

Damon and Lisa Branson
Church House
Main Street
Boothby Graffoe
Lincoln
LN5 0LE

Thursday 26th May 2022

Dear Sir/Madam

Here is some additional information to support our Listed Building Consent Form.

The windows throughout the house differ in both age and quality – some are clearly later replacements. On the newer replacements, we would like to reinstate the original detailing that would have been in the original windows. Therefore, we would like to replace five windows at the front of the house, along with the front door. They are all sash windows and we would like to replace them like, for like. The front of the house suffers from the greatest exposure to the weather and the windows and front door cause serious performance issues.

All the windows have been painted shut by the previous occupier and we cannot open any of them. We have two young children and this has concerned us since we moved here last year, as it is a fire safety risk. Due to the poor condition of the windows, it has been advised to not try and force them open in case further damage is caused and we can no longer shut them.

Some of the internal wooden shutters have been removed and we would like to reinstate these, adding some of the traditional elements back to the house.

As the front of the house is very exposed to the elements (as the house sits quite high up), when we have rainfall we get a lot of rain in coming in the windows, especially the middle bathroom window (I have to put a bath towel in the window sill to soak the rain up).

The front door is also badly fitted, with a cheap 'off the peg' door, that is not in keeping with the age of the house. The frame is rotten and you can see daylight around the door. Again, we get a lot of rain leaking into the house from the front door due to the aforementioned. Additionally, we have a lot of cold air coming through the gaps around the front door – especially when we have high winds, which we have had our fair share of so far this year!

We have been advised (we had a Heritage Expert explain the listing and some other historical points in our house) that a more traditional detail door would be appropriate for the period of our house. Therefore, we would like to replace the door with something more in keeping with the period, which would be similar but a flatter panelled door. This would be hardwood. We would retain the current ornate door knocker and letterbox, along with the glass panels above the door.

We would also like to replace four windows to the rear of the property – three of these are different to the other sash windows at the front of the property, they are much newer and not in line with the age of the house. We would like to change these to match the others with the appropriate traditional detailing.

All windows have secondary glazing, but this is in the form of a whole sheet of glass that has to be unscrewed with a screwdriver and lifted off, which is difficult and dangerous. Obviously as we can't open the windows this isn't too much of an issue at the minute, (we removed some of the secondary glazing panels last year to try and get some cooler air during the summer months) but moving forward we would like to have slimline double glazing within the window casements. We have had a couple of heritage joiners round to assess the windows and we have been advised that slimline sealed double glazing (12mm) can be installed into the width of the current casement. The windows would be traditional like for like, hardwood and painted in the same cream as they currently are. The sash windows would be fitted with traditional pulleys, weights and fasteners. The glazing bars would be slender (23mm) lambs tongue profile, taking 12mm slimline glazing, with narrow (35mm) meeting rails, slender framing and deepened bottom rails. All glazing would be face pointed with "Hodgson" heritage putty.

The appropriate replacement of the front door to a more traditional detail, along with the replacement of some of the windows to reinstate some of the original detailing would be a public benefit, enhancing the historical accuracy of the property.

In summary, the below is what we are proposing:

Front of property – five windows to be replaced and door (there are five windows at the front)

Rear of property – four windows to be replaced (there are seven windows to the rear)

Side of the house - two windows to be replaced (there are four windows to the side)

Front door to be replaced

I am sure that you can appreciate that with the current cost of gas and electricity, we are very keen to try and make our house more energy efficient. Our bills to keep our house warm enough for our children are considerable - even now it's getting a little warmer, we are still paying nearly £400 a month.

By replacing the worst windows and the front door, hopefully this will help reduce these costs.

We knew buying a listed house would come with some nuances, but the cost of living is really making it difficult to justify or even afford the energy costs that we are paying. Our house is beautiful, and we would like to improve upon this and continue to keep it occupied by making it a little more eco friendly and liveable. Improving the windows and front door will enhance the building's occupation and in turn is a public benefit, as it will keep this building of National importance inhabited.

I will send a plan of our house with our boundary and photographs of the windows and the door that we wish to replace in a subsequent email, as my initial e-mail bounced back due to the size.

Yours Sincerely

Damon and Lisa Branson