

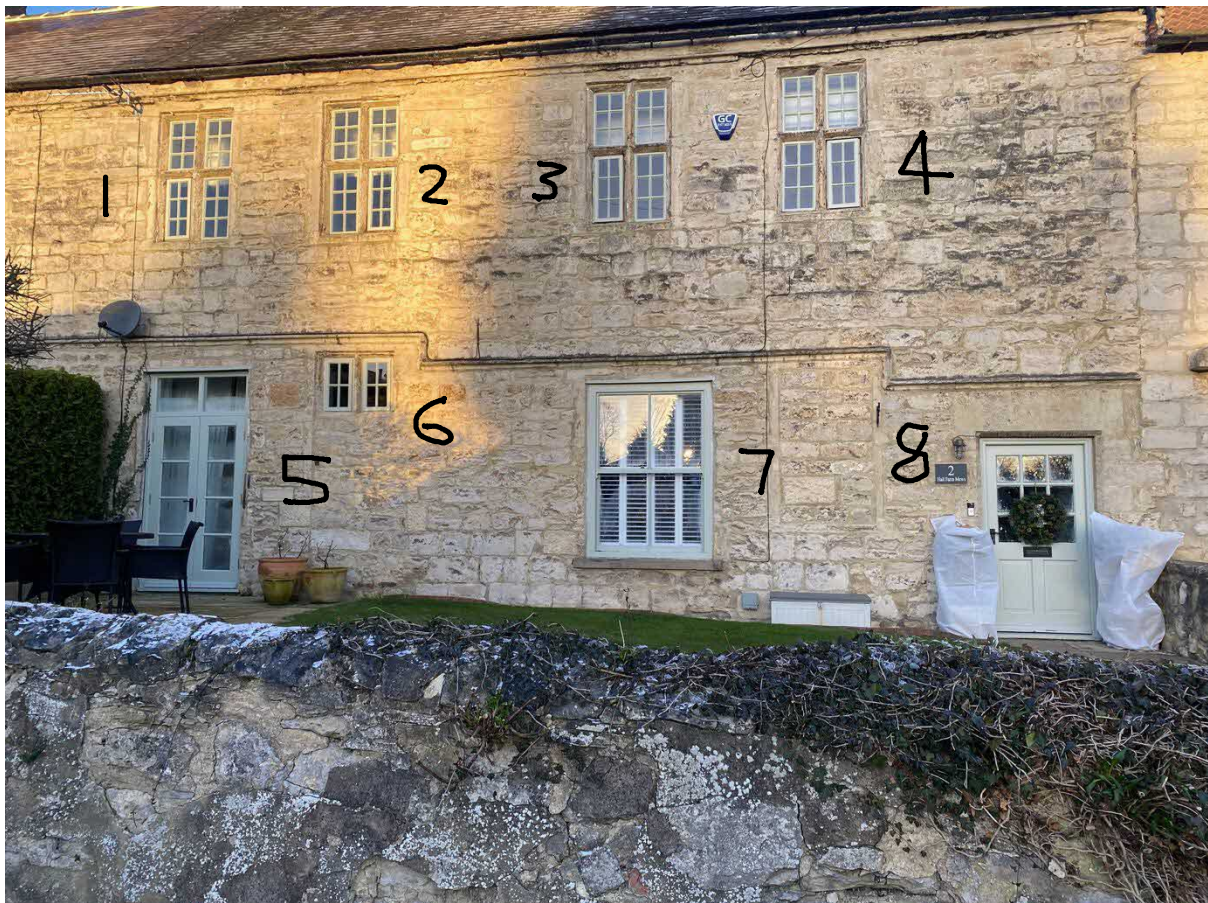
Heritage Statement for Application Number 22/08117/LI

This is the Heritage Statement to apply for planning permission to fit new external doors and windows at 2 Hall Farm Mews, Micklefied, LS25 4DU. The house is a Grade II listed building, with a list entry number of 1200798 from Historic England. I believe the house was built around 1640 and had numerous usages over the years including an Inn on the Great North Road, and in more recent years a Farm. I am not aware of any other historical significance.

