

# Vincent & Partners

## Endsleigh Convent, Filey

Redevelopment of Endsleigh Convent, Filey  
Planning Statement: Section 73 Amendment

November 2023

## Summary

This planning statement describes the proposed 'Section 73' amendments for the existing approval 22/01127/FL for the redevelopment at Endsleigh Convent, Filey

## Project Team

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## Statement Revision

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# Contents

- 1.0 Proposed Amendments
  - 1.1 Summary of Amendments
  - 1.2 Sliding Sash Windows
  
- 2.0 Architectural Drawings

## 1.0 Proposed Amendments

## 1.1 Summary of Amendments

The following pages and drawings within this statement illustrate the proposed amendments to the planning approval (ZF23/00632/FLA) for the redevelopment works at Endsleigh Convent, Filey.

The proposed amendments are with regard to the replacement of the existing windows, specifically:

- Replacement of all white timber sliding sash windows with matching white uPVC sliding sash windows (excluding the decorative, black-painted windows to the Chapel section of the building)



View of the principal elevation of Endsleigh Convent, looking west from The Crescent

## 1.2 Sliding Sash Windows

All of the existing white timber sliding sash windows are proposed to be replicated and replaced with a high-quality white uPVC sliding sash window.

The photographs on the right show a number of typical examples of sash windows on the main building, with details from the proposed manufacturer on the subsequent spread illustrating the quality and appearance that can be achieved.

The replacement windows are being proposed for a number of reasons, including removing the requirement to install secondary glazing on the internal side of the window to address thermal and security requirements. The installation of secondary glazing to the internal side of the timber framed windows will be difficult in certain locations where there is some intricate timber detailing (see for example photo of window arrangement around central main staircase opposite).

Further advantages to replacing the existing windows with a uPVC sash include -

- Increased security, complying with Part Q of Building Regulations
- Improved thermal performance
- Minimal ongoing maintenance
- 10 year warranty / guarantee to future residents of the building

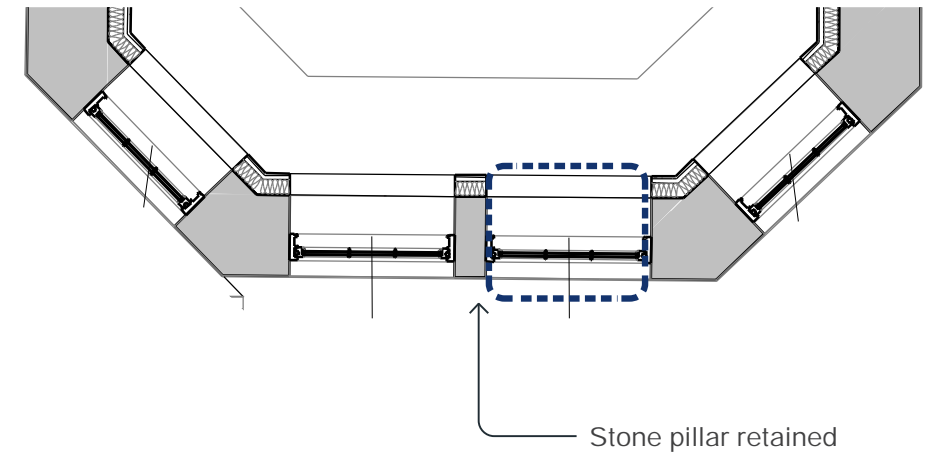
Whilst Endsleigh Convent is within the Filey Conservation area, we would note there are a number of other examples of uPVC having been used within it (including many properties along the same street).

The high-quality specification of the windows proposed will match the appearance and aesthetic of the original white timber frame units and we believe will serve to enhance and conserve the conservation area rather than detract from it.



Typical example of a pair of sliding sash windows with stone pillar between, stone cill and lintel (located within octagonal bay at front / east elevation of main building)

Outline of sash window unit to be replaced, typically retaining stone cill, lintel and separating column.



Examples of sash windows with brick pillar between, typical of the majority of windows on the main building, with a six-over-six window pane arrangement



Examples of shorter sash window proportion, with a three-over-three arrangement

## 1.2 Sliding Sash Windows

The photographs on the left show the intricate stained glass windows to the chapel which will be replicated with timber double glazed units, as per the approval, and do not form part of the proposed alterations under this Section 73 works.



Photographs of chapel section within the Covent meeting, with decorative, stained glass windows to be replaced with matching timber double glazed units.



Timber detailing around sash windows retained, with inset units replaced only.



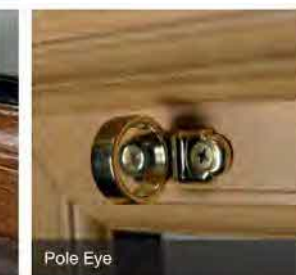
Detail of typical window unit showing glazing bars and hardware including sash locks and pull lifts

Grouping of four sliding sash windows to the main communal staircase, illustrating some fine detailing around the window units.

## 1.2 Sliding Sash Windows

Extracts on the top right show the degree of variation possible within the layout of the proposed uPVC sash windows. Pane layouts will be manufactured to match the layouts of the existing window in each individual case.

The image on the bottom right shows the hardware available for the units (selected to match the existing), and other details such as the run-through sash horn that would match the existing.





# 1.2 Sliding Sash Windows

The photographs on the left show examples of installations of uPVC windows in sensitive, historic buildings.



## 2.0 Architectural Drawings

## 2.1 Architectural Drawings

The windows proposed for replacement are highlighted in blue on the elevation drawings on the subsequent pages.

# 2.1 Architectural Drawings - North Elevation



## 2.1 Architectural Drawings - East Elevation



# 2.1 Architectural Drawings - South Elevation



## 2.1 Architectural Drawings - West Elevation



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