

Writtenstone Farm Writtenstone Lane



Replacement Windows and Doors

HERITAGE DESCRIPTION AND METHOD STATEMENTS

April 2025

1 Introduction

- 1.1 PGB Architectural Services are retained by Mr D Norris to prepare documents necessary for a listed buildings application to replace the existing windows and doors.
- 1.2 Mr and Mrs Norris have recently bought the listed property and associated outbuildings. A separate planning application has already been submitted to convert one of the barns into a residence.
- 1.3 An application has recently been approved to re-roof and repoint the property. This work is ongoing.
- 1.4 The windows and doors at Written Stone farmhouse appear mainly to be replacement fittings and generally do not contribute to the aesthetic value of the listed building. In which instance, and according to Historic England guidance, there is scope to replace the windows with fittings that better suit the property whilst also improving energy efficiency. This opportunity has been taken, with the proposed changes illustrated in the attached images, which have been designed to reflect typical historical precedents for a building of this age, style and status. The replacements fittings are of a pattern that enhances the visual appearance of the building and consolidates its architectural interest and related heritage significance.
- 1.5 The remainder of this statement is structured as follows:
 - Section 2 – Relevant planning history
 - Section 3 – Description of listing
 - Section 4 – Archaeological interest
 - Section 5 – Architectural and artistic interest
 - Section 6 – Historical interest
 - Section 7 – Impact of the proposed works on the significance of the heritage asset
 - Section 8 – Justification for the works
 - Section 9 – Schedule of existing windows and doors
 - Section 10 – Existing and proposed plans and elevations including details

2 Relevant Planning History

- 2.1 The house was granted listed building consent to be re-roofed and re-pointed 3/2024/0746 on 22/11/2024. Subsequent discharge of conditions have been granted 07/02/2025
- 2.2 A curtilage Barn was granted planning permission and listed building consent to be converted into a dwelling 3/2024/0622 and 23 On 17/01/2025

3 Description of Listing

- 3.1 WRITTEN STONE FARMHOUSE (GRADE II LISTED): "House, probably late C18th. Sandstone rubble with slate roof. L-plan. 2 storeys. Facade of 3 bays with chamfered quoins and windows of 3 lights with square stone mullions and plain stone surrounds, except for the central window on the 1st floor which has a plain stone surround with semi-circular head. The door has a plain stone surround with a semi-circular head."

4 Archaeological Interest

- 4.1 The property is typical of many other farmhouses of the same period in the use of wall and roof materials and its detailing. It does, however, differ in plan form with the location of the staircase and the eccentricity of the front entrance. It also looks to have had various modifications/additions to the rear and may even sit on the foundations of an older building (apparent filled in basement window on Eastern Gable – It appears there is no basement in the property)

5 Architectural And Artistic Interest

- 5.1 The building's vernacular is typical in style for the period with perhaps a more elevated status with coursed walling to the front elevation. However, windows all appear to be later unsympathetic replacements.

6 Historical Interest

- 6.1 The listed status describes its interest and significance.

7 Impact of the proposed works on the significance of the heritage asset

- 7.1 The proposal to replace windows which are clearly not original has little impact. With the Victorian style openings to the rear wing being predominant, the proposed Victorian window style has been carried throughout the property. This reflects a current update on the property rather than copying the Victorian and Georgian and contemporary windows mishmash that currently exists.

8 Justification for the Works

- 8.1 The works are necessary due to the state of the existing contemporary replacements which are rotting and generally unsympathetic to their setting.

9 Existing Window and Doors

Southeast Elevation

9.1 W1 and W7

Window frames set behind stone jambs and mullions, single glazed with putty, showing lack of maintenance and clearly more recent replacements in softwood. W1 is an earlier flush casement whilst W7 is a standard storm proof casement of a contemporary date.