Hall Farm Mews consists of 3 houses. Nos 1 and 2 are titled Hall Farmhouse under the listing process, whilst No 3 is the Granary attached at West End. The buildings were listed on 3rd February 1967.

The building was the main house on Hall Farm but was purchased by a developer in 2004, and our house was sold to new owners in July 2005. Apparently the cottage, which is now No 1 Hall Farm Mews, was lived in at the time of the purchase in 2004. But our house No 2 Hall Farm Mews was derelict with nobody living in it. I am told by neighbours that it was in a state of disrepair.

The photos below show the front of the house as it is today. The windows and doors are the same as they were before the development in 2004 / 2005. It is unclear when the windows were installed.



Below is a photo of the rear of the house showing the new extension erected in 2019 which received full planning permission. As you will notice, it includes double glazed bifolding doors and there are also double glazed roof panels. The window to the right of the extension marked No 10 is new and was installed in 2019 to replace a smaller window that was there. Again, all covered by the planning permission, and it is single glazed.



You will notice that I have numbered each window and door on both photos that we wish to replace, so that they can be referenced throughout this statement.

Below are photos from the inside of the windows and doors



Inside view of window No 4. Only the bottom left part opens on hinges.

Window is 82cms wide x 148cms high



Inside view of windows 1 and 2 as they are both the same design and size. Only the bottom left part opens on hinges.

Window is 82cms wide x 148cms high



Inside view of window No 7. It is a sash window that doesn't have the same cross hatch profile as the other windows.

Window is 130cms wide x 188cms high



Inside view of window 6. This window does not open. I received planning permission in 2019 to increase the size of this window if I wish.

Window is 75cms wide x 55cms high



Above is inside view of window No 3. Only bottom right part opens on hinges. Window is 82cms x 148cms



Inside view of patio door No 5 which include a window above. The window does not open, but both patio doors open on hinges.

The door is 120cms wide x 200cms high

The window is 120cms wide x 54cms high



Inside view of front door No 8

Door is 95cms wide x 194cms high



Inside view of window No 9. It is a horizontal sliding window where the left side opens.

Window is 93cms wide x 87cms high



Inside view of window No 11. Horizontal sliding window where left side opens.

Window is 112cms x 130cms high



Inside view of window No 10. Horizontal sliding window where left side opens. This window was fitted in 2009 as part of the work for the new extension.

Window is 100cms wide x 112cms high



Inside view of window 12. Horizontal sliding window where left side opens.

Window is 114cms wide x 96cms high

Proposed Changes

The current windows are all single glazed. As a result, they are not heat efficient and create large amounts of condensation which causes the wooden frames to rot. There is damage to window frames caused by rot, and a huge amount of heat being lost through the glass contributing to higher energy costs than should be the case for a house of this size.

Hence, I want to replace all the external windows and doors with timber frames and double glazed glass. This will make the house energy efficient, and replace damaged frames caused by rot. The aim is to ensure all the windows are custom made to have exactly the same appearance as the current windows. The same would apply to the doors where they would look the same as they currently are, yet the glass would be double glazed. The window frames and doors would be the same colour as they are now. Condensation and poor insulation cause damage to all parts of the house including damp and mould. This work would help protect the whole house to ensure it is still standing in another 400 years.

The only exception to the work will be window No 7. It is a vertical sash window which has different a beading pattern on it. It doesn't match the other windows, and my request is to replace this with the window that matches the others.

This would ensure the house is energy efficient yet retain the character and appearance of the house as it is now.

The Manufacturer

The windows would be made by:

Swift Joinery,
Unit 6 PKP Trading Estate,
Carr Wood Road,
Castleford,
WF10 4SB

Tel 01977 551319
www.swift-joinery.co.uk

They specialise in producing bespoke timber frame windows, so are capable of producing windows in any style that is required, and have supplied windows for many Grade II listed buildings over the years.

I am unable to provide detailed drawings of the new windows, as be spoked drawings can only be produced once I have placed an order with Swift. But I can't do that until I get planning permission. I am happy to provide drawings when planning permission is granted and I place an order with the Manufacturer. The drawings provided in my first submission show the cross section of the windows.

You also stated needing a pdf brochure. I am unable to provide that, but you can go on their website and see examples of their work.

Brent Mason

15th December 2022