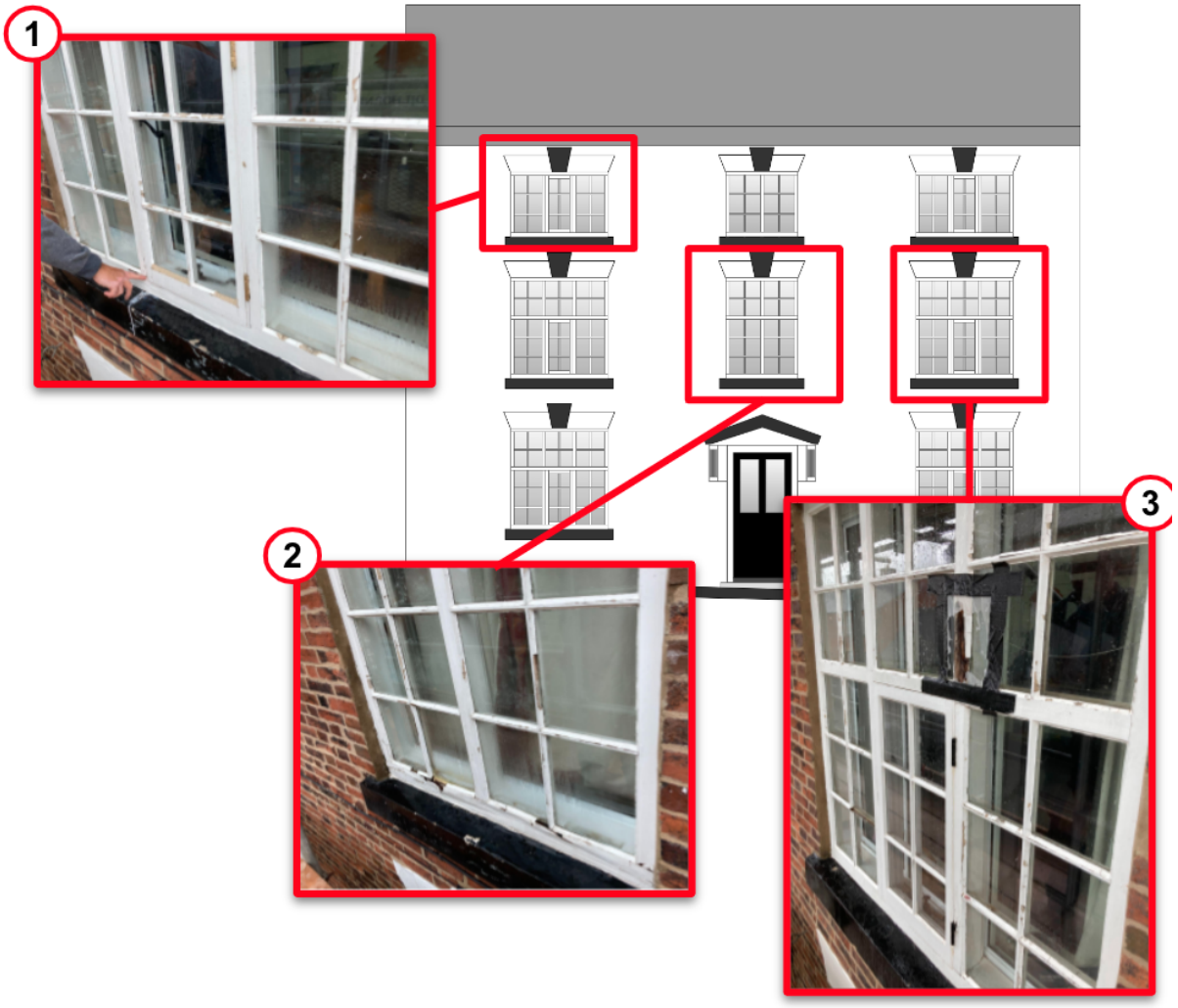
Application for Listed Building Consent: Design and Access Statement

Hollybush House, 14 High Street, Dilhorne, Stoke-on-Trent, ST10 2PE

Proposed Works

Like for like replacement of four rotten timber windows - position and current state of of windows shown on diagrams below (3 on front elevation and 1 on side elevation). NB also see attached “Existing and Proposed Front Elevation” and “Existing and Proposed Side Elevation” diagrams.



Windows to be Replaced (Front Elevation)



Windows to be Replaced (Side Elevation)

The windows being replaced are in a poor state of repair with the timber in each of them rotten in large, structurally significant, parts. A high percentage of the of the putty is damaged or has fallen off. The windows are not watertight (there are leaks - one pane has been temporarily covered with plastic sheet to attempt to stem this) and there is a risk of losing panes of glass in places.

The replacement windows will exactly match the design, scale, proportions, materials and operation of the existing windows - the intention is to restore the property entirely in keeping with its historic character.

