Application PP-12747392

Replacement of windows to the rear of Hyde Manor, The Street, Kingston.
Applicants: Daniel and Rachael Maldoom

Summary

We are seeking consent for replacement of three windows at the rear of Hyde Manor.

The existing windows are of softwood construction and are thought to date from the 1970s. They are subject to extensive rot and further repair is infeasible.

We are looking to replace them with windows of identical appearance. However, to improve energy efficiency and reduce internal condensation we wish to glaze the new windows with low-profile double glazing units.

Location

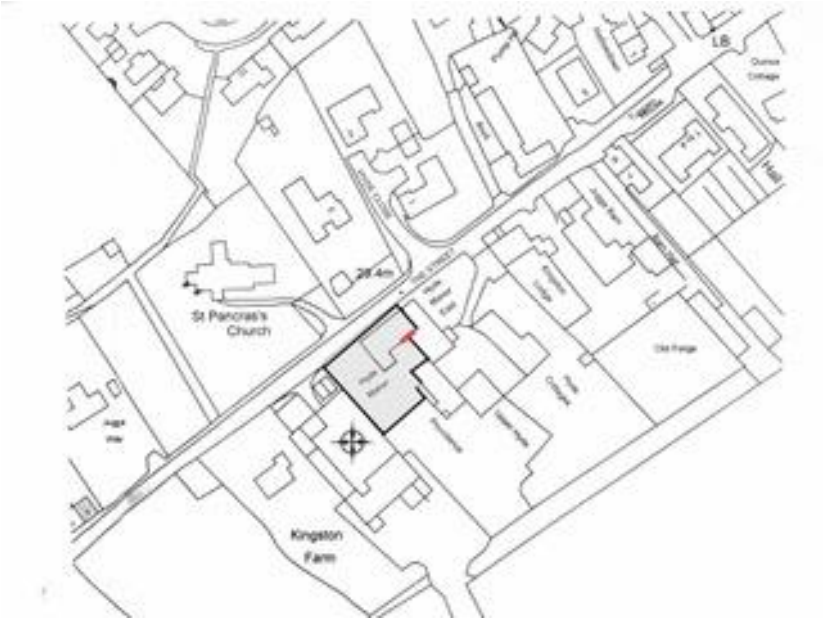
Hyde Manor is a Grade 2 listed building within the Kingston Conservation Area.

The three affected windows are within a small courtyard at the rear of the building. An orienting photograph (Photo A below) labels the windows W2, W1 and W3 (left to right). This labelling is also used on the plans. The larger central window (above the recycling bin) is in good condition and will not be affected by the proposed works.

Photo A – elevation to the rear of Hyde Manor

The elevation shown in the photograph above is marked in red on the site plan below. Due to the layout of the surrounding buildings, these windows are not visible to any significant degree other than from the courtyard itself. In particular, none of these windows are visible from any point on The Street.

Map B – red line shows location of elevation in Photo A



Plan C below gives an elevation of the real of the building. The blue kitchen door visible in Photo A is below W2. Plan C also shows, on the left, a further section of building (with gable end) added in the early 1800s, plus a conservatory in front of this (added about 10 years ago). Photo A was taken from the right-hand corner of the conservatory.

Plan C – Existing elevation of rear

Current condition of windows

W1 and W2 are windows in a first-floor bathroom. W2 is an opening sash window, whereas W1 is fixed. Both are of softwood construction. We suspect that they date from the 1970's (when extensive remodelling of the building appears to have been undertaken by previous owners).

Both W1 and W2 were subject to extensive renovation approximately 5 years ago, with new sections spliced into the sash boxes of W2 and a replacement sill and lower rail for W1. However, these repairs have not proved durable and further repairs are not feasible. The joints of the sashes of W2 have opened, with water ingress causing swelling. This means that it is now not possible to open W2, which limits ventilation of the bathroom.

Both W1 and W2 are subject to rot and mould on the inside due to condensation from the bathroom. Therefore, it would be beneficial to double glaze the replacement to reduce condensation, in additional to the heat conservation benefits.

W3 is a bedroom window. It is partially obscured in Photo A, so a close-up is shown in Photo C below. Previous failed repairs to the lower sections of the sash boxes are visible. The glazing bars are also in poor condition. The sill is in poor condition and allowing water ingress into the wall below.

Photo C – closer view of W3

Proposed replacement of windows

We are proposing a like-for-like replacement preserving the existing sizing, location of glazing bars and profiles. However, we propose to fit low-profile (16mm) double gazing units within each individual pane. The new joinery would be made in Accoya for stability and longevity.

Plan 1 (uploaded separately in full resolution) shows the setting out of the frames, sash boxes (for W2 and W3) and glazing bars. These have been prepared taking measurements from the existing windows and match the originals.

The width and location of glazing bars is identical to the current windows. In particular, it can be seen from Photo A that the glazing bars of W1 and W2 do not currently align horizontally and this feature has been maintained.

Plans 2 and 3 (uploaded separately in full resolution) show the details of the profiles to be used in the windows, including glazing bars. These reproduce the profiles of the current windows, including internal detailing.

The proposed double glazing units would be as thin as practical (16mm) and each pane will be separately glazed with individual sealed units (i.e. not “stuck-on” glazing bars). The spacers within the double glazing units will be black to reduce visual impact of the double glazing units. The glazing will be finished with external putty (as shown on Plans 2 and 3). The new windows will be painted white.

Heritage Impact

This would be in effect a like-for-like replacement of the existing failed windows, with the exception of the double glazing units. However, the visual impact would be minimal, as the proposed units as thin as practical. Furthermore, all three windows are in an area at the rear of the building which is not readily visible.

We consider that it is important to fit double glazing units when making this repair to reduce energy consumption and also to limit condensation that would otherwise occur in the main bathroom.