

07.03.2019



**HERITAGE, DESIGN & ACCESS STATEMENT ASSESSMENT FOR:**

A Listed Building Consent Application for the installation of internal secondary glazing

at

**Great Nast Hyde House, Hatfield, AL10 9RB**

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#### **1. Introduction**

This Heritage, Design and Access Statement is in support of a Listed Building Consent Application for the installation of internal secondary glazing systems at Great Nast Hyde House.

The proposal aims to protect the historic fabric and aesthetic quality of the Listed Building and will not visually or materially alter its existing features.

The aspects considered included the design, materials and retention of the existing architectural style of the house and area character.

## 2. Site Description

This proposal relates to the internal installation of secondary glazing to the windows of the Listed Building of Great Nast Hyde House, Wilkin's Green Lane, Hatfield AL10 9RB.



figure 1: GNHH General site view (Looking North)

The main house is located in the small hamlet of Nast Hyde. The Grade II Listed building was constructed in the Jacobean period in the early-mid 17th century built mainly in red brick and stone with tiled roof. The three storey residential house includes stone mullioned and transformed windows, a porch and various entrances (*Image 2*).

The site also includes a Grade II Listed cottage and traditional Barn which do not form part of this application.



figure 2: Close-up view of North Elevation



figure 3: View of North Elevation



figure 4: View of South Elevation

### 3. Character analysis & Heritage Considerations

The house is a Grade II Listed Building. The main considerations are therefore; the proposal's effect on the character and appearance of the building and the impact on the surrounding area character and adjacent listed buildings within the grounds. The aesthetic appearance and prominence of the existing stone frame windows has to be preserved and remains materially unaltered as to not result in any loss of the historic features associated with the dwelling, in accordance with NPF 2019.

## 4. Proposal

This Heritage, Design and Access Statement is in support of a Listed Building Consent Application for the installation of internal secondary glazing systems to the Grade II listed building at Great Nast Hyde House.

The existing fenestration treatment primarily includes stone frame windows and mullions at existing ground and first floor levels to the original building and timber frame windows and mullions to the latter extension at ground floor to the South-West corner and throughout at existing second floor/loft level.

The internal building spaces currently experience condensation, increased humidity, air leakage and excessive heat losses that need to be addressed in order to protect the original internal features such as the oak staircase, ornate cornicing and ceiling features and the well-being of its occupants. This is a result of the insufficient performance of the existing single glazing systems that require internal support in order to address the issues.

The proposed internal glazing systems are to be of inconspicuous nature and will not materially alter the outlook of the building and aim to preserve the historic and architectural features and character of the Grade II listed building.

As demonstrated in the attached Drawings and Appendices, the siting and fixing of the proposed secondary glazing will not materially or visually damage the existing stone mullioned and transom windows. The minimal thickness internal frames will run parallel to the internal existing frames and mullions. In addition, the proposed secondary glazing systems are to be easily removable for cleaning and maintenance purposes and will not result to damages of the window features.

## 5. Layout

The Listed Buildings along the site will remain unaltered as the application is solely aimed to improving the performance of the existing windows. The proposed secondary glazing systems will not affect the internal layouts as they are to be installed at intern cill height and above.

Therefore, the proposal maintains the footprint of the building as existing and is not detrimental to the scene over the site.

## 6. Scale & Appearance

The proposed secondary glazing units are to comfortably sit within the existing internal wall opening or within the existing window frames, therefore there will be no visual impact externally.

The existing window types have been identified by virtue of frame and mullion materials and internal wall reveal type as follows:

**Window Type 1:** Timber Window Frame and Mullions with internal wall reveal:



figure 5: Indicative Photo and 1:50 External Window Elevation of Window Type 1

**Window Type 2:** Stone Window Frame and Mullions with internal bay wall reveal:



figure 6: Indicative Photo and 1:50 External Window Elevation of Window Type 2

**Window Type 3:** Stone Window Frame and Mullions with chamfered internal wall reveal:

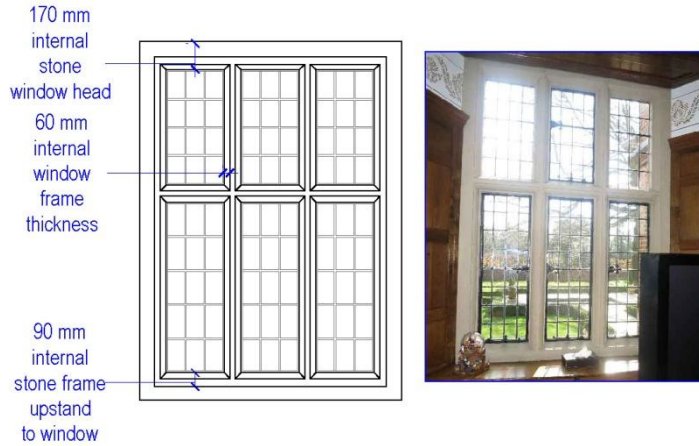


figure 7:

Indicative Photo and 1:50 External Window Elevation of Window Type 3

**Window Type 4:** Stone Window Frame and Mullions with straight internal wall reveal:

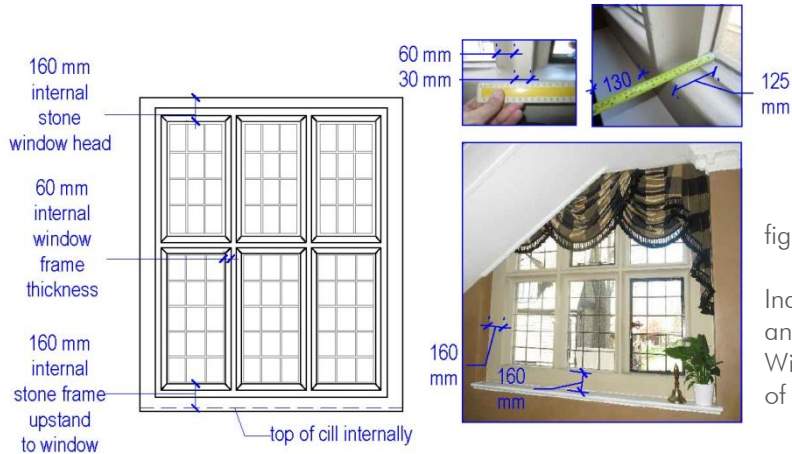


figure 8:

Indicative Photo and 1:50 External Window Elevation of Window Type 4

**Window Type 5:** Stone Window Frame and Mullions with no internal wall reveal:



figure 9: Indicative Photo and 1:50 External Window Elevation of Window Type 5

The proposed secondary glazing systems will be installed to suit each of the presented window types in order to address the excessive heat losses and condensation within the building while maintaining its visual character.

The windows are to be supplied and installed by Storm Windows, a company specialising in providing secondary glazing to Listed Buildings. Storm Windows are involved in providing secondary glazing at Hatfield House and Estate and they have recently successfully renovated the windows of the Grade I listed Lindisfarne Castle in Northumberland. The castle features similar stone framed and mullioned windows which have been successfully enhanced with the use of slim line internal secondary glazing systems as seen in the figure below:



figure 10:

Secondary Glazing  
enhancement to  
Lindisfarne Castle  
by Storm Windows.

As demonstrated above, the secondary glazing site comfortably within the existing wall opening while sliding panes are hidden behind the stone mullions.

The installation method will ensure that no existing window features will be damaged as they will either be held in place with magnetic fixings or are to be installed independently behind the existing stone and timber window frames and mullions. The proposed glazing is to be easily removed while being hidden behind the existing window features, meaning there is no visual impact to the external facade.

Please refer to Appendix 1 for details of the proposed secondary glazing systems as provided by Storm Windows.

The RAL colour of the proposed secondary glazing will match the colour and tone of the existing stone and timber frames to ensure a more sympathetic appearance to the existing building as experienced from the internal spaces of the building. Furthermore, the proposed glazing will make use of hard coated K Glass which is a low-emissivity clear coated glass to help improve thermal comfort and increase security in the building.

The proposal is sympathetic to the character and appearance of the existing and surrounding properties and will contribute positively to the internal comfort levels and will increase the longevity of existing internal features as well as the well-being of the occupants.



## **7. Access**

Access to the Listed Building will be retained as existing with the proposed works retaining existing routes.

## **8. Landscaping**

The proposal will have no impact to the existing landscaping and aims to retain its existing character.

## **9. Summary**

This application seeks Planning and Listed Building Consent for the for the installation of internal secondary glazing systems to the Grade II Listed Building of Great Nast Hyde House.

The proposed scheme has been thoughtfully designed to be in keeping with the existing building and for the preservation of the site.

This Heritage Designed & Access Statement has demonstrated that the proposed internal installation will be inconspicuous and that it will not result to any loss of historic fabric and will not impact the building's historic character or special historic interest.

We trust this application will be considered for approval as it clearly demonstrates a proposal sympathetic to the Great Nast Hyde House and the surrounding area.

