

VARIATION OF CONDITION 4

Woodcroft Site, West Street, Prescott



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Fig.1: Aerial view of site highlighting Woodcroft house (highlighted)

SCHEME DETAILS

Site Location:

Woodcroft House
Woodcroft site, West Street
Prescot, L34 1LQ

Site Area:

4,737 m²/0.437 Ha

Development Type:

Demolition of 2-storey brick building, timber-clad building, reception building and prefabricated office building.

Extensive refurbishment of the Victorian house to convert it back to a dwellinghouse. Erection of 7 no. new detached houses. All with front and back gardens and associated road/landscaping works.

Date of Planning Approval:

June 2020

Applicant:

GK Build 1

Agent:

AJD



Fig.2: 3D rendering showing proposals for Woodcroft House

INTRODUCTION

The scheme located at West Street, Prescott includes the refurbishment of Woodcroft house in addition to the erection of 7 no. new dwellings around a communal green facing Woodcroft.

This document has been prepared to support the application for variation of details reserved by Condition 4 of the planning permission (ref.:18/00785) received in June 2020.

Condition 4 stipulates materials to be used on Woodcroft house and states that the windows and doors shall be retained and refurbished unless where expressly agreed with the LPA.

This application is to enable the condition to refer to submitted details of the proposed windows which have now been installed by the developer, in replacement of the existing windows.



Fig. 3: Existing bay viewed from inside (windows W65, W66, W67)

EXISTING CONDITION

Refurbishment works for Woodcroft house started in early 2022 which include, internal remodelling to create a single dwelling-house, refurbishment of key architectural features, as well as the replacement of existing windows.

Internally window surrounds and shutter boxes will be retained and refurbished, the plaster covings and ceiling plastering details will be refurbished, where present.

Existing windows were assessed and found for the most part, to be not original to Woodcroft house and done in a variety of styles. The styles ranged from some original lambs' tongue double-sliding sash windows; routed frame double-sliding sash, and more modern hung-casement windows.

It is the developer's intention to replace the array of varied window types on Woodcroft house to create a unified white-painted timber double-sliding sash window scheme, with modern double-glazing units fitted.