W1 internal

Window seat and later internal linings. Flush casement with ovolo mouldings



W7 Internal

Modern storm proof casements with ovolo mouldings and contemporary window seat linings



9.2 D1

Contemporary timber replacement front door with glazed arched head



9.3 W2 and W9

Window frames set behind stone jambs and mullions, single glazed with putty, showing lack of maintenance and clearly more recent replacements in softwood. Flush casements



W2 Internal

Window seat with later internal linings. Flush casement with ovolo mouldings



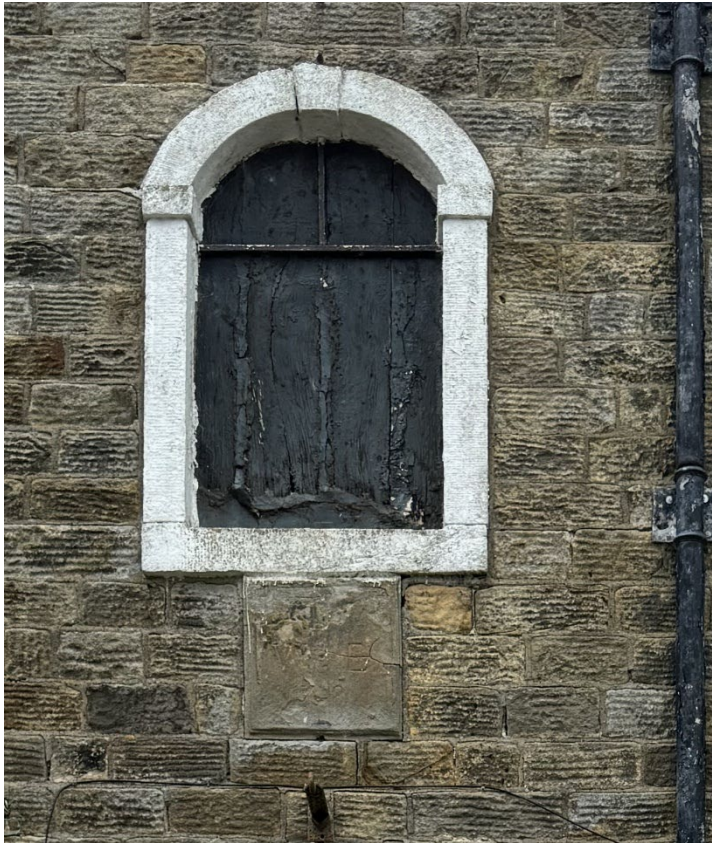
W9 Internal

Window seat with later internal linings. Flush casement with ovolo mouldings



9.4 W8

Arched window opening filled in with painted boards assisted by steel cross and vertical bar. Internally the opening is boarded up and unnoticed unless tapping on the wall.



Northeast Elevation

9.5 W6

W6 Single glazed fixed Georgian style window on stone surround. Internally ovolo mouldings and frame set behind stone surrounds.



9.6 W14

Single glazed Victorian sliding sash window in stone surround. Lambs tongue mouldings.



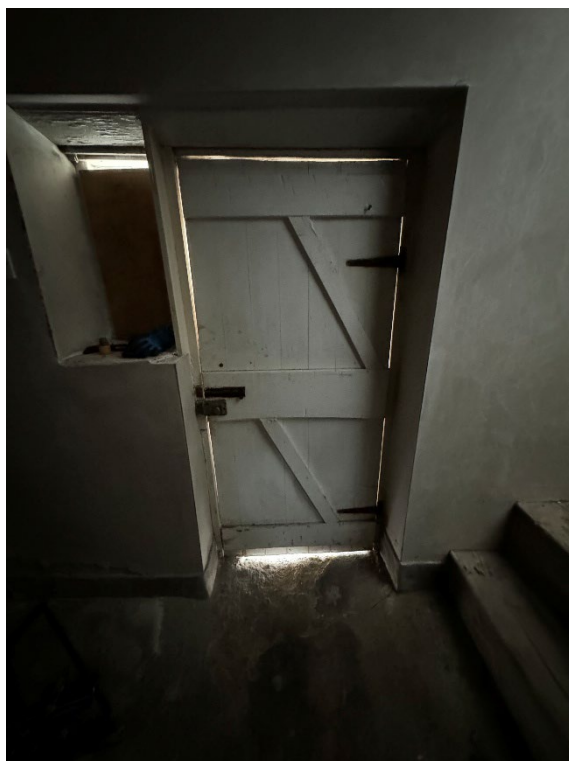
9.7 D3

Framed, battened and boarded timber door of contemporary construction.