**Appendix 1: Storm Windows - Secondary Glazing Details for Slimline Systems  
including Specification**








# STORM

BESPOKE SECONDARY GLAZING

## Slimline unit

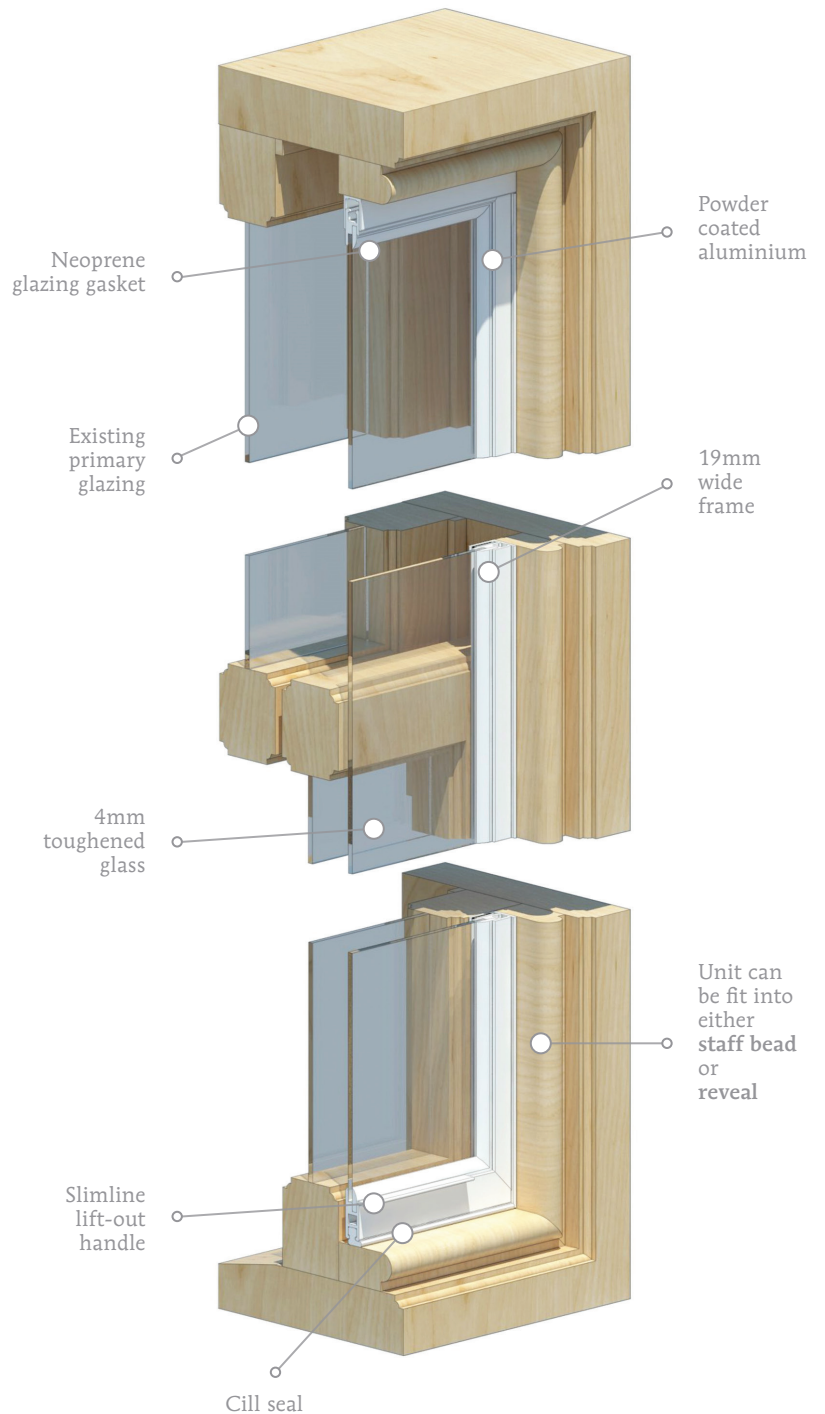
### BENEFITS

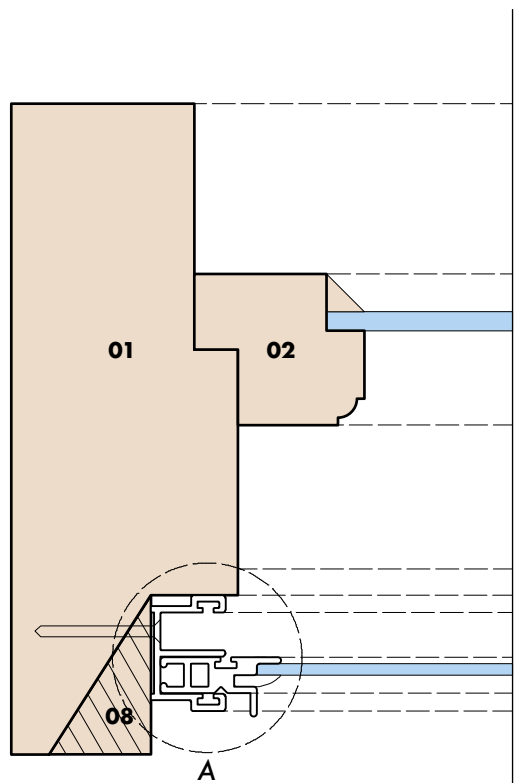
-  Discreet
-  Sound reduction
-  Reduce heat loss
-  Magnetic system
-  U-value

### PRODUCT SPECIFICATION

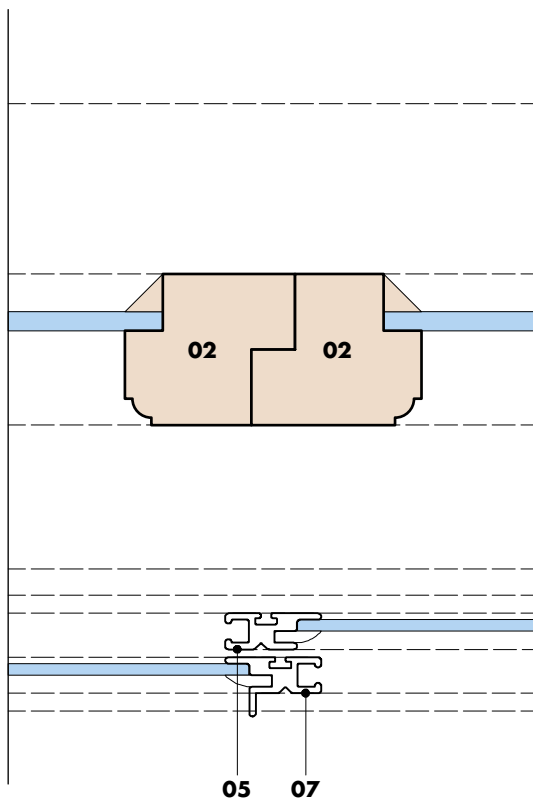
- Toughened glass to BS EN 12150 as standard
- Aluminium - 6063T6 alloy to BS EN 755
- Neoprene gasket and cill seal to BS738b

A more detailed cross section drawing can be downloaded from our website.

