

Planning statement.

This is a simple request to replace white uPVC windows with hardwood windows. The existing windows are not fit for purpose and would need work, double glazing panels are blown and locking handles worn out.

The windows were installed years ago, possibly before the property was listed, and do not fit in with a property of this age and type.

A previous application to change the windows in the main building was granted.

Changing those windows was a big improvement.

Work to renovate the adjacent studio is nearing completion, windows being the same as those in the main building.

This application relates to the windows in the kitchen extension, five in total, and will result in uniformity of windows throughout the property.

I think that the application is justified because of the improvement it will give to the property.

I have spoken with Tony Wiles who has advised that an application be made.

Proposed windows will be similar in appearance to those already fitted in the studio and main building.

Heritage Statement

Stoneroof dates back to the mid 17th century, a date of 1652 is carved in a lintol above the passage at the rear of the main building. At different times it has had extensions to the south aspect, most recently in about 1997 when the additional small buildings were made into one which forms the kitchen.

The building is of stone and some of the windows on the north aspect retain stone mullions.

Stoneroof was once joined to the property next door, Shore Hall Farm and the two were known as Shore Hall. The two buildings are now distinct and are seperated by the passage.

There are three other dwellings within this small area of Millhouse Green. The three consist of a renovated Railway Crossing Cottage, a stone built bungalow of around the 1960s, and a stone built bungalow of 1970s style.

All have differing window styles and general appearance.

The windows currently installed in the main building at Stoneroof are of Adigbo hardwood. These replaced white uPVC following the grant of permission from a previous listed building application.

This application relates to the only remaining uPVC windows which are fitted in the kitchen. Replacement will result in uniformity throughout the property and will be a big improvement to the appearance of the building.

I am seeking to restore some of the original character to Stoneroof by replacing windows which are currently an eyesore.

Design Statement.

Windows to be made of Adigbo hardwood, double glazed with a minimum of 16mm gap between panes, glazed with Pilkington K glass with a soft low 'E' coating.

Style of windows to be similar to existing, and colour to match those on the main building and adjacent studio within the curtilage of Stoneroof.

Trickle vents to be fitted to the larger windows.

The replacement windows will have more glass and less frame than those already installed.

Please refer to photographs of existing windows and examples of those fitted to the main building and studio.

Location plan.

I have attached entries from the Listed Building register, both of which contain maps showing the location of Stoneroof. These were forwarded to me by Tony Wiles who is aware of the location and the property, having previously visited.