the wall approximately 80mm. The projecting timber cills will be replaced with reconstituted stone cills pointed in with a matching lime mortar.

The external face of the windows will be powder coated 'off-white' to match the painted timber windows of the ground floor extensions.