

FORMER PRESCOT POLICE STATION BUILDING, DERBY ROAD, PRESCOT
REPLACEMENT OF WINDOWS STATEMENT
(TO BE READ ALONGSIDE THE SUBMITTED HERITAGE STATEMENT)

Consideration of Options to Repair or Replace the Existing Windows

- 4.1 It is well documented (*Historic England Traditional Windows technical Guidance 2017*) that traditional/original windows can often be simply and economically repaired, usually at a cost significantly less than replacement. For timber windows this is largely due to the high quality and durability of the timber that was used in the past (generally pre-1919) to make windows.
- 4.2 Properly maintained, old timber windows can enjoy long lives, although a challenge for the best maintained historic windows is to improve the thermal efficiency from the use of single glazing. Retaining and repairing the original windows obviously makes good conservation practice.
- 4.3 There is no dispute that traditional windows are an important aspect of a building's historic fabric and provide the 'signature' of the building which make the building instantly recognisable as historic.
- 4.4 However, whilst the loss of traditional windows would in most cases be the last resort, there are some circumstances where for a number of valid reasons, including the poor condition, extent of wet rot, and costs of reinstatement, the economic cost of repair is beyond the means of the building owners, or would simply be so prohibitive that the costs are not able to be recovered through the value of the building.
- 4.5 Prima Group has investigated a number of options to address the poor condition of the windows at Prescott Police Station building, and these are discussed below.

Why are the existing windows not able to be repaired?

- 4.6 The existing windows have been repaired many times over the years and many have had repeated patch repairs due to vandalism and general disrepair.
- 4.7 With the amount of work required to make the windows fully operational, draught proof, secure, leak free, rot free and decorated afterwards, the professional view of Prima Group's in-house surveyors considered the most prudent and cost-effective option is to renew the windows.

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Are all the widows in an unrepairable condition, would it be possible to do a partial repair to the windows?

- 4.8 Many of the existing windows in the Police Station building are damaged to some degree due to missing ropes and weights, rotten frames, single glazing, and are very draughty throughout.
- 4.9 Many windows are leaking causing damp, or are sealed shut, causing mould and lack of adequate ventilation. There is ineffective air circulation at present in most of the rooms and this is also a health risk to the residents, many if not all within the converted building, are likely to be on a supported living basis and on benefits/housing allowance.
- 4.10 The current situation for many of the original windows could well contribute to poor environmental living conditions if not able to be effectively restored, and even then there would be ongoing issues with poor thermal performance.
- 4.11 With recent high profile news items regarding housing conditions in the Housing Association sector, there is close scrutiny on the sector and its performance in ensuring new homes are safe, secure and provide a decent level of living standards.

What are the factors for choosing to replace the windows in timber double-glazed sliding sash?

- 4.12 Maintenance: The ongoing costs of maintaining the original windows incurred by the landlord (Prima Group) throughout the year would be exorbitant. The use of a heritage style timber sliding sash windows would be practically maintenance free, at least for many years to come, with the savings on annual maintenance costs helping to maintain rents for tenants at an affordable level.
- 4.13 Durability: The use of heritage style treated timber windows won't rot like the existing untreated timber windows and will withstand the harshest of weather. They are windows that will give the building a refreshed appearance and will help to sustain the refurbished Prescott Police Station building for many years ahead.
- 4.14 Security: The proposed replacement windows have a strengthened security lock system and with toughened glazing, are extremely tough, and hard to break into.

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Windows are glazing 'Q' compliant and have a thicker toughened glazing that will help to give residents the peace of mind that they are living in a safe and secure accommodation.

- 4.15 Insulation: The use of the proposed timber sliding sash double glazed windows have better thermal qualities than the existing windows. This helps make the converted building more efficient, former cell rooms more insulated, help prevent heat loss, and helps reduce noise ingress to the flats.

Is the case made to replace the original windows with the proposed heritage style timber sliding sash windows?

- 4.16 On the basis that there is sound justification to conclude that the existing timber windows in the Police Station building are suffering from significant patches of rot and decay, that the repairs would need to constitute extensive overhaul, which would result in the windows have significant new sections that for some of the existing windows there would not be much left of the original timberwork.
- 4.17 Therefore, the applicant has taken the view that for the sake of the long term future of the building, providing residents with warm, energy efficient rooms, and meeting the obligations on Prima Group as a responsible landlord, who will manage the property on a daily basis, the only viable solution for addressing the windows at the former Police Station building, is to pursue a replacement window programme, with the proposed timber sliding sash double glazed windows.
- 4.18 The proposed new style windows and will have the same run-through horns as the existing windows, same glazing bars, and the new frame will have the same proportions as the existing timber frames.
- 4.19 The timber sliding sash double glazed windows function like a wooden box sash window with both the top and bottom sashes sliding up and down to suit ventilation requirements. The two sliding sashes sit within an outer frame, work independently of each other on a balanced load mechanism, designed to hold the sash at any height.
- 4.20 In terms of colour, all windows will be powder coated in a white wood grain to match the wood grain appearance of the existing timber windows.

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- 4.21 In design terms, the proposed changes to the windows of the former Police Station building are considered to result in a *neutral impact* in relation to the external appearance of the building.
- 4.22 In terms of impact on the visual appearance when viewed from the streetscene, the changes to the windows will result in the building having an enhanced appearance, coming from the renewal of the windows; a refreshed appearance of the windows will lift the overall appearance of the fenestration of the elevations.
- 4.23 Through the improvements brought about by the replacement windows the building will have a harmonious appearance where all the new windows in the property are consistent with the style and design of the original windows from the late Victorian period.
- 4.24 As such, it is considered that the enhanced visual appearance of the building through the proposed replacement windows will enhance the design quality of the building.
- 4.25 The NPPF, paragraph 130 (c) supports developments that are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change. This is considered to be supportive of the approach taken in this case.
- 4.26 The proposals are therefore supported by the objective for achieving good design under paragraph 130 of the NPPF and policy ENV6 of the KLPCS and policy DQ5 of the KRUDP.