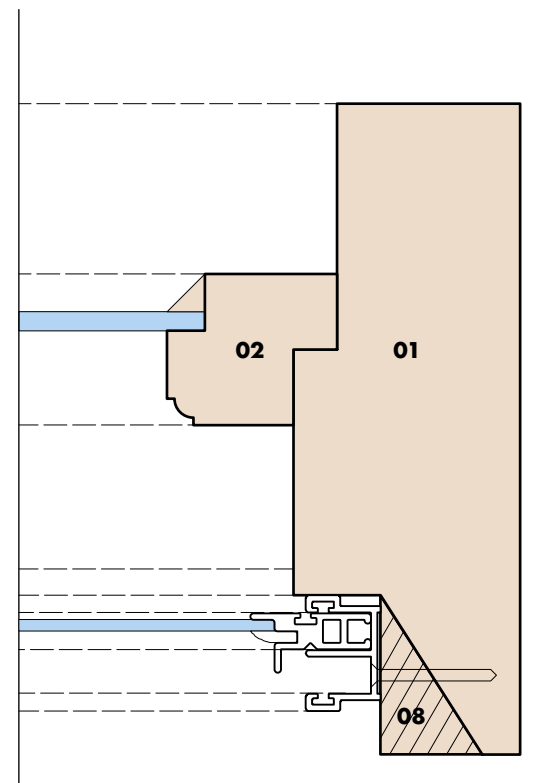




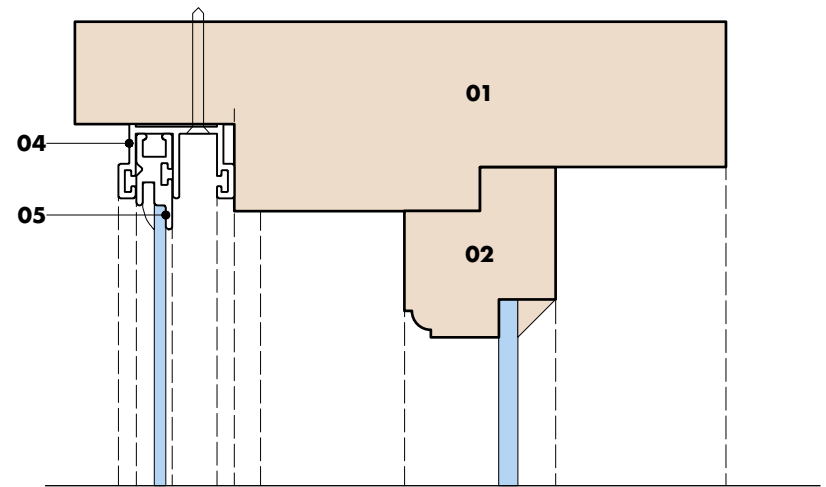
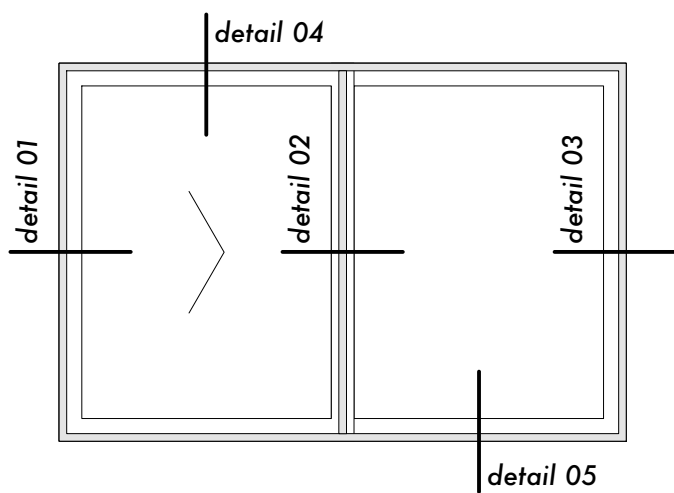
detail 01



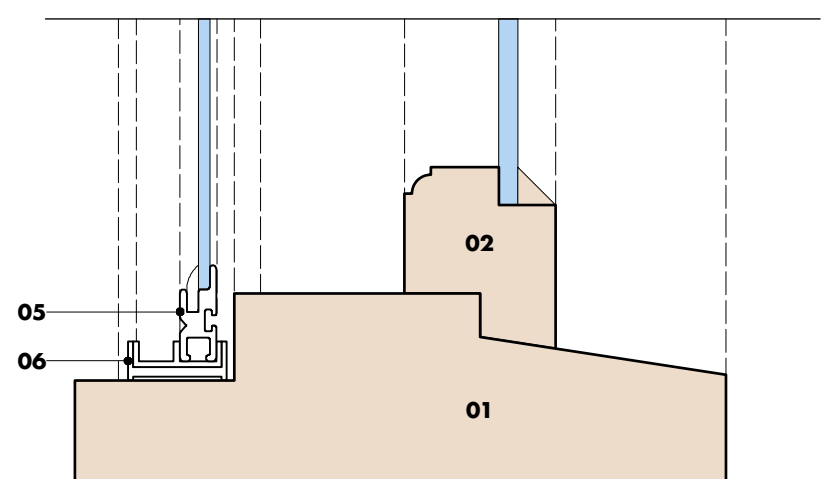
detail 02



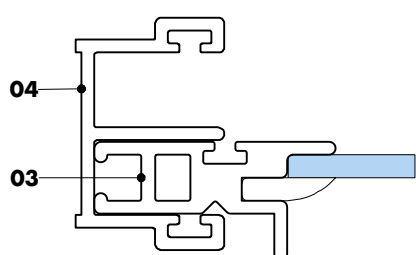
detail 03



detail 04



detail 05



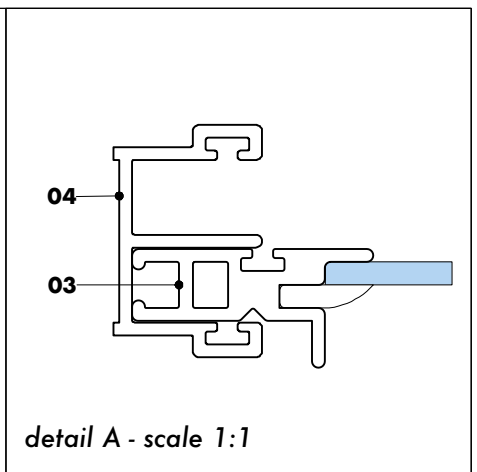
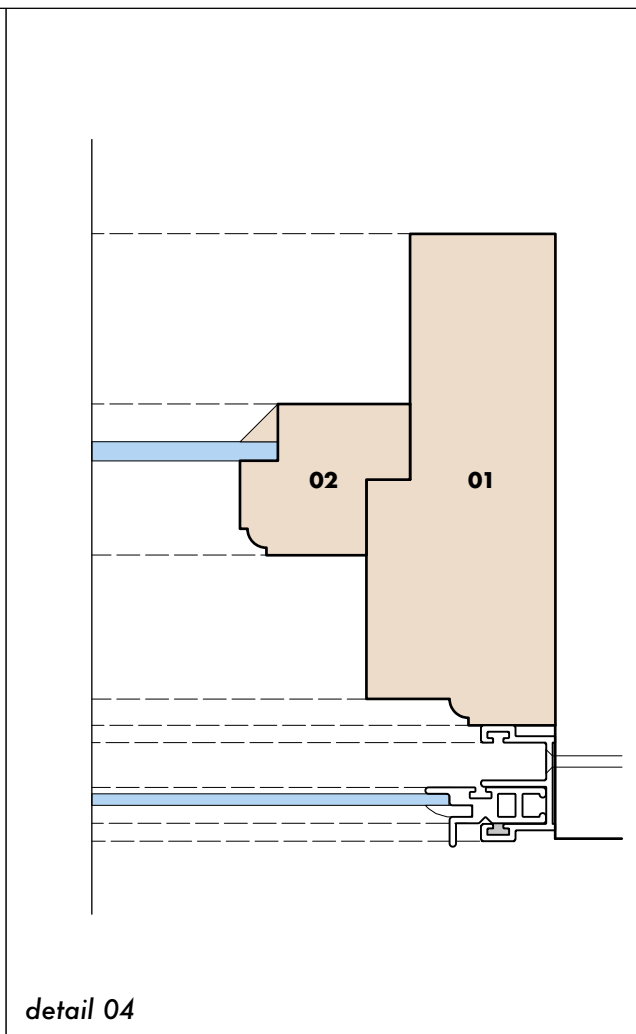
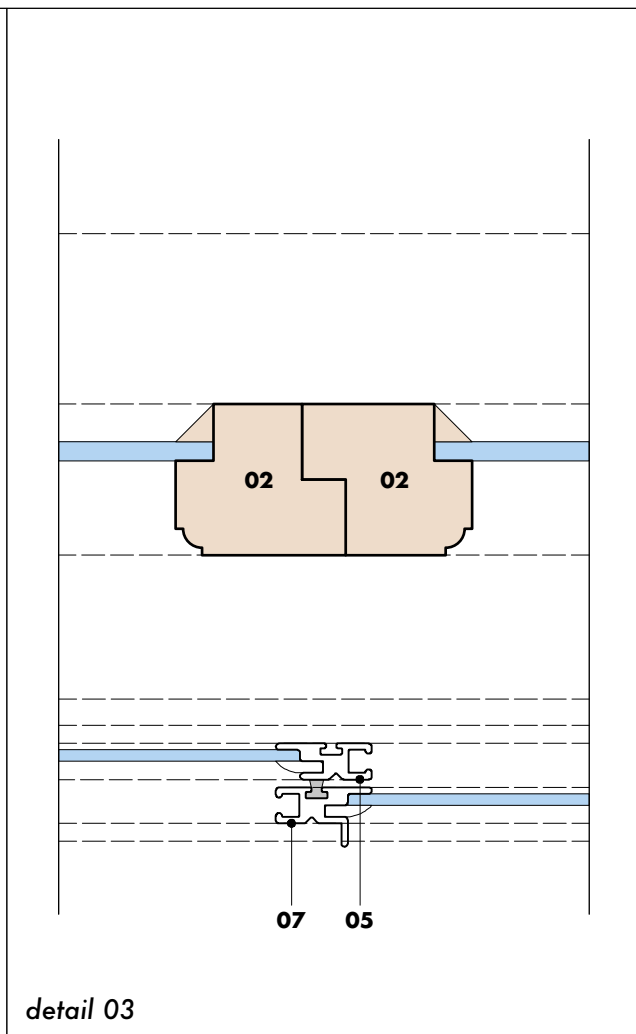
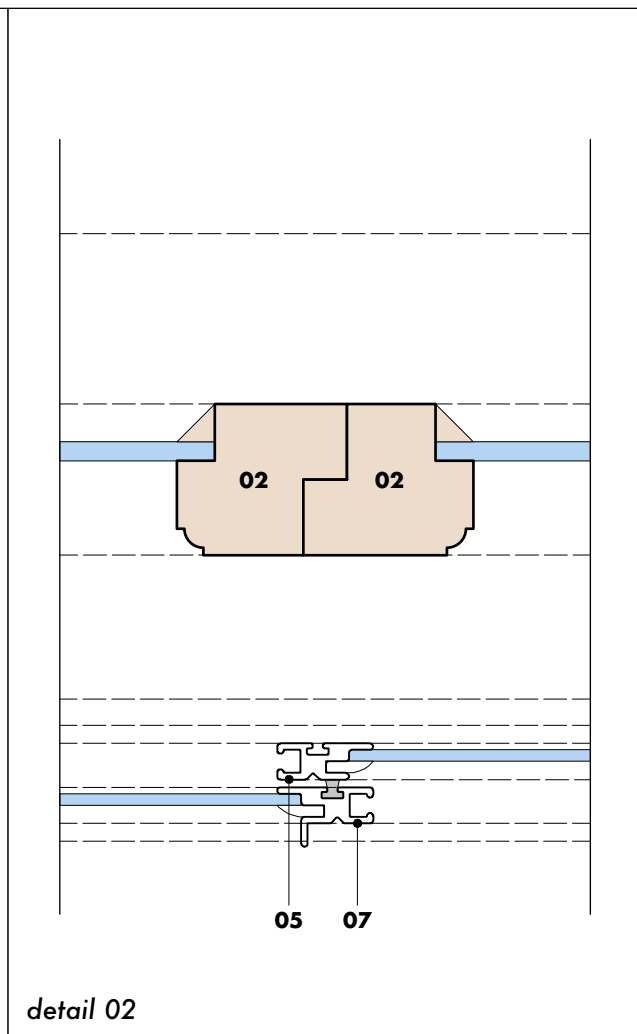
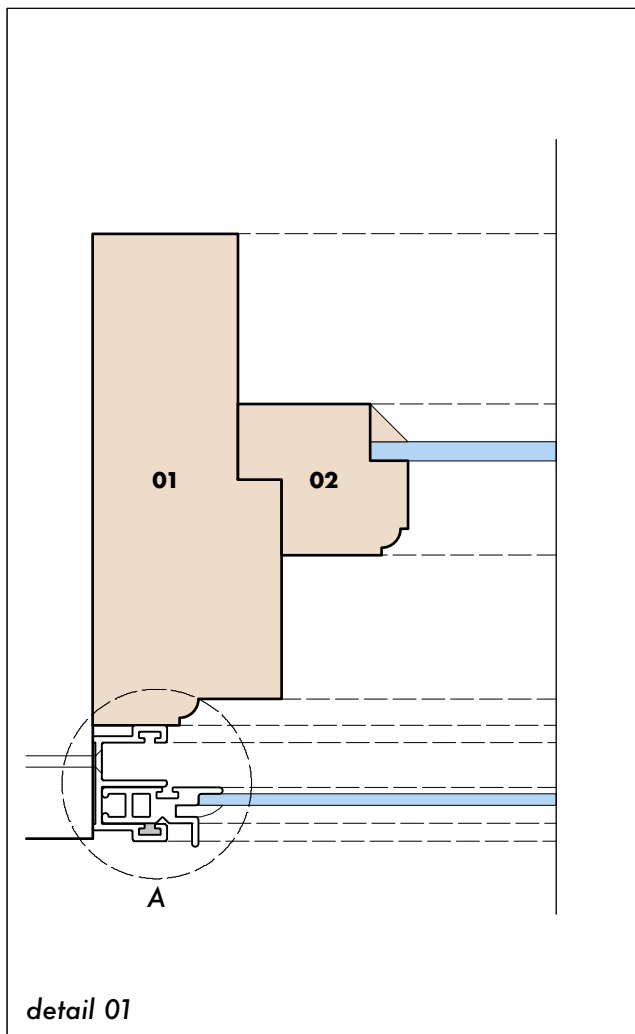
detail A - scale 1:1

