

## Heritage Statement

Feature window replacement at 8 Jannoch's Court, Dersingham, PE31 6DX

The Old Hall, Dersingham, is a grade 2 listed building. On the Northern aspect, facing Chapel Road, our property has 2 wooden framed, single-glazed, sash windows on the ground floor and 2 more on the first floor. There is also a large, arched single-glazed, feature window on the 1<sup>st</sup> floor over the internal staircase. We have sympathetically replaced the ground floor windows, following successful planning application (Ref: PP-9709942), with single glazed units with hardwood frames and fitted internal secondary glazing to conserve appearance and heritage requirements but maintain energy efficiency.

The single-glazed feature window was probably inserted in 2004 when the Old Hall was converted into 3 flats. Following a visit from Timothy Edmunds from TJE joinery, he has declared that the inferior and Westerly wooden frames of the feature window are full of rot and beyond economical repair. The window is very large (2.8m<sup>2</sup>) and a major site of heat loss to the environment from our property. Internally, the frame rot is caused by condensation on this large expanse of glass. Internal secondary glazing is not an option here for a number of reasons, 1) it would ruin the internal appearance of this feature window on the staircase, 2) the internal frame on the Eastern side is too narrow to accept a secondary glazing frame and 3) outward bowing of the eastern internal wall, bending into the eastern frame would mean any secondary internal glazing frame (fitted to frame or wall) would be visible from the outside. We are therefore proposing to replace the feature window with a double-glazed unit. Since this window is a first-floor window and well above eye-line, we are confident that it would not be obvious that this was a double-glazed unit from the outside view. Indeed, the appearance would certainly be better than a secondary glazed option for the reasons outlined above.

Being fully aware the building is grade 2 listed we need to take every effort to make sure we replace the window in keeping with the one to be removed and with the existing windows remaining.

The design and section sizes will be identical to the existing window paying special attention to the size of the glazing bars, and the moulding. The external beading will be the same shape as the existing glazing and the external and internal bars will have the same moulding as the existing window. We will use double glazed units with white warm edge duplex and spacer bars.

We purpose using Sapele timber to manufacture the windows which has great stability and durability properties and is 100% recyclable. This material is from sustainable sources and because of its durability has a lower carbon footprint

than sourced tropical hardwood. The window will be painted with matt white all weather exterior paint in keeping with the other windows in our building.

We are very keen to maintain the appearance of our grade 2 listed building as demonstrated in our previous planning application and we believe this can be done with a sympathetically designed double-glazed unit in hardwood. Whilst adhering to conservation principles is paramount, there are other environmental factors that should be considered. The proposed double-glazed unit will reduce heat loss to the environment and will have better sustainability by reducing condensation and increasing longevity of the replaced unit. It will also reduce our energy consumption considerably.