

Planning & Heritage Impact Assessment

Replacement of Existing Windows with Ultimate Rose Timber-Look uPVC Sliding Sash Windows

Property

9 Corkickle, Whitehaven, Cumbria, CA28 8AA.

Designation

- Grade II Listed Building
- Situated within the **Corkickle, Whitehaven Conservation Area**

1. Purpose of this Statement

This Planning and Heritage Impact Assessment has been prepared in support of an application for Listed Building Consent and Planning Permission for the replacement of the existing windows with Ultimate Rose timber-look uPVC vertical sliding sash windows.

The proposal has been developed to preserve the special architectural and historic interest of the listed building while improving its long-term sustainability, energy performance and weather resistance.

The replacement windows have been selected because they accurately reproduce the appearance of traditional painted timber sliding sash windows while offering significant practical and environmental benefits.

2. Planning Policy

This application has been prepared with regard to:

- Planning (Listed Buildings and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), Chapter 16 – Conserving and Enhancing the Historic Environment
- Historic England guidance on traditional windows and energy efficiency
- Local Development Plan heritage policies
- Conservation Area Appraisal

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act requires special regard to be paid to preserving the listed building and its setting.

The NPPF states that where development preserves the significance of a designated heritage asset, planning authorities should support sustainable development that enables continued use and conservation of historic buildings.

3. Significance of the Building

The property derives its significance from:

- Its historic architectural character.
- Traditional sash window proportions.
- Original building form.
- Contribution to the wider streetscape.
- Positive contribution to the Conservation Area.

The existing window openings form an important part of the building's appearance and rhythm.

The proposal retains every one of these characteristics.

No openings are altered.

No structural works are proposed.

4. Existing Windows

The current windows have deteriorated through age and exposure.

Typical defects include:

- Timber decay.
- Poor weather sealing.
- Draughts.
- Difficult operation.
- Reduced thermal efficiency.
- High maintenance requirements.
- Poor security for the property (some windows can be opened from the outside and can easily be broken into).
- Safety concerns, the single panes have some cracks in areas (one recently from a bird flying into the window), this has also been raised by our adoption social worker (we are due to bring children home early in the new year).

While repair has been considered, it would not deliver a durable long-term solution due to the extent of deterioration.

Replacement using a sympathetic heritage-style product is considered the most sustainable approach.

5. Proposed Replacement Windows

The proposed windows are Ultimate Rose timber-look uPVC vertical sliding sash windows.

This system has been chosen because it reproduces many of the visual characteristics of traditional timber windows, including:

- Authentic mechanical joints that replicate traditional timber joinery.
- Timber-style deep bottom rail.
- Traditional run-through sash horns.
- Slim meeting rails.
- Woodgrain foiled finish.
- Traditional proportions.
- Heritage furniture.
- Flush detailing.
- Astragal glazing bars.
- Vertically sliding operation matching the existing windows.

Importantly:

- Existing window openings remain unchanged.
- Existing proportions remain unchanged.
- Existing sightlines are maintained.
- Existing architectural detailing is retained.

We are requesting listed building consent for replacement of existing timber windows with heritage style UPVC vertical sliding sash windows.

The proposal therefore preserves the appearance of the building.

6. Heritage Impact Assessment

The proposal has been specifically designed to minimise impact on the significance of the listed building.

From normal public viewpoints the appearance of the windows will remain consistent with traditional timber sash windows.

The proposal preserves:

- Historic proportions.
- Window rhythm.
- Elevational balance.
- Architectural detailing.
- Historic character of the Conservation Area.

No historic masonry is affected.

No alteration is proposed to lintels, cills or reveals.

The works are therefore considered to result in **no harm** to the significance of the designated heritage asset.

7. Sustainability

The proposal also supports the long-term conservation of the listed building by:

- Improving thermal performance.
- Reducing heat loss.
- Reducing condensation.
- Increasing occupant comfort.
- Improving weather resistance.
- Reducing future maintenance.
- Increasing longevity.

The continued occupation and proper maintenance of listed buildings is recognised within national planning policy as an important aspect of heritage conservation.

8. Assessment Against the NPPF

The proposal satisfies the objectives of Chapter 16 of the National Planning Policy Framework by:

- Preserving the significance of the listed building.
- Preserving the character of the Conservation Area.
- Delivering environmental improvements.
- Supporting the building's viable long-term use.
- Causing no identified heritage harm.

Accordingly, the proposal accords with the statutory duty to preserve listed buildings and their setting.

9. Conclusion

The proposed installation of Ultimate Rose timber-look uPVC sash windows has been carefully designed to respect the architectural significance of the Grade II Listed Building.

The proposal retains the traditional appearance, proportions and detailing of the existing sash windows while delivering substantial improvements in thermal performance, weather resistance and long-term durability.

As there are no alterations to the building's historic form or architectural character, the proposal is considered to preserve the significance of both the listed building and the Conservation Area.

It is therefore respectfully requested that Listed Building Consent and Planning Permission be granted.