



**Location**

The Swan Inn, Public House adjacent to Farnborough Airfield Locally Listed Building

**Client**

Inseen Construction – construction arm of TAG – the owner and operator of Farnborough Airfield

**Master Installer**

Sherborne Ltd

**Town Planning Advisor**

Merit Thornton Planning Ltd

**Local Planning Authority**

Rushmoor Borough Council

# Bygone sash windows achieve planning permission for locally listed building

## THE BACKGROUND

In March 2016, Master Installers Sherborne Ltd approached Masterframe Windows Ltd, to supply high quality sash windows and for Merit Thornton Planning Ltd to secure planning permission to replace virtually all the windows and doors on a Locally Listed Public House. There were 23 Bygone Sash Windows in total.

A smooth and speedy town planning approval was needed, so that the installation could be swiftly completed before the start of the Farnborough International Air Show in July 2016. Once planning permission was granted, Masterframe Windows would need to produce the windows quickly and Sherborne Windows would need to work around a busy pub / restaurant operation to install the doors and windows with minimal disruption.

Michael Thornton of Merit Thornton Planning Ltd started by investigating the history of the building and ‘the story’ of the case that needed to be made in town planning terms to the Rushmoor Council to justify the planning application for the replacement of the windows and doors.





“The appearance of the frontage needed to be ‘conserved’ with the replacement windows and doors going effectively un-noticed...”

Michael Thornton  
Merit Thornton Planning Ltd

### THE ORIGINAL BUILDING

The Swan Inn dates from 1860 and is a Locally Listed Building; it was built as a coaching inn and is of historical and architectural importance as a reminder of the days of the busy coach routes that passed through Farnborough town. The front of the building is little changed from the early 1900's.

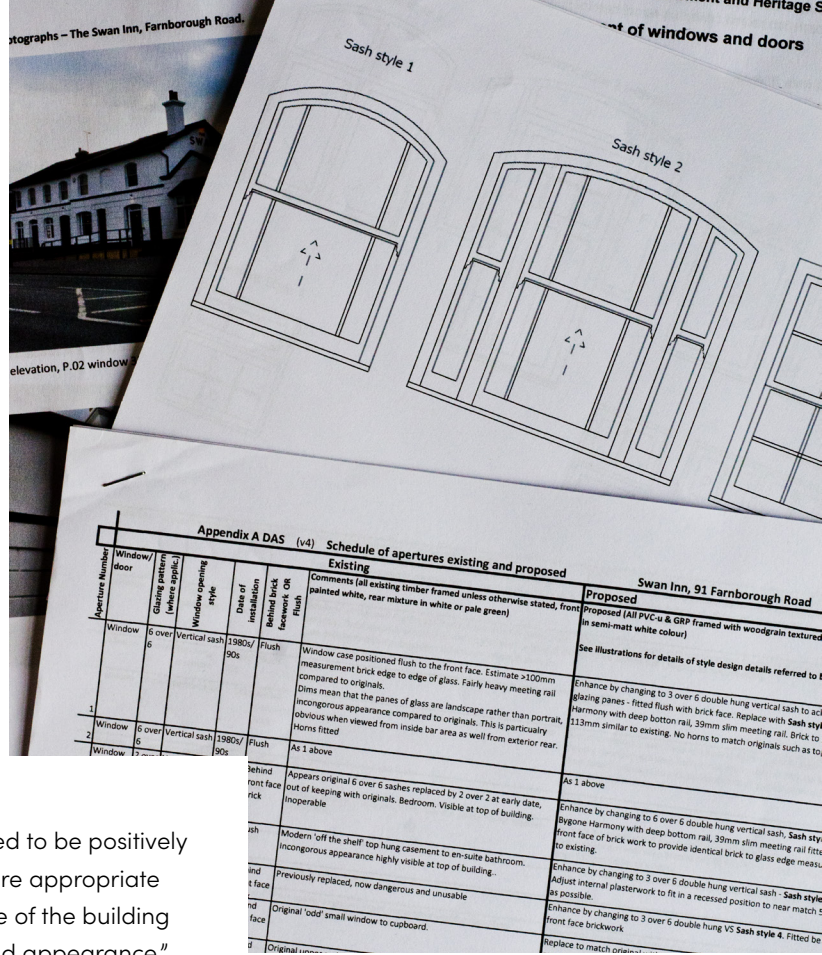
The building also has some associations with the development of military aviation on the adjacent Farnborough Airfield, and indeed the Inn now sits just outside the Airport boundary fence, close to the runway threshold and directly under the flightpath to the main runway. Located next door is a former gate entrance to the military experimental area and the Farnborough Air Sciences Trust museum with preserved aircraft and displays charting the development of experimental military aviation at the Airfield.

A previous owner had sought to demolish the building and redevelop the site but the planning application had been refused; consequently the Council had added the building to the Local List of Heritage Assets in 2012. Latterly the pub had fallen vacant.

In March 2016 the front of the building appeared very much as it did in the early 20th Century after small gabled front extensions had been added at the front of the building and the attached stable block converted to pub / restaurant use.

