

Dick Royd Farm
Brook Hill Lane
Townhead
Sheffield

S36 4TG

Pre-planning Application for replacing single glazed windows panes at above address

Background

Dick Royd Farm is a residential property set in 2.5 acres of land. The original farm house has been extended in recent years (see planning application reference 2012/0605) to incorporate a barn conversion and a holiday let. A rear extension at the farm house has also been rebuilt to create a second entrance to the farm house (see planning application reference 2015/0339). The main farm house at Dick Royd Farm is a grade II listed structure.

Current Situation

The single glazing at the property renders it cold, encourages a good deal of condensation and allows water ingress through the joins in the leaded lights in adverse weather conditions. The condensation and water ingress are damaging the property and the lack of insulation is making the property uneconomic to heat, environmentally unfriendly and uncomfortable to live in.

All new window openings at Dick Royd Farm have been glazed using double glazing units in line with the planning permission granted at the time. The main farm house is currently glazed with single leaded glazing. The non opening windows at the farm house consist of single glazing set into a stone surround and have no frame. The opening windows are metal frames with single glazing attached to the face of the metal frame.

Proposal

We are proposing to replace the existing single glazing with double glazed units. Where window frames exist, we propose to keep those frames and simply replace the glazing. The existing glass, with leading, is approximately 9mm thick.

The new units would be 12mm thick consisting of 4mm glass on the internal pane, 4mm cavity incorporating antique leading using heritage glazing bar and 4mm glass with antique leading externally. The new glazing units set directly into the stone would be re-sealed using colour matched trowel mastic.

Attachments

‘Photograph 1’ shows an example of a window already completed on the face of the building as part of planning application 2012/0605. The proposal is to continue this style of glazing for all windows that are currently single glazed.

‘Photograph 2’ shows a picture of an existing single glazed unit.

‘Photograph 3’ shows a picture of the inner south elevation

‘Site Plan’ gives a view of the overall scale and layout of the dwelling, including the farm house.