9.8 D4

Boarded and ledged and braced timber door and side light in former window opening



9.9 W15

Single glazed sliding sash window with lamb's tongue mouldings and Victorian horn detail.



Southwest Elevation

9.10 W10

Modern top hung stormproof casement window with timber glazing beads and internal stopped quadrant moulds.



9.11 W3

Rather rotten, contemporary top hung stormproof casement window



9.12 D2

Contemporary framed and boarded timber door



9.13 W11 and W12

Contemporary uPVC windows



9.14 W4

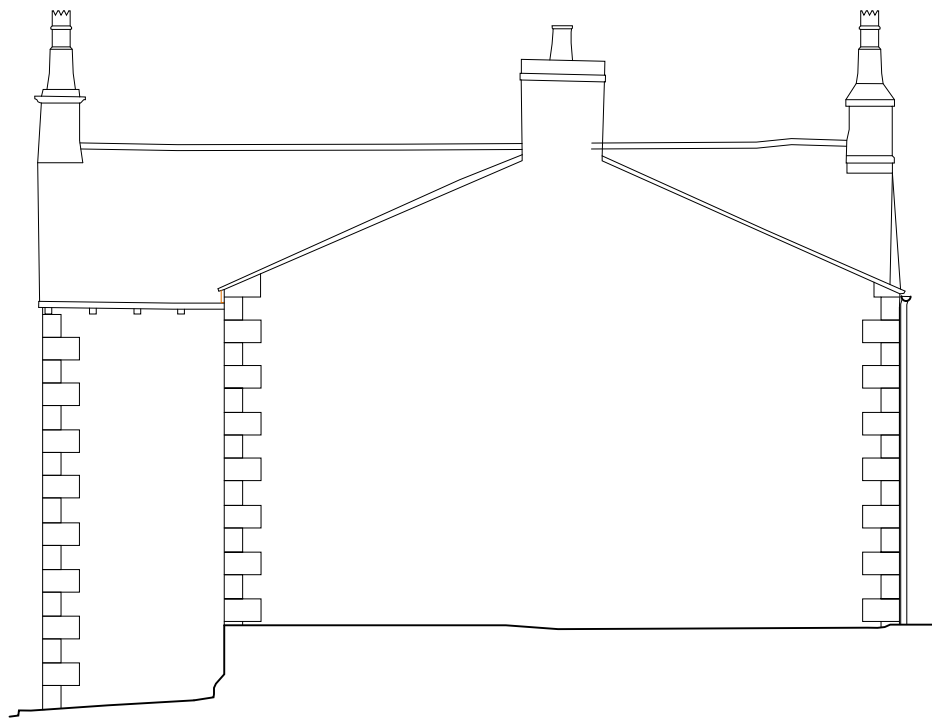
Georgian style window with flush replacement casement with timber glazing beads with puttied beads to Georgian panels



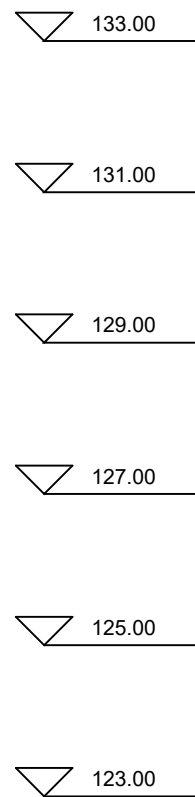
9.15 W5 and W13

Contemporary fixed light staircase windows with blocked up window to loft above W13