key

- 01 existing frame
- 02 existing window
- 03 D-46
- 04 C-S1
- 05 D-42
- 06 S-121 + insert
- 07 D-44
- 08 timber fillet

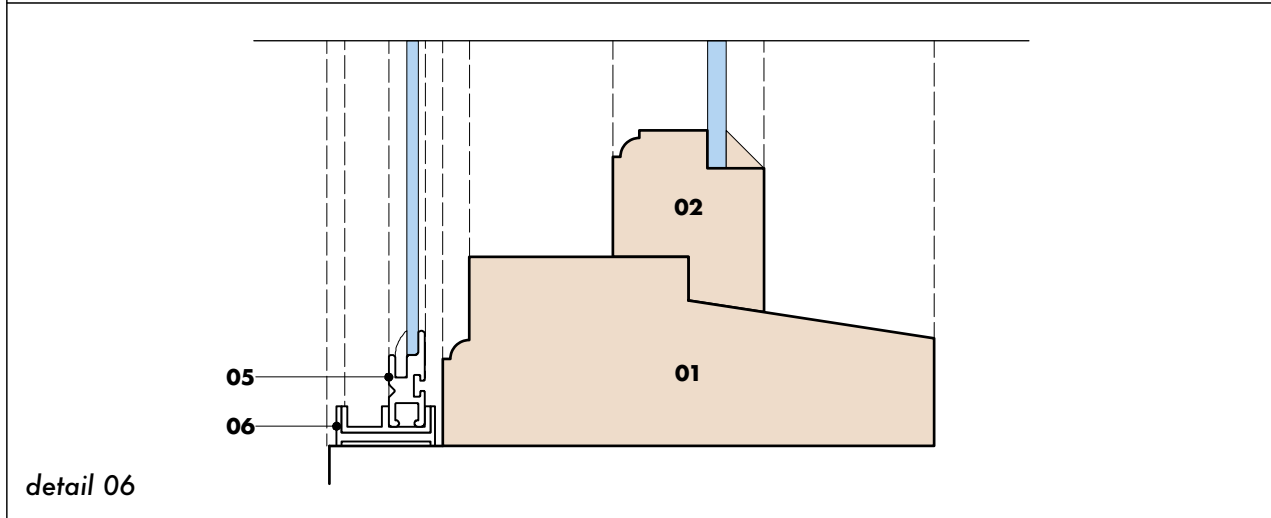
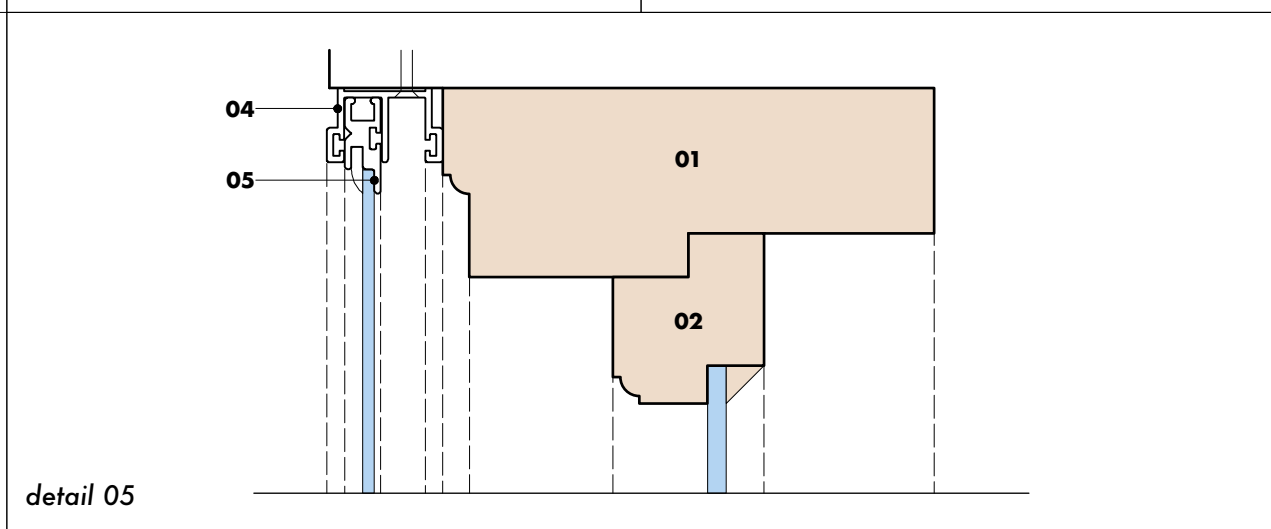
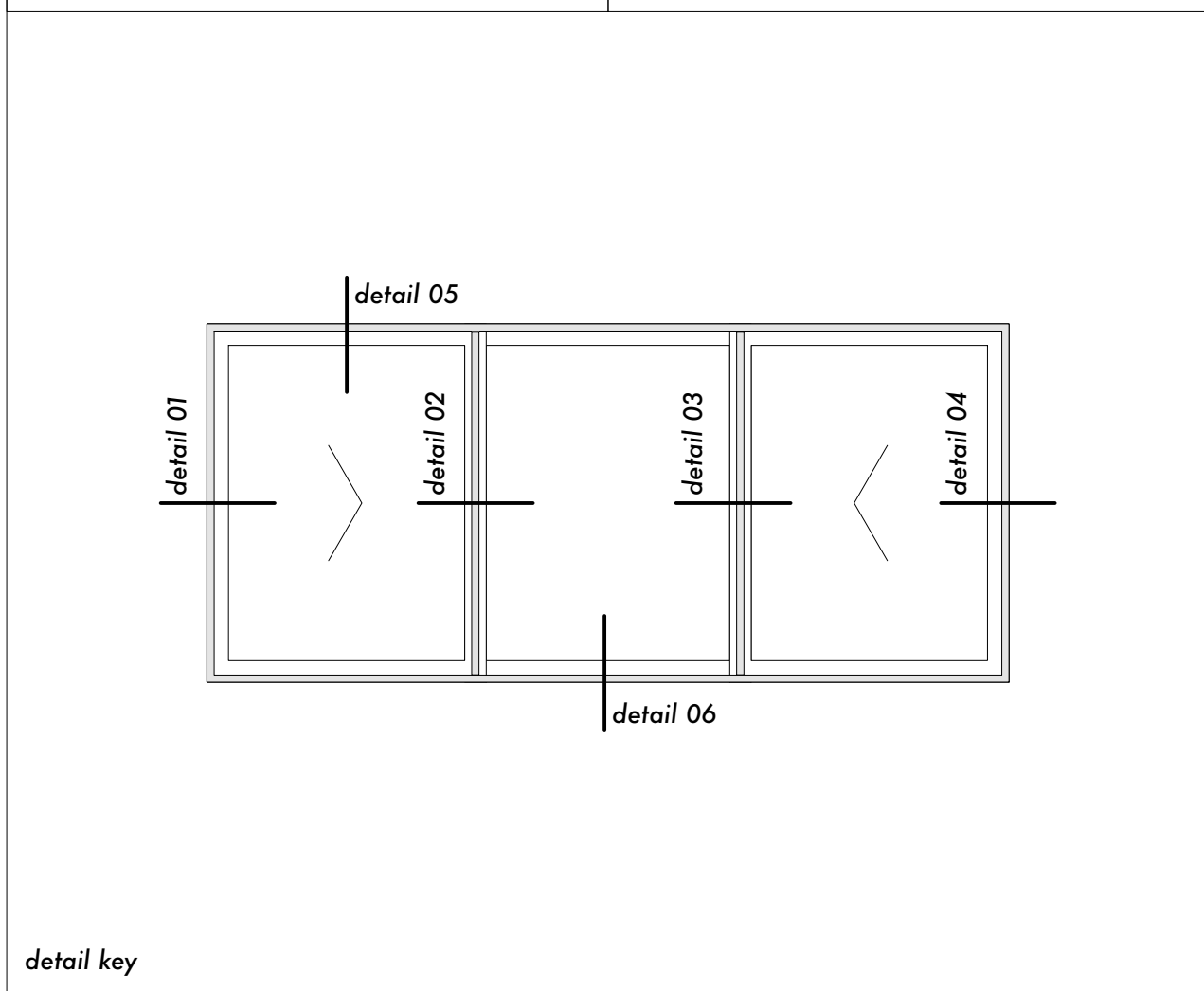
Title: **SAW2**  
 Number: **SW.015**  
 Notes: typical cross sections through 2 pane horizontal sliding unit with timber fillet