- Frames will be timber, painted white (following application of latex primer)
- Single glazed panes of glass shall be used
- Panes shall be secured in place using linseed putty (which will be painted white using oil based paint)
- Original handles, fittings etc will be re-used on the new windows

Contractor

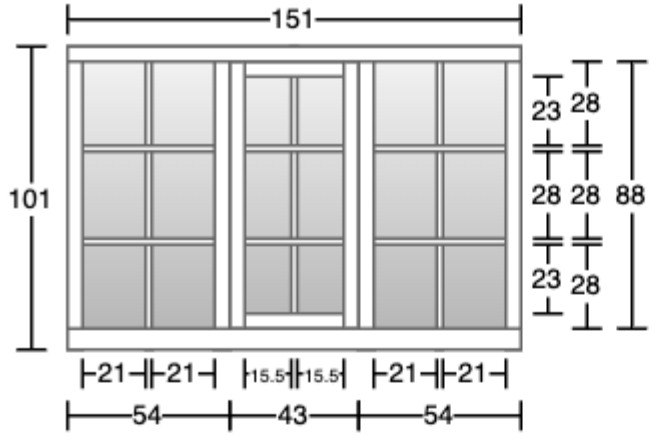
Work has been contracted to Andy Bowles (Woodworks Joinery) who has previously replaced a rotten ground floor window on the property in 2014. Note I received written confirmation from SMDC that LBC was NOT needed for this replacement in 2014. A photo of this window is shown below as illustration of the quality of the work:



Example of Previously Replaced window

Window Dimensions / Detail

Window 1: 2nd Floor Left



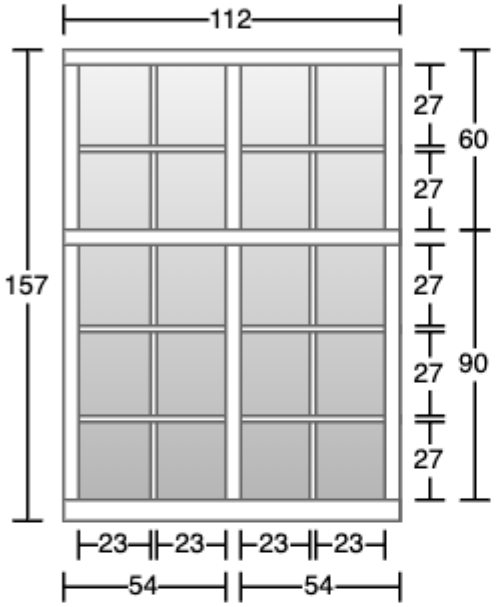
Frame / struts all timber to be primed and painted white

All detailed bevelling etc manufactured as per originals

Middle panel hinged on side outward opening to less than 45 degrees (restricted using opening using original fittings)

18 x single glazed glass panels affixed using putty (to be painted with oil based paint)

Window 2: First Floor Center

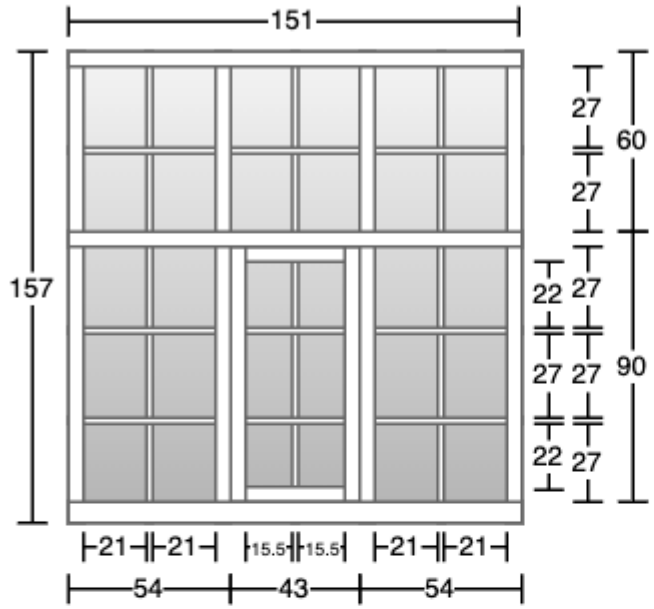


Frame / struts all timber to be primed and painted white

All detailed bevelling etc manufactured as per originals

20 x single glazed glass panels affixed using putty (to be painted with oil based paint)

Window 3: First Floor Right



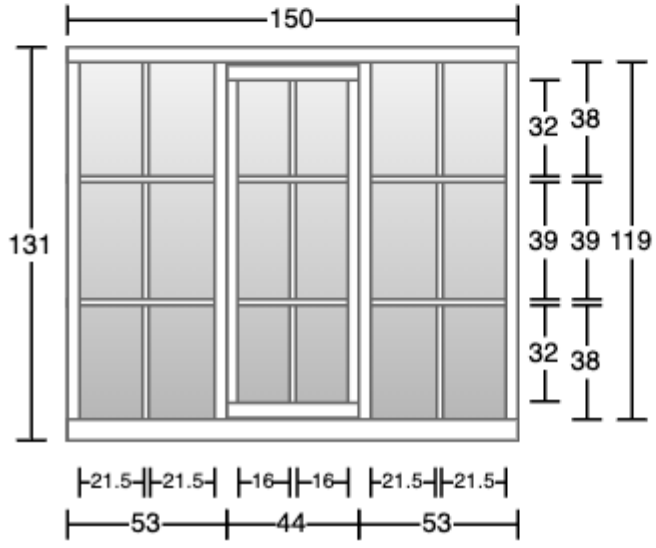
Frame / struts all timber to be primed and painted white

All detailed bevelling etc manufactured as per originals

Middle bottom panel hinged on side outward opening to less than 45 degrees (restricted using opening using original fittings)

30 x single glazed glass panels affixed using putty (to be painted with oil based paint)

Window 4: 1st Floor Side



Frame / struts all timber to be primed and painted white

All detailed bevelling etc manufactured as per originals

Middle panel hinged on side outward opening to less than 45 degrees (restricted using opening using original fittings)

18 x single glazed glass panels affixed using putty (to be painted with oil based paint)