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**CONSTRUCTION
SERVICES LTD**

Historic Building Assessment



Project:

Manor Farm Cottage, Greet

Description:

Replacement metal casement windows to front and side elevation.

Prepared by:

I.Povey – 2024



1.0 Introduction

This document has been prepared as part of a Listed Building Consent application for the site outlined above.

It is proposed to replace the non-original metal casement windows on the front and side elevations, retaining the existing stone mullions.

In addition to this document, the application is supported by the following documentation:

Drawing MFC.G.PR.01	Replacement Windows
Drawing MFC.G.PR.02	Replacement Windows - Details

2.0 Site Evaluation

Manor Farm Cottage is located on the east side of Market Lane, opposite Manor Farm.

The building is located on the roadside and is reached by a sloping gravel drive to the north of the building.

The building is thought to have originally been a manor House, however, has subsequently been divided into two cottages, previously known as Manor Farm Cottages. It is not known when the building was subdivided.

Access to the building was originally from the adjoining property and the existing door is still present. Access to Manor Farm Cottage is now located on the north elevation, below a timber framed canopy.

The building is laid out over two floors and an attic space. It is thought to date from the 16th century and has been subject to later additions during the 17th, 18th and 20th centuries.

Most of the building is constructed from squared and coursed Cotswold Stone with stone-coped gables. However, the wing of the adjoining property is constructed from timber frame over a natural stone dwarf wall.

Roof slopes to the original building consist of stone slates. It is not known whether these are original, however, the roof covering is in a good state or repair.

To the principal elevation, openings consist of two and three light stone mullion windows with metal casements. Whilst the stone mullions are original, the metal casements are later replacements. The front roof slope includes a 2-light framed dormer window

To the side elevation, within the original part of the building, a later stone mullion window has been installed at ground floor level. This was subject to a Listed Building Consent application (ref: 04/4024/1832/LBC), for the retention of this new window. The remaining windows to the side elevation are stone casement, however, are 20th century and of a simpler form.

A 2-storey extension was constructed to the rear of the property in the mid to late 20th century, adding a large living room on the ground floor and two further bedrooms on the first floor. It is constructed in a similar style to the original dwelling using materials to match, aside from the roof slopes which are finished with Cotswold plain roof tiles.

The property was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on the 4th July 1960, with a large number of properties within the area. It is therefore deemed by Historic England to be nationally important and of special interest. The list entry for the house reads as follows:

Manor house, now two dwellings. C16, C17 and C18. Squared and coursed limestone, but one wing to the Old Cottage in box timber framing on stone plinth to outer stone gable, stone slate roof to coped gables, stone stacks with simple cappings at centre and left, and large stack with skirt and twin capped shafts to the back, east gable. A long street frontage with return wing, right with roof ridge higher than front block, and a C20 extension added behind Manor Farm Cottage. Two storeys and attics, two small gabled 2-light dormers over series of chamfered mullion casements set flush, 2, 3, and 2-light at first floor, 2, 3 and 3-light to ground floor. C20 door in back extension to Manor Farm Cottage, and, extreme right, under dormer, C20 plank door to the Old Cottage. On return gable, right, 1-light to gable and 3-light to first and ground floors, casements, that to ground floor with stopped drip, then framed section with 2-light dormer over two C20 3-light casements, and the east gable two 3-light casements with stopped drips, left of stack. Interior to Manor Farm Cottage remains of large open bressummer fire, and very heavy rough-hewn beams; in the Old Cottage much box framing and heavy chamfered beams; fine open fire with great bressummer with slight pointed camber, over stone cheeks and Jacobean panelling over, in each wing. Said to have been the Manor

The property is not located within the Cotswold Area of Outstanding Natural Beauty or any conservation area.

3.0 Design Proposal

The proposed alterations at Tudor Cottage are as follows:

- *Replacement of ten decayed metal casement windows to the principal elevation. The original stone mullion windows will be retained.*
- *Replacement of three metal casement windows to the north elevation, within a 20th-century stone mullion window*
- *The replacement casements will be SMA Alitherm Heritage windows, consisting of W20015 Outer frame bead and stays, and W20025 opening vents. Glazing will consist of 1 x 4mm clear and 4mm Low emissions toughened glass (double glazed). Horizontal glazing bars will also be included on each unit. The units will be coloured Crème to match the existing windows*

4.0 Heritage Impact Assessment and Considerations

The property is in generally good condition; however, the windows at the front of the property causing significant amounts of condensation which, in turn, is causing damage to the historic asset.

Therefore, the decision has been taken to replace several windows with sympathetic aluminium casement windows, designed specifically for historic buildings. In addition, it is proposed to install double glazing to improve the thermal performance of the windows and the building as a whole.

The windows that are proposed for replacement are not thought to be original or of any historic merit.

No alterations will be undertaken to the stone mullion windows.

In all cases, it is proposed to adopt a style in keeping with the historic character of the building.



Above: photographs showing the significant amounts of condensation forming on the inside of the windows



Above: example of the proposed windows (right) and an existing window (left)

5.0 Design & Access

Amount of Development

The proposed works are deemed restoration works therefore no development is proposed.

Use

The building will remain to be a dwelling

Layout

No works are proposed to the interior of the building. The layout will therefore not be altered.

Scale

The proposed works will remain subservient and sympathetic to the existing structure.

Appearance

All windows will be made of metal to match the remaining house.

The proposed works will enhance the performance and aesthetics of the building without the loss of character or original fabric.

Landscaping

No landscaping works are proposed as part of this application.

Access

The vehicle access will not be altered in any way.

6.0 Appendix

Listing

Entry Name: Manor Farm Cottage and the Old Cottage

Listing Date: 4 July 1960

Last Amended: 31 October 1984

Grade: II

Source: Historic England

Source ID: 1091511

English Heritage Legacy ID: 134054

ID on this website: 101091511

Location: Greet, Tewkesbury, Gloucestershire, GL54

County: Gloucestershire

District: Tewkesbury

Civil Parish: Winchcombe

Built-Up Area: Winchcombe

Traditional County: Gloucestershire

Lieutenancy Area (Ceremonial County): Gloucestershire

Church of England Parish: Winchcombe St Peter

Church of England Diocese: Gloucester

Listing Text

SP 03 SW WINCHCOMBE MARKET LANE, GREET

(east side)

1/152

Manor Farm Cottage

4.7.60 and The Old Cottage

(formerly listed

as Manor Cottages)

GV II

Manor house, now two dwellings. C16, C17 and C18. Squared and coursed limestone, but one wing to the Old Cottage in box timber framing on stone plinth to outer stone gable, stone slate roof to coped gables, stone stacks with simple cappings at centre and left, and large stack with skirt and twin capped shafts to the back, east gable. A long street frontage with return wing, right with roof ridge higher than front block, and a C20 extension added behind Manor Farm Cottage. Two storeys and attics, two small gabled 2-light dormers over series of chamfered mullion casements set flush, 2, 3, and 2-light at first floor, 2, 3 and 3-light to ground floor. C20 door in back extension to Manor Farm Cottage, and, extreme right, under dormer, C20 plank door to the Old Cottage. On return gable, right, 1-light to gable and 3-light to first and ground floors, casements, that to ground floor with stopped drip, then framed section with 2-light dormer over two C20 3-light casements, and the east gable two 3-light casements with stopped drips, left of stack. Interior to Manor Farm Cottage remains of large open bressummer fire, and very heavy rough-hewn beams; in the Old Cottage much box framing and heavy chamfered beams; fine open fire with great bressummer with slight pointed camber, over stone cheeks and Jacobean panelling over, in each wing. Said to have been the Manor.