Revision: A  
 Date: 08.11.17  
 Status: Construction  
 Drawn: A.B  
 Scale: 1:2 @ A3



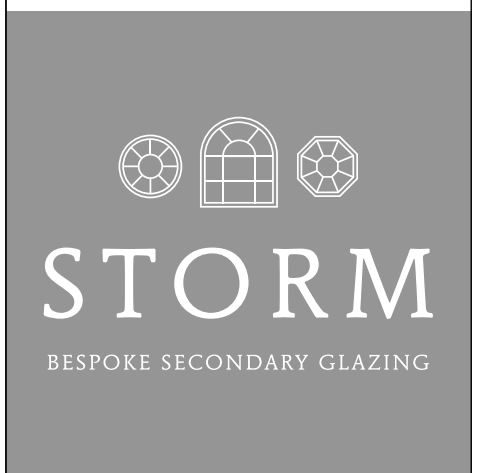
key

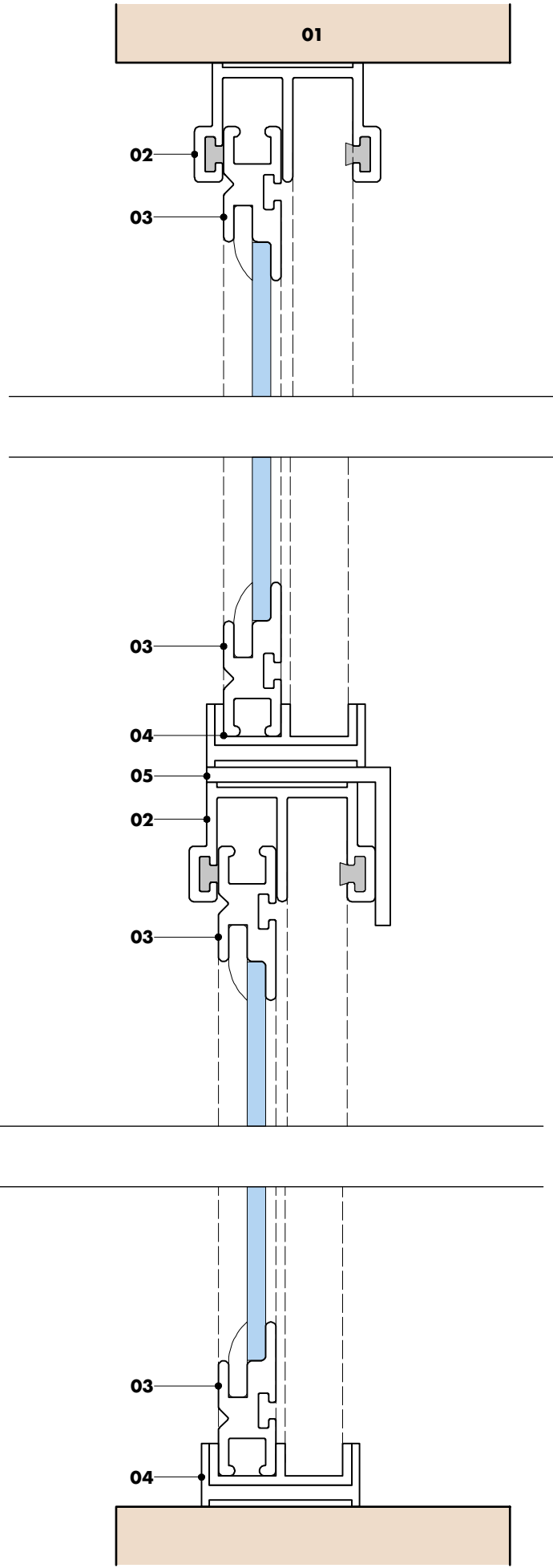
01	existing frame
02	existing window
03	D-46
04	C-S1
05	D-42
06	S-121 + insert
07	D-44



Title: **SAW3**  
 Number: **SW.016**  
 Notes: typical cross sections through 3 pane horizontal sliding unit

Revision: A  
 Date: 08.11.17  
 Status: Construction  
 Drawn: A.B  
 Scale: 1:2 @ A3



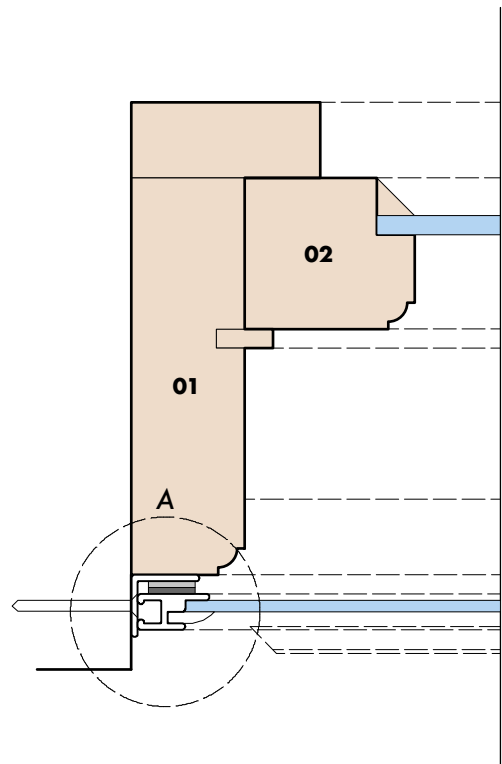


- key
- 01 existing frame
  - 02 C-S1
  - 03 D-42
  - 04 S-121 + insert
  - 05 angle

