

Design and access statement for 7 Holly Mount.

Project description.

To replace existing sash and casement windows.

Context.

7 Holly Mount is a grade 2 listed Georgian house. It's exact date is unknown but is thought to be approx. 1750s. It is surrounded by other Georgian properties of a similar age and by late Regency/early Victorian properties.

The surrounding properties mostly have sash windows with some upper casement windows. The style is for narrow glazing bars, white painted.

Number 7 is a back to back terraced house. It shares the RHS elevation with number 6 Holly Mount and the front elevation with Number 8 Holly Mount. Number 6, like number 7, is a mix of sash and casement. The shared RHS elevation for both houses is comprised of casement windows.

The shared elevation with Number 8 Holly Mount is not uniform in terms of windows. Number 8 has an array of casement windows whereas number 7 has a mix of casement and sash. Our proposal seeks to be sympathetic to the vernacular style of windows across both neighbouring properties.

Overall approach.

In developing this project to replace the current windows, we want to reflect the vernacular style of the house and neighbouring houses, hence keeping lambs tongue glazing bars in the sash windows and ovolo in the casement windows. Our proposal matches the sash and casement style and specification of the property and surrounding properties.

In terms of pane fenestration detail we will be matching like for like. Our only modification is to use 16mm lambs tongue and 20mm ovolo glazing bars across the windows. At the moment there is a mix of glazing bar widths. We believe consistency of approach in this regard will improve the aesthetic appearance of the property.

The windows will sit in the exact same positions within the openings of the house (please see attached drawings and photographs).

Project rationale.

The windows need to be replaced because the old softwood frames are much repaired and now suffering rot. The site is exposed and suffers strong weather conditions on an exposed site. This means the property suffers water ingress both through the frames and around the windows. Ill fitting leaves in the casement windows also leads to draughts and draught proofing is not viable due to the ill fitting leaves. The casement windows are hard to open and, depending on weather conditions, don't close properly.

All new windows will fit correctly to their frames and will be draught proofed and easy to open.

Materials

We intend to use accoya wood for the windows. It meets all environmental concerns as it comes from renewable timber. It is practical for windows due to its stability, strength and resistance to water.

All glass will be as is.

All glass will be secured using dry seal putty - no beading.

All existing door and window furniture will be cleaned and re-used.

Contractor details.

The work will be undertaken by The Sash Window Workshop. The company has been undertaking window work for over 20 years and has extensive experience of fitting windows in listed buildings and Article 4 Conservation areas. They are at pains to replace and restore in a way that is sympathetic to the house and local area. And all windows will reflect the visual appearance of traditional windows.

Access.

There is no change to access as all doors and windows will be fitted in the same positions the current ones.

All new windows will fit correctly to their frames and will be draught proofed and easy to open.