HERITAGE IMPACT STATEMENT

Proposed Works
At St Mary's House, Overton
2607-29/07/26

INTRODUCTION

This statement has been prepared to provide additional support information to the Planning and Listed Building Consent application for the replacement of existing windows to St Mary's House, 14, High Street, Overton LL13 0ED. It should be read in conjunction with drawings no.s 2607: 1-10.

EXISTING

St Mary's House is located in the centre of Overton, at the corner of High Street and Pen-y-Llan Street. The property is of three storeys (plus cellar), and is constructed from brick, with a slated roof over.

St Mary's House is located within the Overton Conservation Area, subject to an Article 4 Direction covering windows and doors, and therefore requires a planning application. Additionally, St Marys House is Listed Grade II, and therefore the proposal requires Listed Building Consent. List reference number for St Mary's House is 1680.

St Mary's House and the adjoining Bryn-y-pys estate house appear to have been built as a single development in the early eighteenth century. St Mary's House, originally a private house, was sold to the Church in 1867, to become a rectory. Shortly after this date St Mary's House was extended to the rear, with a large, two storey range, in an Arts & Crafts style, with gables, decorative stonework and some tile hanging.

It is intended to replace 21 no. external windows, and 2 no. French Doors. The age of the windows varies. Some appear to be comparatively recent, (eg WF7 is double glazed). The design of the windows varies, with largely vertical sliding sash windows to the original eighteenth century part of the house, and larger windows, divided with mullions and transoms, and top and side hung opening casements, to the nineteenth century extension.

The condition of the frames varies, but generally they are in poor condition, with wood rot, water ingress, and failed sash mechanisms. It is considered that they are beyond repair. The windows also have poor energy performance compared to modern windows.

PROPOSED

The proposed replacement windows would be custom made by a local joinery firm, to the details shown on the accompanying drawings. The windows would have hardwood accoya frames, with paint finish, colour warm white (RAL 9010). It is proposed that wood beading be used, to a profile replicating putty. The windows would be glazed with double glazed units, 22mm total thickness, incorporating low-e glass and argon filled cavity and therefore compliant with Part L of the Building Regulations. The windows would have side hung flush casements, or sliding sashes, depending on the window, as shown on the drawings. Glazing bars would be used to replicate the existing window patterns. These would be planted-on bars, 28mm width, to reflect the size and appearance of existing glazing bars.

The overall appearance of the windows would therefore be very similar to the existing windows.

The proposed doors and windows will help improve the energy performance of the house, both in terms of reducing draughts and in improving u-values.

The proposed door and window replacements would help ensure the fabric of the house would be in good condition for the next few decades.

The proposed windows would also provide reliable escape routes for occupants in case of emergency.