

Listed Building Application for Internal Alterations and Repair of the Windows & Roofs:

The Round House, Dungeness, TN29 9NB

(Encompassing The North Flat, The South Flat, East Bungalow and West Bungalow)

Case Ref No: Y19/1318/FH - Response to Case Officer Comments - B

Item 2: Development Proposals Description

The description of the proposals has been changed by the planner administrator from the application that was submitted, it should state, "Remove **non** original window, remove **non** original door....."

Item 3 Comments:

- Subsequently to the planning application it has become evident that replacing the windows with sliding sashes would be financially unviable and as a consequence we are seeking to repair as much of the existing sub frames of the windows as possible and only replacing the sub frames where absolutely necessary, whilst also replacing all of the opening casement sashes with matching double glazed units.
- It is not possible to provide a definitive list of the window sub frames requiring total replacement at this stage, because further investigation on site is required. However from early investigations it is expected that all sub frames on the west elevations of the bungalows will require replacement and in addition the kitchen and bathroom windows.
- Refer the drawings P167.310 – 312 for details of existing and replacement window frame sections.

Double Glazing – The existing window frames in the pavilions are not original and not in the style of the original windows. Historic England supports the use of double glazing on listed buildings in some cases and the replacement of the existing casements with double glazed windows fulfils the criteria set out by Historic England;

"In cases where the significance of a building has been harmed by the installation of replacement windows of non-historic design, consideration may be given to the installation of new slim-profile double-glazed replacement windows where:

- *the new windows are of a more sympathetic design and the net impact on significance will be neutral or positive*
- *no incidental damage to the building fabric will result from the removal of the existing windows"*

(Reference 1)

The windows are of a more sympathetic design because the double glazing allows for the removal of the modern secondary glazing. No incidental damage to the building fabric will occur because the existing openings are being retained and the majority of the sub-frames.

In addition Historic England also advises the following;

"Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single-glazed or incorporating slim-profile double-glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy". (Reference 2)

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Historic England acknowledges slim profile double glazing can be introduced without harming the listed building;

“Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double-glazing without harming the significance of the listed building”. (Reference 3)

Historic England supports the introduction of double glazing where this enhances the building and is of an appropriate design;

“We will support the removal of non-historic windows provided it is clear that they are not of interest and that the new windows are of an appropriate style which enhances the building. It is usually possible to fit new windows with integral slim-profile double glazing, subject to their detailed design”. (Reference 4)

In Summary

- The replacement windows and proposed double glazing is supported by the guidance given within Historic England
- The replacement of the bungalow windows with timber-framed slim-profile double-glazed units will not cause detrimental impact on the special architectural or historic interest of the buildings, on the basis that the existing windows are agreed as being modern and of no historic significance or heritage value.
- The appearance of the frames won't be altered because the design of any new frames will match the existing in size, style and materials.
- The replacement of the modern casement windows in the kitchen and bathroom with slim-profile double-glazed units would enhance the special architectural or historic interest of the building, as the existing windows are inappropriate modern replacements and new windows will be correctly and authentically detailed to match the other bungalow windows resulting in a significant conservation gain.
- Household energy consumption is responsible for a quarter of all UK carbon emissions
- Government policy is to encourage modest household energy savings, which collectively will significantly reduce CO2 emissions.
- Improving heat loss through windows is a significant means of reducing household CO2 emissions.
- The need for listed buildings to contribute to reducing energy use has been recognized by the acceptance of secondary glazing in listed property.
- Double glazing was rejected in the past because it was a more intrusive fixture than secondary glazing
- Developments in glazing technology now mean that low profile double-glazing can offer a less intrusive option than secondary glazing.

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- Secondary glazing is still visually intrusive, both from outside and inside as a modern fixture. It lacks the aesthetic quality of slim profile double-glazing which is invisible when viewed from inside.
- English Planning Authorities have approved the use of low profile double-glazing in Grade I and Grade II listed buildings.
- No heritage material would be lost as the existing windows are not original and the new windows would be reversible, just as broken glass, single glazed or double-glazed, is always replaceable.
- Slim-line double-glazing does not detract from the setting of the building nor of any heritage features, and upgrades the dwelling for modern habitability to ensure the preservation of the building in a highly exposed environment.
- There is currently secondary glazing installed on the inside of the windows - this is visually unappealing and not user friendly. It has contributed to the growth of mould and subsequent rotting of the timber frames. It is virtually impossible to clean the windows or to open them properly, which is necessary for the ventilation of the buildings in order to prevent damp. New double glazed units would improve ease of operation, cut future repair, maintenance costs and ensure the longevity of the building fabric.
- It should be noted that the Round House has 6 over 6 sash windows. There is a listed Building approval for installation of 6 over 6 double glazed sashes to the Round House reference: Y05/1027/SH. This approval has been activated and therefore it should be noted that the Round House will continue to have 6 over 6 sashes for the long term as there are no plans to change this.

Other Recommendations Item 4:

- Wider door opening omitted.
- Further photos included within statements.
- Modern casements to the kitchen and bathroom are being replaced to match the existing casements.

Reference 1: Historic England, Guide to Traditional Windows. 2017 p55

Reference 2: Historic England, Guide to Traditional Windows.2017 p63

Reference 3: Historic England, Guide to Traditional Windows.2017 p62

Reference 4: <https://historicengland.org.uk/advice/your-home/making-changes-your-property/types-of-work/alter-my-windows/>