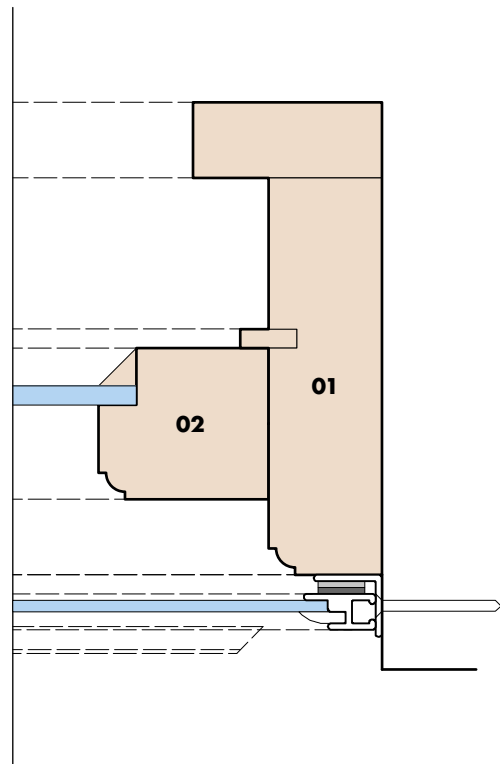
Title: **Stacked Slider**  
 Number: **SW.023**  
 Notes: stacked horizontal slider

Revision: A  
 Date: 08.11.17  
 Status: Construction  
 Drawn: A.B  
 Scale: 1:1 @ A3

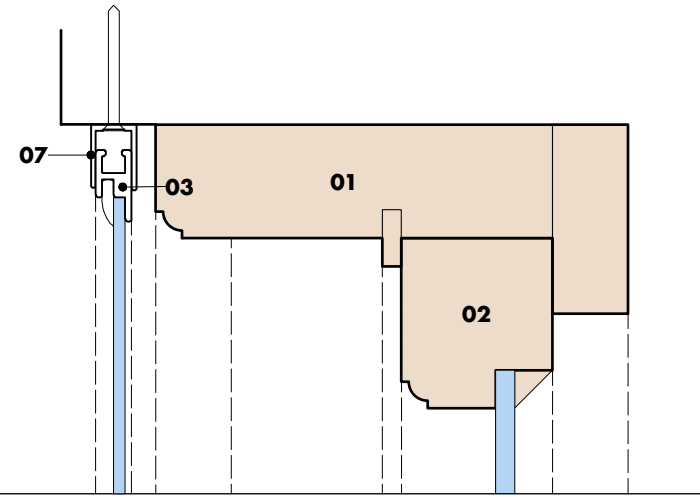
**STORM**  
 BESPOKE SECONDARY GLAZING



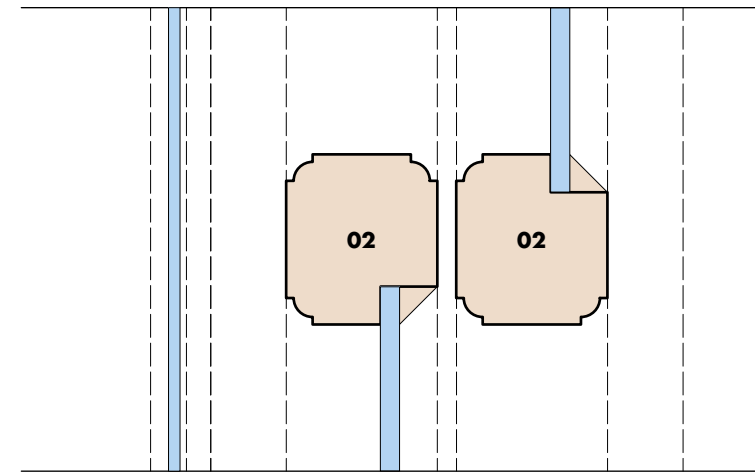
detail 01



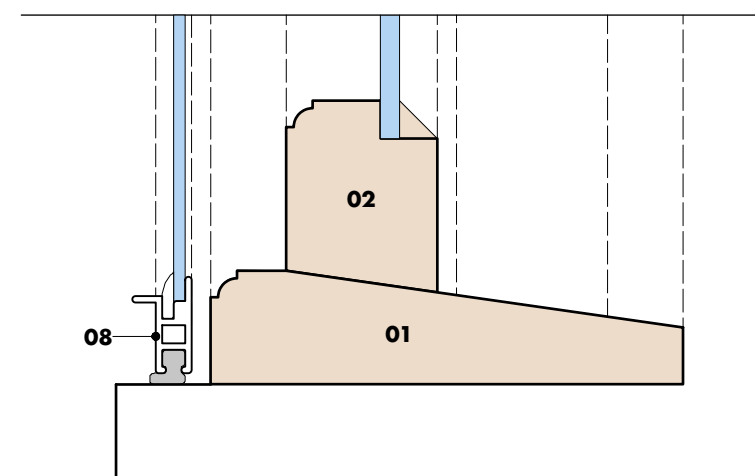
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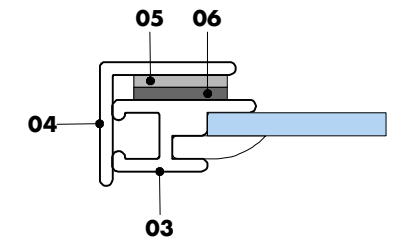
detail 03



detail 04



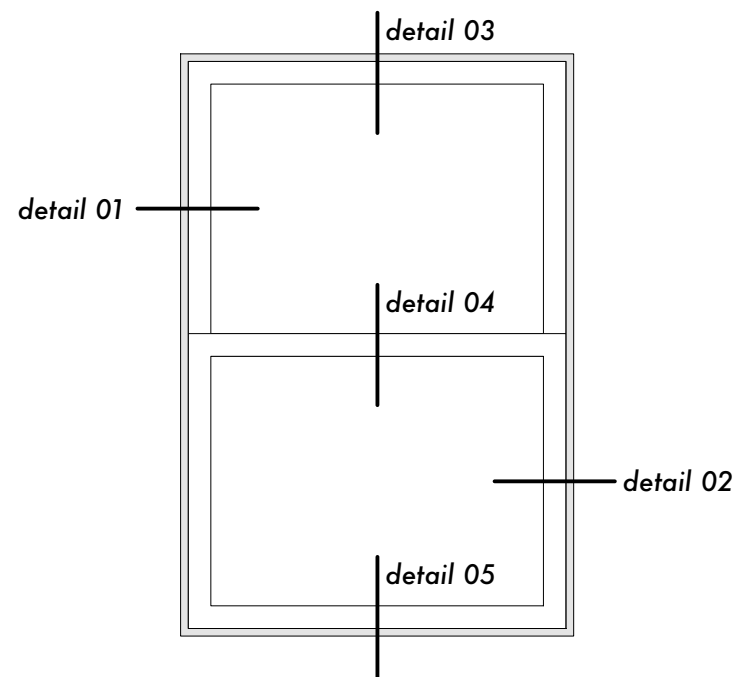
detail 05



detail A - scale 1:1

key

- 01 existing frame
- 02 existing window
- 03 D-47 section
- 04 aluminium L section
- 05 steel strip
- 06 rubberised magnetic strip
- 07 deep guide
- 08 D-48



