

Amy Swain
The Manor, 39 High Street
Swinderby
Lincolnshire
LN6 9LW
22 April 2024

Dear Sirs, Madam

Re: Listed Building Consent for replacement windows at The Manor, 39 High Street, LN6 9LW

HERITAGE and ACCESS STATEMENT

The site is located in the centre of the village of Swinderby, Lincolnshire and is one of the important sites and properties in the village. The property is Grade II listed and has been altered and added to over a long period.

The residential property is described below by its listing.

The listing is as follows:

SK 86 SE SWINDERBY HIGH STREET 3/42 (west side) Manor Farm House GV II
Manor House. Late 17C. Brick with pantile ridge roof and 2 large external brick gable stacks. First floor brick band. 2 storey 5 bays. Double fronted. Doorway with stone lintel inscribed "M.D. 1691". Single small oval window either side of door,, and 2, 2 light casements beyond. Above 5, 2 light casements all under wooden lintels, with 2 more oval windows one either side of central window.

Listing NGR: SK8678062931

The Site

The site comprises a detached two storey grade II listed building constructed in red brick. The dwelling has been subject to later additions, such as additional extensions to the west.

Proposal

It is proposed to replace the existing 9 casement windows at the front of the property along with the windows (two on each gable) located either side of the chimney stacks on the third floor. All windows are badly decayed and it is proposed to replace with new timber windows, in the existing openings, of the same design and construction as the current. Some of the current windows do not open and are showing signs of extensive rot. See images in Supporting Document 2.

The proposed alterations are to the front of the property and east and west gables, specifically to replace single glazed windows with new timber windows with heritage double glazing. It is considered from the pre application advice that the intervention does not have a detrimental effect on the overall property, and that the alterations and new timber windows can have a

positive effect on the overall property (including its energy efficiency and its setting) and are seen as protecting the character of the building.

The windows are to be painted timber, with heritage double glazing, Integral glazing bars with a putty finish. The surrounds will be finished with lime based mortar as per the attached window detail drawings 1, 2 and 3 and Supporting Document 1.

Conclusion

We believe the proposed development preserves and enhances the character of the sensitive building within an area of historic interest, while utilising traditional materials and details. It will improve the energy efficiency of this property.

Please do not hesitate to contact me with any comments

Yours sincerely,

Amy Swain