

weston hall • weston on trent
discharge of planning condition 6:
confirmation of window joinery repairs and replacements



weston hall
30 August 2019

WESTON HALL
WESTON ON TRENT

RE-ROOFING, STRUCTURAL REPAIRS & ASSOCIATED
WORK

**discharge of Planning condition 6:
confirmation of window joinery repairs and replacements**

Revision	Date	Clauses amended
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First draft for comments	30/08/2018	
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C O N T E N T S

A	Introduction
B	Justifications and cross referenced material

A I N T R O D U C T I O N

- I.0 This document provides information relating to the confirmed scope of structural repairs and interventions proposed at Weston Hall, following on site discussions on the 29/08/19 between Alan Staley of ASBC, Jamie Mayers of Peter Rogan & Associates and James Bate, the Conservation Officer for South Derbyshire District Council.

B CONFIRMATION OF WORKS

2.0 Justification of works and repair/intervention types

2.1 timber to timber repairs and replacements to existing windows

Repair type/references: refer to section 7.0 – joinery of ‘Weston Hall Pay-App 05’ for confirmed scope of window repairs. Generally the windows to be replaced will be replaced in Sapele – a durable hardwood.

justification: The windows at Weston Hall are generally in a poor state of repair due to the exposure of the location and the difficulties with erecting scaffold for routine maintenance, due to the single storey extensions present to the north east and south. The decay of window joinery is most pronounced in the attic windows, with daylight showing through between glass and frame in many cases and the whole assembly being in such a perilous state it is justified to replace them in order to preserve the building’s fabric via ensuring weather tightness of the whole. Weather damage and decay is slightly less severe at second floor level, so patch repairs are proposed here. Before works started a preliminary assessment of the state of the window joinery was carried out by Peter Rogan & Associates in consultation with ASBC, the results of which informed the scope of works for the repairs project, this document is submitted as part of the discharge of conditions. None of the windows are ‘original’, with the earliest windows most likely leaded lights between the stone mullions - the majority of the windows are 1970’s era, with some 1920’s/1930’s windows present as well. Thus the replaced fabric (where replacements or patch repairs are proposed) is not the most significant compared to the masonry walls or original oak floor and roof structure, nonetheless the intention is for replacement joinery to match the existing frame profiles and dimensions. The budget will only allow for the top two floors window joinery to be repaired or replaced, the intention is that upgrades to the weather tightness of the fabric in general will ensure the long term weather proofness of Weston Hall.

The proposed replacement windows are based on the designs of the oldest timber windows in Weston Hall – in particular existing window W1.9. The format of the proposed windows are to be varied to suit the size and proportion of the existing window openings.

The new windows are proposed to be painted in Little green ‘slaked lime’ colour paint – to match the generally white/off white window joinery as existing (not all windows will be replaced so the new colour must harmonise) however the colour chosen is a softer, less strident shade that suits a heritage property better.

3.0 Cross referring information

Please refer to the following information submitted with this application:

- ASBC Ltd sketch window replacement drawing: “Weston Hall - ASBC window proposal”
- Peter Rogan & Associates - PL18 Proposed window replacements
- weston windows assessment Rev A