detail key

Title: **Slimline R**

Number: **SW.002**

Notes: typical cross sections through slimline unit in reveal

Revision: -

Date: 20.07.17

Status: Construction

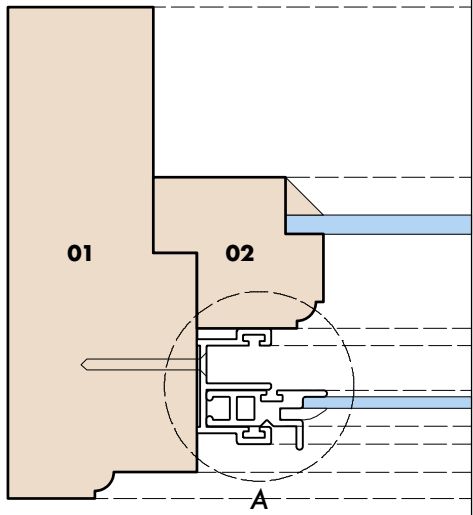
Drawn: A.B

Scale: 1:2 @ A3

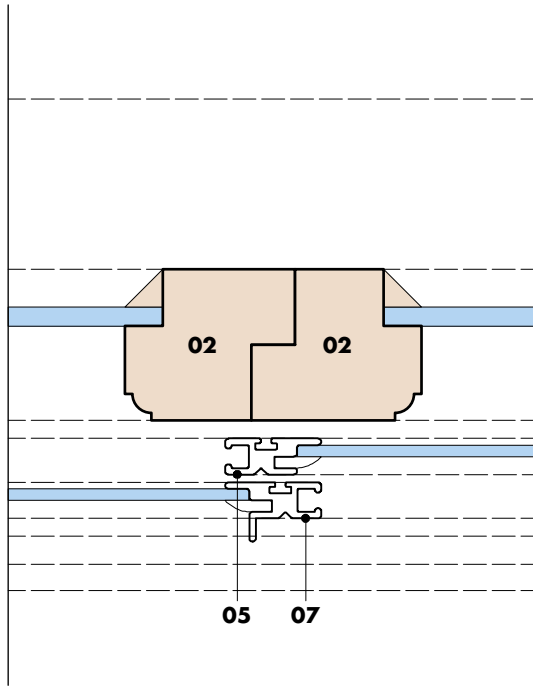


**STORM**

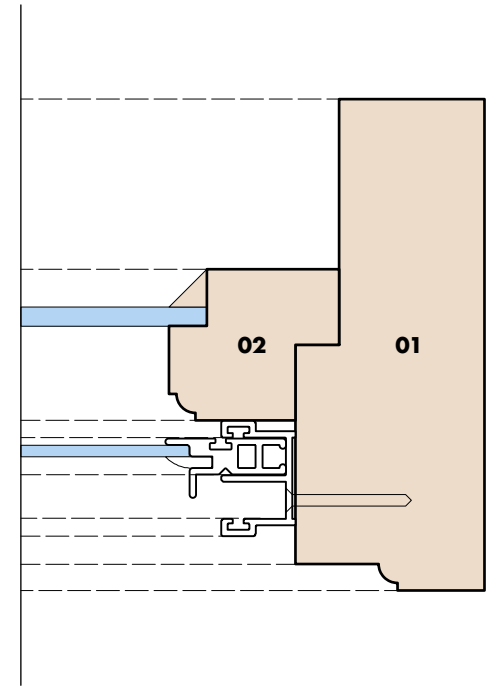
BESPOKE SECONDARY GLAZING



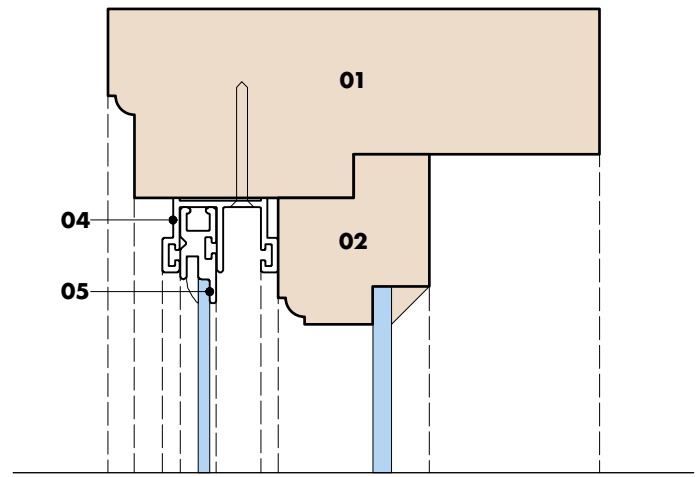
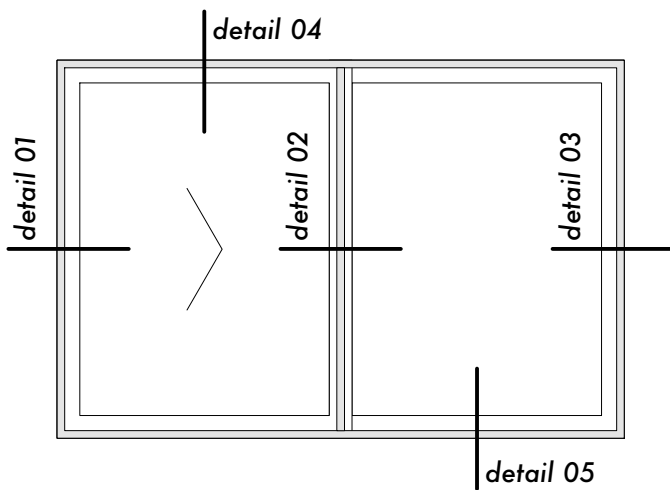
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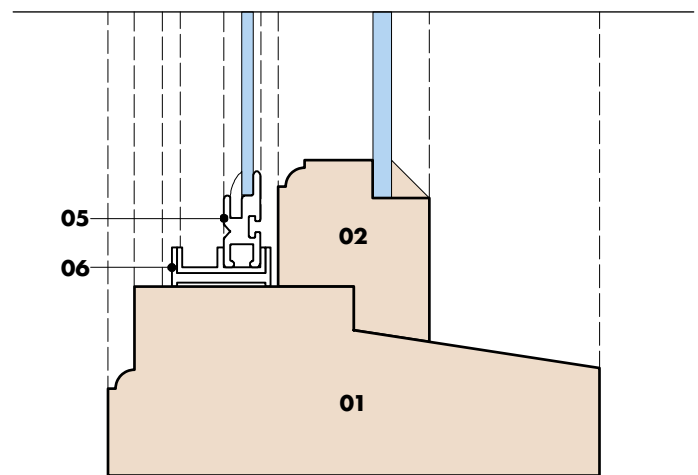
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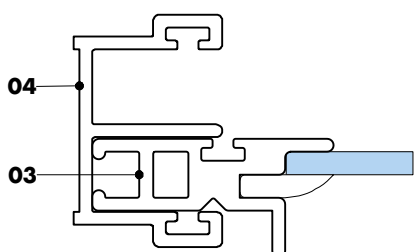
detail 03



detail 04



detail 05



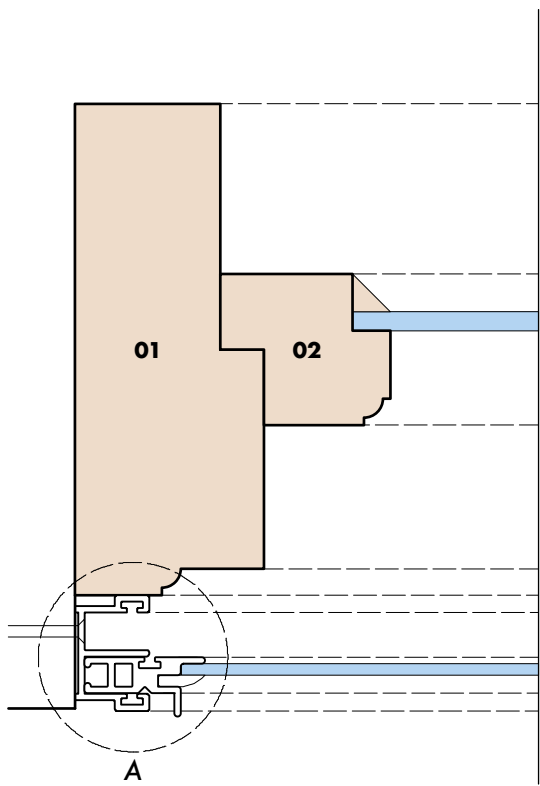
detail A - scale 1:1

key	
01	existing frame
02	existing window
03	D-46
04	C-S1
05	D-42
06	S-121 + insert
07	D-44

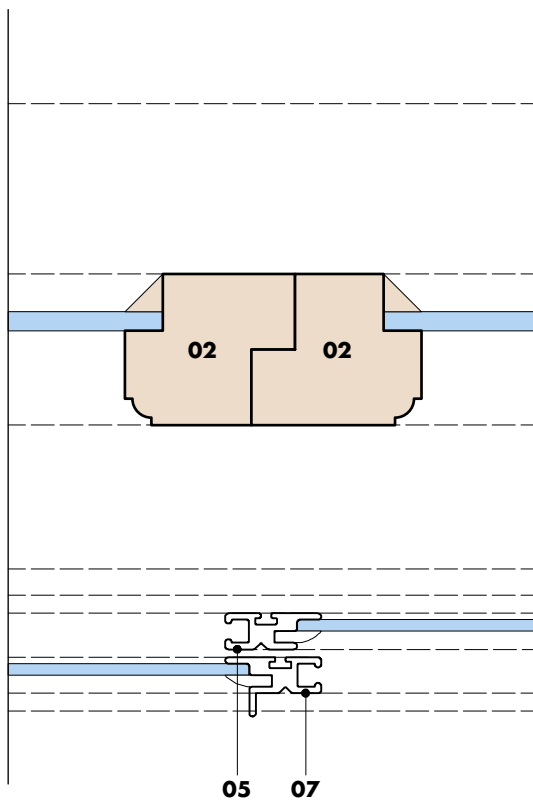
Title: **SAW2**  
 Number: **SW.014**  
 Notes: typical cross sections through horizontal sliding unit  
 Revision: -  
 Date: 20.07.17  
 Status: Construction  
 Drawn: A.B  
 Scale: 1:2 @ A3

