

Design and access statement

This document describes the thoughts and design process to accompany the planning application for change of window type at 11 Hall Close, Worsbrough Village, Barnsley S70 5LN.

Background

11 Hall Close is part of the buildings that once formed Worsbrough Hall. In 1995/1996 the buildings were sympathetically converted by Longden Homes, resulting in several period properties, with modern fittings and retaining original features such as bespoke mullioned windows. In addition, several new buildings that complemented the style of the Hall buildings were also built on adjacent land.

All buildings in Hall Close were fitted with white painted softwood window frames with either single glazing or 10mm double glazing.

Since the '95/'96 renovation, several of the properties in Hall Close have had the windows replaced with either hardwood, white painted or white uPVC windows.

11 Hall Close has 2 styles of window; refer to photographs "Window type 1.jpg" and "Window type 2.jpg". The styles and relative locations of the windows can be seen in the photographs, "Front View of 11 Hall Close.jpg" and "Rear View of 11 Hall Close.jpg".

Current Condition

The window frames of 11 Hall Close currently require maintenance work. Rot is present in several locations and all external paint should be sanded down and reapplied. The frames are poorly made and many do not seal correctly allowing water ingress and regular drafts.

All glazing is in good condition but is not of a modern insulation standards due to its small gas space when compared to contemporary equivalents.

Access for Maintenance restrictions

It is felt that to responsibly maintain the current windows requires sanding down and repainting of the woodwork every 2 years depending on weather conditions. Due to the height of the building, this task can only be safely performed using scaffolding. To erect scaffolding to access the higher windows would involve several neighbours allowing access onto their properties. Whilst this is not impossible to arrange, the current owners would prefer to minimise the inconvenience to their neighbours.

Reasons to change the existing windows

The present owners have a responsibility to maintain the building. They also feel a social responsibility to increase the energy efficiency of the building to modern standards where possible but also realise that this must be done with a sympathetic eye to the history and style of the building.

The existing windows have been surveyed and it is felt that the existing fenestrations and mullions would have originally been fitted with metal framed windows.

Replacing the existing windows with contemporary metal framed units would increase the thermal efficiency of the building, reduce obtrusive maintenance work required and be closer to the original style and materials used in the construction of the Hall.

Design Considerations

Several aspects have been considered when designing the proposed replacement windows. Replacement wooden windows were initially considered but were found not to be viable. To build wooden frames capable of supporting modern thermally efficient glass, the frames would need to be several millimetres thicker than the existing units. It is felt that this would detract from the overall appearance and would not be sympathetic to the history of the building. The original metal frames of the Hall would have been significantly narrower than even the existing units.

The proposed replacement windows are to be made with powder coated metal frames supporting 24mm (4mm Diamant/16mm Argon(90%)/4mm Planitherm Total + /Swiss Spacer) glass. The frames contain an internal (not visible) thermal barrier and overall the windows will achieve "B-Rating" thermal efficiency.

Whilst the original Hall windows may not have been white, it is felt that the replacement windows must be white powder coat as to be sympathetic to the rest of the Hall Close development. All properties in Hall close either have white painted wooden frames or white uPVC.

Detailed dimensions of both the existing and the proposed windows and the frames can be found in the drawings, "11 Hall Close Mullion Style Windows.pdf" and "11 Hall Close Top Opener Style Windows.pdf". Each drawing shows the existing window along side the proposed window so that a direct comparison can be made. It can be seen that the overall dimensions of the fenestrations will not be altered. Using metal frames of the EL49 type will allow the frame to be narrower, similar to how it would have been in the original Hall windows. These frames will however support modern thermally efficient glass. The frame detail and cross sectional dimensions are drawn in "11 Hall Close Proposed Frame Cross Section Dimensions.pdf". As can be seen from all of these drawings, the styles proposed at each location will remain as similar to the layout and style of the existing windows as possible.

Summary

There is a requirement to replace the existing windows of 11 Hall Close but the historical relevance and style of the property must not be compromised. Using white powder coated, metal frame units of a similar design to the existing windows will:

1. Retain and promote the heritage of the development
2. Compliment the other properties in Hall Close
3. Increase the thermal efficiency of building
4. Reduce the requirement of obtrusive access for maintenance