Heritage impact statement for Mount Alyn Gatehouse

Introduction and scope of works

Replacement of an existing window at the front elevation of the property. The same proportion of frame and window will be retained. The replacement window will be made by a local firm who specialise in making wooden windows.
The existing window which was installed in 2003 where there had previously been no window, is requiring replacement. The existing window opens with the two top panes opening which is very difficult to reach from the kitchen. The new windows will open with all four panes opening and therefore will have a lower handle on the inside.
The replacement is of the frame and window.

Assessment of significance

Mount Alyn Gatehouse is one of three houses on Croeshowell hill that were designated as Grade 2 listed in 1996 ref 17461. Referred to as the lodge. Later split into three properties in the 2003 redevelopment. It was in this development that many of the windows on the front elevation were added.
The Gatehouse formed part of the country seat of Alexander Balfour a 19th century merchant based in Liverpool. The Balfour estate house itself was knocked down in the late 60s / early 70s when quarrying commenced at Ballswood Quarry, the land under the 16 bedroom house then being quarried for the sand and gravel below it.
Architectural features are its historic structure and striking Gothic revival carved stone gate posts at the drive entrance.
The multi-pane window that is existing was made to match other windows on the front elevation it is however not an original feature of the house prior to 2003.

Condition assessment

The original window was not craftsman made or fitted and has been the subject of rot since 2013 when we moved into the house. Many repairs have been carried out to the frame but these have all had a limited lifetime and there are now large holes that allow for ingress of water. The opening panes also do not fit properly and allow for water ingress when rain is combined with a northerly wind.
Window replacement is required to protect the integrity of the building.

Assessment of impact and mitigation

Material will be hardwood frames finished in white paint to match the other windows on the front elevation of the property.
Existing windows are double glazed units and the replacement panes will also be double glazed.
Note that none of the windows in the property and the neighbouring listed properties are pre 2003 and all are double glazed. There will be no visible difference once the work is complete.