

**1-11 Lonsdale Terrace, St Bees**  
**Cumbria**  
**Copeland District**  
**CA27 0BW**

**May 2022**

**PROPOSALS FOR THE REPLACEMENT OF THE EXISTING WINDOWS AT  
1-11 LONSDALE TERRACE, ST BEES.**

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## **Project Details**

Proposed renovation and refurbishment of existing terrace houses at St Bees  
1-11 Lonsdale Terrace, Cumbria, Copeland District CA27 0BW.

## **1.0-Replacement of Existing Windows**

This statement has been prepared by M.A.C Architects Ltd in support of replacing the existing windows to the existing properties as part of the original submission for the proposed renovation and refurbishment of the 11 terraced properties at Lonsdale Terrace, St Bees.

This statement should be read in conjunction with the existing and proposed drawings and all submitted application material.

We appreciate the preference from a conservation perspective would be for the repair of existing windows to the properties, and therefore an independent report was instructed to evaluate the condition of the windows (attached in Appendix A and B).

While the report suggests repair of the existing windows in some instances, in the cases where there is considerable rot and draughtiness, the results however, fall short of what a homeowner (and their mortgage provider) would consider as acceptable performance.

A repaired window can never function or offer the same thermal insulation as a new window.

There will furthermore remain a regular cycle of ongoing maintenance required.

The U value of the existing windows will be approximately 6W/m<sup>2</sup>K compared with 2.5W/m<sup>2</sup>K for a new heritage style double glazed window unit.

The options considered (Appendix C) suggest two proposals for the timber double glazed heritage style windows, which would replace the existing windows on a like for like basis for each individual window in appearance.

It is without question that all of the windows to the existing property are in poor repair, and many are not original. There is a mixture of the original windows, replacement single glazed timber windows, metal windows and double glazed UPVC windows. And function badly or not at all and are draughty and cold.

The existing buildings were previously used as dormitory accommodation for the nearby St Bees school. The properties are now being restored to their previous function as dwellings, and it is the intention of the Clients to ensure that the renovations and restoration of the properties are undertaken sensitively and carefully.

However, to meet the requirements of both property owners and their mortgage lenders alike, the proposals do seek to maintain and improve the buildings historical integrity, and it is appreciated all replacement windows must be appropriate to the setting in terms of design, detail scale and materials.

The proposed double glazed heritage style windows will reflect the style of all the original windows that would have been in place historically, so as not to be detrimental to the appearance of the properties and where modern poor quality windows have been installed, these will be replaced with double glazed heritage windows in the same style of the original window, and therefore would be difficult for the untrained eye to notice a double glazed window from even a few feet away. Furthermore, the benefits afforded by the double glazing include warmth retention, reduced condensation, reduced carbon footprint and saving money, which far outweighs the marginal difference in appearance.

For the windows which are historically original, it is accepted and proposed that the replacements will need to replicate them in detail, with the only change being the inclusion of slimline double-glazed units.

As the previous property owners neglected to change the windows over years with appropriate windows, reverting to the original style should be viewed favourably.

Regardless it is without question that all of the windows are in poor repair

The windows that the conservation report suggested could be repaired and retained are northwest facing which means energy losses and condensation would be considerable.

Rich Carr is a carpenter and bespoke heritage window and door manufacture and repair specialist, and he has attached his comments with regards to the proposals to retain any of the windows (Appendix D), and has also commented on each window in the conservation window report with comments (Appendix E).

## **2.0-Replacement of Existing Windows - Summary**

The windows were initially reviewed by a heritage consultant, who identified that over 50% would have to be replaced. As part of that assessment, specific works were then proposed for those left. These works were then the subject of a specific review by a master carpenter with a proven track record in repairs to windows within listed buildings, who has identified significant issues in nearly all instances.

Indeed, as the commentary at the end of the assessment demonstrates (Appendix E), nearly all windows would require over 50% replacement of fabric, with a significant proportion being closer to 70 to 80%. Given the various concerns raised, it has been strongly recommended that the windows within the western elevation are replaced with a suitable conservation sash. Indeed, given that this elevation is that hit by prevailing weather conditions, there will be a significant benefit to the long-term use of the listed terrace by allowing this work to take place. There is also a sustainability dividend, with the proposed approach reducing heating requirements and therefore CO2 production. Finally, it is noted that this is not a simple or cheap solution, but one seeking a sensitive solution to the issues identified.

While we appreciate there can be a difference between homeowners wishing to have properties that are comfortable to live in and more focused on day-to-day functionality, and the conservation concerns of safeguarding the historical appearance of the properties, we believe our proposals satisfy both concerns, and therefore respectfully request that consent be granted for all windows to be replaced with new timber slimline double glazed heritage windows.