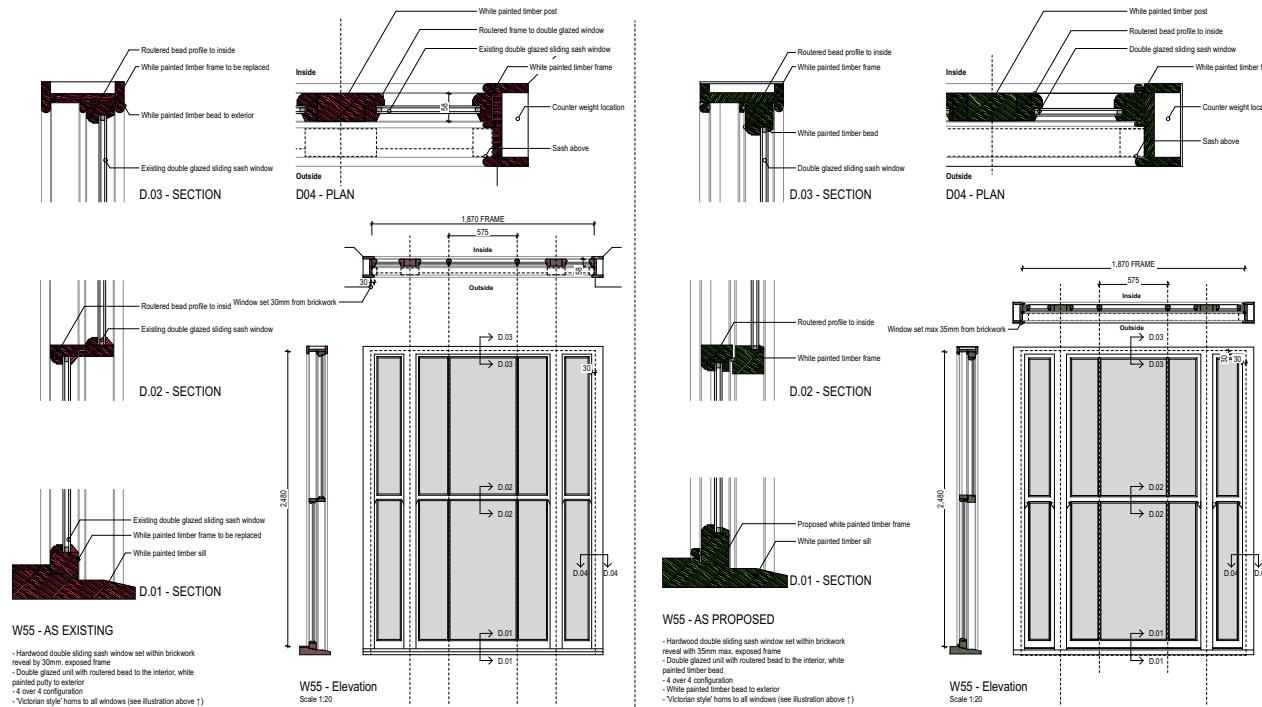


Fig. 4: Woodcroft house window survey (in red) and proposed works to windows (in green)

WINDOW SURVEY

Of the 23 existing windows on Woodcroft house, 13 were found to be of the original double-sliding sash design. The original design consists of single-glazed frames with lambs tongue detailing.

Each existing window was surveyed and drawn at 1:20 scale with 1:5 details so that a suitable solution for the refurbishment works could be considered on a case-by-case basis for each of the windows.

Unfortunately, many of the sashes on these windows were found to be badly damaged. It was therefore decided that, while the outer window frames and internal surrounds / shutter boxes were salvageable and should be retained and refurbished, it would be difficult to refurbish the single-glazed window sashes to an acceptable standard.



Fig.5 : Newly installed double-sliding sash windows with original outer frames / surrounds retained where present

PROPOSED WINDOWS

From the window survey, an assessment of each original single-glazed window's ability to receive double glazing units could be carried out. This was considered unviable in the context of a non-listed building and given that nearly half of the windows (43%) varied from routed bead sliding-sash replacement windows to modern hung-casement windows, it was decided by the developer that a wholesale window replacement scheme would be the preferred option.

As explained above, the existing windows ranged in style and condition which steered the client towards a wholesale replacement scheme, in order to unify the elevational treatment and internal appearance of the proposed dwelling, but also in order to address the energy requirements without the need to resort to secondary glazing.

Secondary glazing in this case would have been difficult to achieve elegantly given the wish to retain internal existing features such as window surrounds / shutter boxes and plaster detailing around ceilings.

Proposed window details at 1:20 and 1:5 were drafted and are being submitted in support of this application to vary the wording of Condition 4 so that it includes a reference to these details.



Fig.6 : Newly installed double-sliding sash windows with original outer frames / surrounds retained where present

ENERGY PERFORMANCE

As discussed earlier, there were a variety of existing windows within the dwelling that not only ranged in architectural style but also thermal performance. Indeed, some existing non-original windows were constructed with more modern double-glazed casements, however 57% were the original single glazed double sliding sash windows.

As they are single glazed, they have poor thermal conductivity and needed to be upgraded to adhere to Part L1A. With this in mind, as well as the need to unify the window scheme throughout the property, it was proposed to replace all exiting windows with new high performance double-glazed double sliding sash units.

Another important aspect of the design proposal was the decision to retain the outer frames where possible and retention of all internal window surrounds / shutter boxes where present.



Fig. 7: Woodcroft front elevation showing newly installed double-sliding sash windows

CONCLUSION

As discussed, Woodcroft house is described as a non-designated heritage asset, it is not listed and while the developer is making every possible effort to refurbish as much of the existing fabric as possible to an acceptable standard, the conversion from a Council-owned office building to a luxury single dwellinghouse is bound to lead to situations where compromises have to be made to reconcile conflicting requirements.

The conversion works include the refurbishment of existing sandstone window heads / sills, internal coving as well as providing new black cast aluminium rain water goods where required, to bring the building back into purposeful use.

The existing windows that were surveyed were in poor condition with rotten sashes and many missing features, which also led to the decision for upgrading to a new set of double-sliding sashes on existing frames where possible and new windows where required.

The new windows allow unity within the elevation of the property, and being of a white painted double-sliding sash design they are in keeping with the original design's intentions.