

Design and Access Statement

Application for Replacement Windows

Highfield House, St Bees Road, Whitehaven, Cumbria (Grade II Listed Building)

1. Introduction

This statement accompanies an application for Listed Building Consent to replace selected windows at Highfield House, a Grade II listed property located on St Bees Road, Whitehaven, Cumbria. The aim is to preserve the architectural integrity of the building while addressing issues of decay, thermal efficiency, and long-term maintenance.

2. Site and Heritage Context

Highfield House is a designated Grade II listed building (List Entry Number: 1293316 & Name: Greenbank Hotel), located in Whitehaven, Cumbria. The official listing was made on 13 September 1972. While the exact date of construction is not specified in the listing, based on its architectural features and local context, it is likely to date from the late 19th or early 20th century. Further confirmation may be sought through local archives or historic mapping. The property features traditional timber framed windows, which are key elements contributing to its historic character and architectural significance.

3. Proposal Overview

The proposal seeks to replace deteriorated timber framed windows on the back elevations with bespoke UPVC sash windows. The replacements will mirror the originals in every visible respect, including:

- Glazing pattern, replicating the original pane configuration.
- Double glazing
- Sash operation

These new windows will improve insulation while maintaining the building's historic appearance.

4. Design Justification

The existing windows are in a poor state of repair, with significant timber rot and draught ingress. Despite ongoing maintenance efforts, several are now beyond repair.

The replacement design has been developed with conservation in mind:

- Every detail has been matched, including mouldings, frame profiles, sill depth, and glazing layout.

- Only those windows beyond repair will be replaced; others will be retained and refurbished where possible.
- Materials will be high-quality UPVC, in a colour to match the existing palette.
- Glazing will be traditional clear glass; offering improved energy efficiency without compromising aesthetics.

5. Access Statement

The proposed window replacements will not affect access to or through the property. The external layout, entrances, and internal circulation remain unchanged. This proposal does not include any alteration to doorways, thresholds, or access paths. The new windows will continue to provide appropriate light and ventilation to rooms.

6. Sustainability and Long-Term Benefit

Where possible, the proposal balances heritage preservation with improved environmental performance. The use of double glazing will enhance thermal efficiency discreetly, reducing energy usage. Long-lasting materials and craftsmanship will reduce future interventions and help safeguard the building for future generations.

7. Conclusion

This proposal is designed to ensure the careful and sensitive replacement of windows that are no longer fit for purpose. Every effort has been made to respect and reflect the historic character of Highfield House, while subtly improving the building's comfort and longevity. We are committed to upholding the special architectural and historic interest of this important listed property.