

Heritage and Design Statement

Ghyll Farmhouse, Egremont, Cumbria, CA22 2UA

Historical Statement:

Gyhl Farmhouse is a Grade II listed building, first listed 09/08/1984. The property is a detached house with an adjoining 'Bothy'. The front of property displays a date stone of 1803, however it is possible this does not refer to the original construction. Despite extensive research it has been difficult to find any details regarding the history of this building. In the 1970's the previous owners of the property refurbished the property throughout, including the installation of the existing aluminum framed windows and doors. The property is of random sandstone construction with render / dashed finished and quoins, plinth and lintel band at the first floor. The front door is paneled aluminum door with rectangular fanlight, cornices, brackets in stone surround. The windows are aluminum framed under hoodmoulds with labels to either side. The roof is finished in slate with two rendered chimneys at each gable. The existing front door windows throughout the property are aluminum framed double glazed units.

Design:



Front Elevation:

The application is for the replacement of the existing front door and windows to the main house. The existing aluminium windows to the front elevation are to be replaced with timber sliding sash windows with slim double glazed panes, with their frames painted off-white / broken white. The windows will have a six-over-six glazing pattern.

The existing aluminium front door will be replaced for a new timber door of a style as shown in the image below:



Example of similar front door style to be adopted

The render to the front elevation is to remain.

Rear and Side Elevations:

The existing aluminium windows to the rear and side elevations (excluding the stained glass window to the rear elevation) are to be replaced with new ECOSlide uPVC windows. The windows are to have vertical and horizontal astragal glazing bars (as shown on proposed elevations) and run through sash horns. (See drawings for details)

The new ECOSlide windows are to be finished in 'Crystal White'. The manufacturer recommends this finish where a realistic wood grain appearance is desired. These finishes mimic the grained texture and appearance of an original timber window.

The existing cement / stone dash render to the sides and rear elevation of the main house is to be removed and replaced like for like.



Photo showing rear and south side elevation of main house ('Bothy' visible to right)

The applicant also seeks approval for the replacement of the existing uPVC rainwater goods for new cast iron rainwater goods throughout, with 4" half round cast iron gutters discharging into hoppers with 3" round down pipes. (All painted black)

The image to the right shows the type of hopper to be fitted.



Proposed cast iron hopper style

Conclusion:

The existing windows are of poor quality and not in keeping with the property. The proposed new windows and doors will improve both the appearance and thermal performance of the property. While the proposal does not include the installation of timber sliding sash windows to the side or rear elevations, the proposed ECOSlide PVC windows will prove to be an improvement to the existing windows.

Likewise the proposed cast iron rainwater goods will be more in keeping with the property when compared with the existing PVC rainwater goods.

The existing render is in need of replacement, with large sections of the render breaking away from the masonry wall, resulting in water ingress. The proposed replacement of render / dashing will therefore preserve the property and extend its life.

It is believed that this proposal is in line with Local Plan Policy ST1C(ii) which highlights the importance of protecting, enhancing and restoring the Boroughs cultural and heritage features and their settings, and ENV4A which stresses the importance of protecting listed buildings, conservation areas and other features considered to be of historic, archaeological or cultural value.

DM27A outlines support in principle for developments that “protect, conserve and where possible enhance the historic, cultural and architectural character of the Boroughs historic sites and their settings”.

DM27D highlights the necessity of avoiding disrespectful alterations, substantial demolition, adverse effects on setting or views, or changes of use that harm the conservation or economic viability of a listed building.