### MICHAEL THORNTON EXPLAINED THE BASIC STRATEGY

“The appearance of the frontage needed to be ‘conserved’ with the replacement windows and doors going effectively un-noticed. Whereas the back of the building had been subjected to many individually small extensions and changes in the past which had degraded the building and



created a messy mismatched appearance which now needed to be positively improved. The introduction of replacement windows of a more appropriate appearance would help unify and ‘enhance’ the appearance of the building bringing it all more in-keeping with the original character and appearance.”

All the new windows and doors would be ‘A’ rated with the benefits of energy efficient double glazed and low maintenance PVC frames. This can be a noisy location with passing traffic on the main road, low flying aircraft overhead and ground-running on the nearby Airfield. Furthermore, the Inn had previously been used as a live music venue, so the passage of sound both into and out of the building to nearby residents could be at issue too!

**THE VIEWS OF THE KEY STAKEHOLDERS**

Rushmoor Council and the local community were concerned that a large number of public houses in the locality had closed in recent times and they were anxious to see the building both conserved and kept for use as a public house. With the need to conserve historic and architectural character, and appearance kept closely in mind, the Council was willing to see the building sensitively adapted to ensure it remained in commercially viable condition to ensure its future. The Council was also sensitive to the commercial importance of the bi-annual Farnborough Air Show – to be staged in a few short months – to the trading of the Inn, the town and the national economy. To achieve the necessary ‘planning balance’ of these factors and to approve the replacement window the Council wanted a thoroughly prepared and supported planning application. In return, they committed to giving it their proper and speedy consideration.

TAG – the owner / operator of the Airfield had purchased the vacant Inn several years previously, and were sensitive to the historic importance of the building and the need to keep it in a viable public house use if at all possible. TAG had been gradually improving the building to increase its commercial viability and a new tenant had just been secured to operate a public house and restaurant.



“The Council was also sensitive to the commercial importance of the bi-annual Farnborough Air Show”

Michael Thornton  
Merit Thornton Planning Ltd

## PREPARING FOR THE PLANNING APPLICATION AND SUPPORTING EVIDENCE

To minimise cost **Masterframe Bygone Harmony** windows with a **39mm slim meeting rail** and **deep bottom rail** were installed throughout at the rear of the building. These maintained the slim profile sections of the original 1860's windows but relied on some visible diagonal mitre weld joints. These welds would not be discernible over the long viewing distances of the rear of the building and offered a cost effective solution and appropriately authentic appearance.

At the front of the building which would be subject to far closer scrutiny from the public pavement, **Masterframe Bygone Symphony** windows, the most traditional styled sash window in the Bygone Collection were installed. The Symphony windows have the added benefit of mechanical butt joints to achieve a more authentic timber window appearance at close quarters. In keeping with the original windows with their larger heavier panes of glass, these windows all benefitted from strengthening 'horns' on the top sash. Using the **Bygone Symphony super slim mullion**, a close match to the proportions of the original principal ground floor windows of the Inn was achieved.

The creation of this window posed some particular challenges and required some special design work by Masterframe Windows and Ray Rabett. Technical & Compliance Director for Masterframe Windows says

“At Masterframe we have uniquely developed a composite window design where the outside is hand made to appear curved and perfectly matches the current head brickwork whilst the lateral frame is a square. This means perfect matching to the existing aperture is achieved both inside and out.”

**Ray Rabett**

Technical & Compliance Director  
Masterframe Windows Ltd



WEST ELEVATION



Together with the Schedule of details for each window, the application was supported by detailed engineering information provided by Masterframe, window 'style' plans prepared by Sherborne, and an overall 'existing' and 'proposed' elevational drawing of the building showing the impact of the proposals, prepared by Andrew Jacob of Tranxformations on behalf of Inseen Developments.

Michael also produced a Combined Design and Access Statement and Heritage Statement to explain the 'story' in town planning terms. This explained the need for the work, drawing upon local and national planning policies, the design principles and in more detail, each of the window and door 'types' installed. Michael stated:

"Rushmoor Council's planners were very positive and helpful and quick to respond to me as any issues arose, I found the case officer to be particularly helpful".

#### INSTALLATION

The planning application submitted at Easter and approved by Rushmoor Council on 22nd April which was not only a fantastically quick achievement but a simple procedure, with minimal planning conditions applied and all details approved. The order to Masterframe and other suppliers was confirmed and detailed planning of the Installation agreed with TAG and the occupier of The Swan Inn. Confirmation of the successful Planning Application can be [viewed here](#).

The final touches to the last window were completed in early July ready for a busy period of trading over the Farnborough Air Show week.

**"To be awarded this very prestigious opportunity to install windows and doors at this historic site in Farnborough was a great privilege and from the start we had to have our wits about us to ensure the right products and installation processes were completely adhered to. Installing the Bygone Symphony Sash windows proved a great success and the aesthetics of the building have been completely maintained and our clients are delighted with the overall effect of the installation. This is yet another Bygone Symphony project well done and a very happy local authority!"** Chris Long – Managing Director of Sherborne Ltd.



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**Chris Long**  
Managing Director  
Sherborne Ltd

#### DISCOVER MORE

If you want to replace your original timber sash windows and have a home or commercial building in a Conservation Area or other sensitive area, please get in touch with our sales team on 01376 510410, e-mail [hello@masterframe.co.uk](mailto:hello@masterframe.co.uk), or view our [Conservation Guide here](#).