**STORM**  
 BESPOKE SECONDARY GLAZING

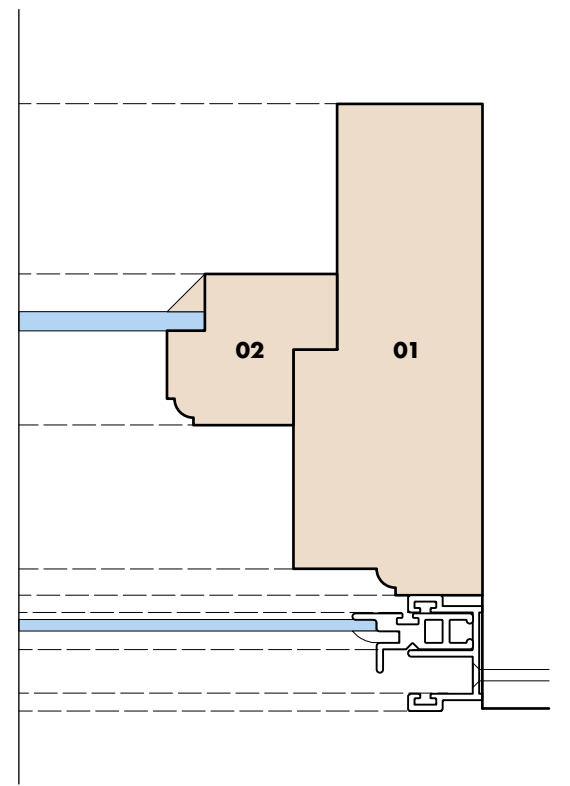




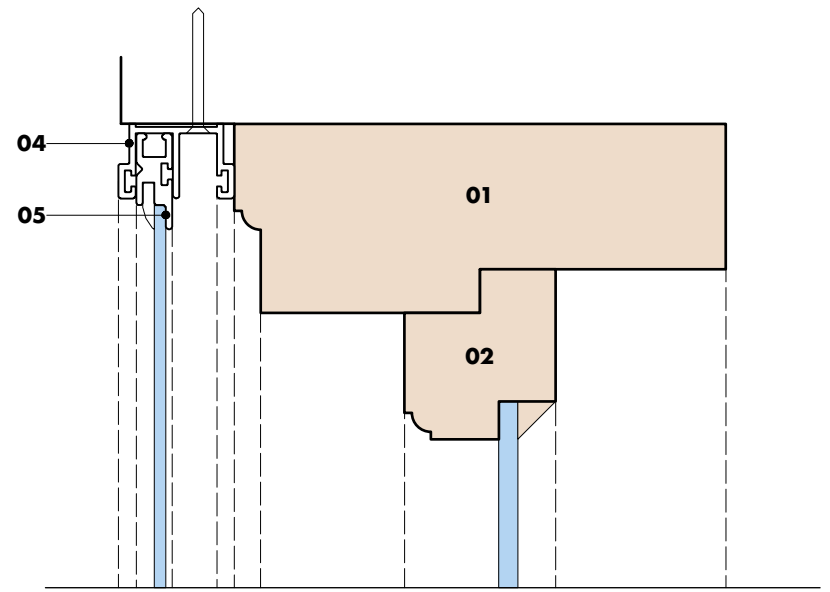
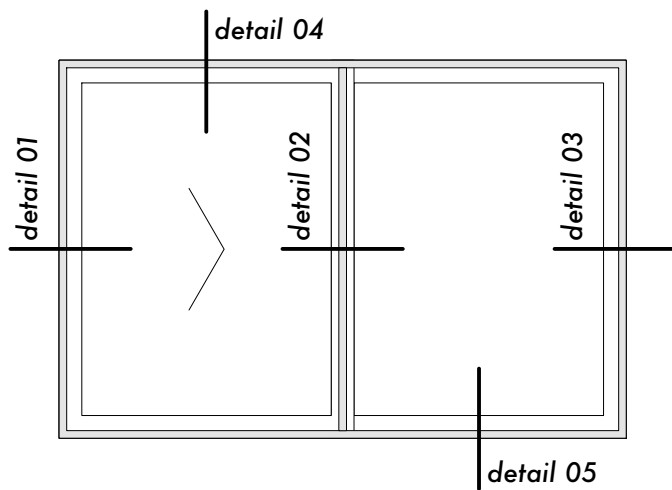
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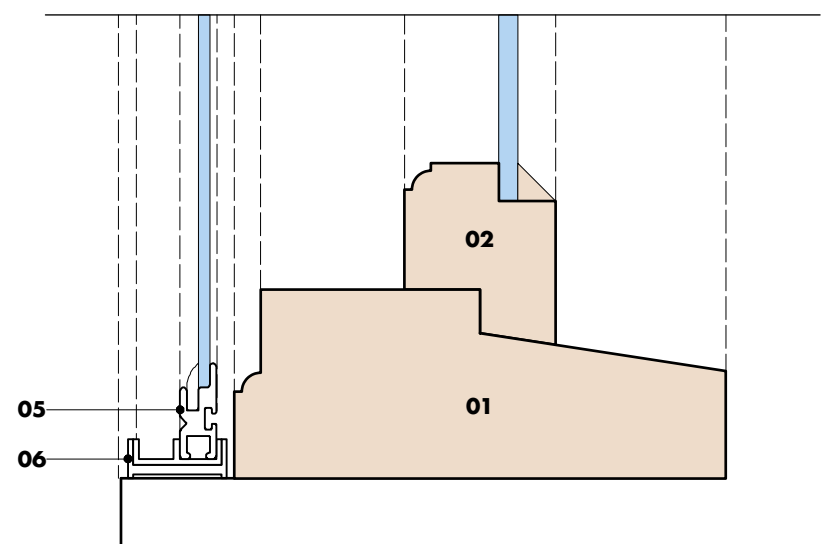
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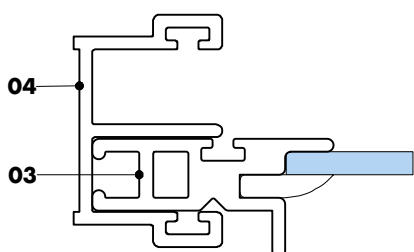
detail 03



detail 04



detail 05



detail A - scale 1:1

key	
01	existing frame
02	existing window
03	D-46
04	C-S1
05	D-42
06	S-121 + insert
07	D-44

Title: **SAW2**  
 Number: **SW.014**  
 Notes: typical cross sections through 2 pane horizontal sliding unit in reveal  
 Revision: A  
 Date: 08.11.17  
 Status: Construction  
 Drawn: A.B  
 Scale: 1:2 @ A3



## **FIXING INSTRUCTIONS**

### **SLIMLINE UNIT**

#### **INSTALLATION INTO STONE/BRICK**

1. Clean down existing opening.
2. Drill reveals and insert plastic plugs (which will not expand when damp)
3. Insert light gauge aluminium angles (full height of aperture) to both left-hand and right-hand jambs.
4. Place the top channel (full width of aperture) into the top of the existing window.
5. Secure each side and top with a minimum of 2 plated screws (dependent on height and width of window).
6. The secondary glazed unit is then offered into the aperture to check if the aluminium angles need to be adjusted. The unit is then removed and any adjustments are then made.
7. Once the angle gives the best fit, the sides and top channel are then sealed into place with decorators caulk.
8. The unit is then placed into the framework – held with the magnets and top channel.

No fixings can be seen. However, on larger windows, it may be necessary to secure the secondary glazed unit at the cill or transom line.

# Window Specification – Horizontal Sliding Unit

## SECONDARY GLAZING SYSTEM

- Manufacturer: Storm Windows Limited, Unit 7 James Scott Road, off Park Lane, Halesowen, West Midlands B63 2QT  
Tel: 01384 636365  
Email: [sales@stormwindows.co.uk](mailto:sales@stormwindows.co.uk)
- Product reference: Horizontal sliding unit
- Framing material: Aluminium
  - Finished as delivered; Powder coating to BS6496. RAL – tbc
- Glazing details: To BS6206 4mm toughened glass
- Ironmongery/Accessories: Not applicable
- Grounds/Subframe: Not applicable
- Thermal efficiency: Low E coating to outer surface
- Fixing: Screwed to reveal using minimal but appropriate amount of fixings plus rawl plug as an anchor.



# Window Specification – Slimline Unit

## SECONDARY GLAZING SYSTEM

- Manufacturer: Storm Windows Limited, Unit 7 James Scott Road, off Park Lane, Halesowen, West Midlands B63 2QT  
Tel: 01384 636365  
Email: [sales@stormwindows.co.uk](mailto:sales@stormwindows.co.uk)
- Product reference: Slimline unit
- Framing material: Aluminium
  - Finished as delivered; Powder coating to BS6496. RAL – tbc
- Glazing details: To BS6206 4mm toughened glass
- Ironmongery/Accessories: Not applicable
- Grounds/Subframe: Not applicable
- Fixing: Screwed to reveal





## **FIXING INSTRUCTIONS**

### **HORIZONTAL SLIDING UNIT**

#### **INSTALLATION INTO STONE/BRICK**

1. Clean down existing opening.
2. Drill reveals, head and bottom of the aperture and insert plastic plugs (which will not expand when damp)
3. Insert CS1 track and secure with plated screws to left-hand and right-hand jambs and also to the head of the unit.
4. Secure each section with a minimum of 2 plated screws (dependent on height and width of window).
5. Secure S121 (lower track) to the bottom of the window using 1 or more plated screws (dependent on the width of the window).
6. The unit is then sealed into the aperture with decorators caulk.
7. Sliding panels are then engaged fully into the top track and lowered into the lower track.

No fixings can be seen.

To be read in conjunction with Storm Windows Drawings no SW/014/06A (2-pane), W/016/06A(3-pane) and SW/018/06A (4-pane)