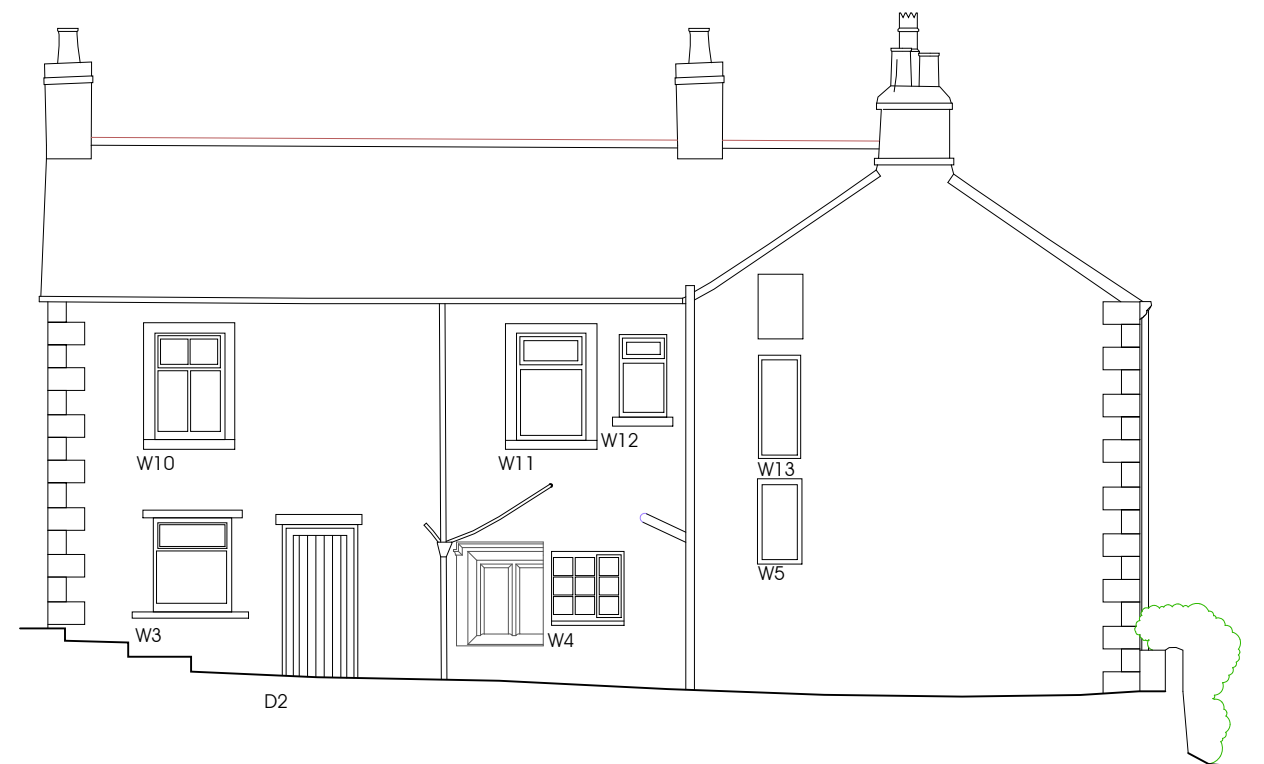
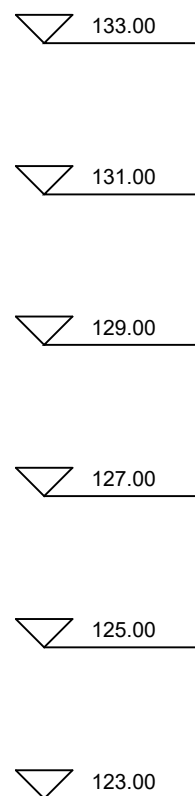
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

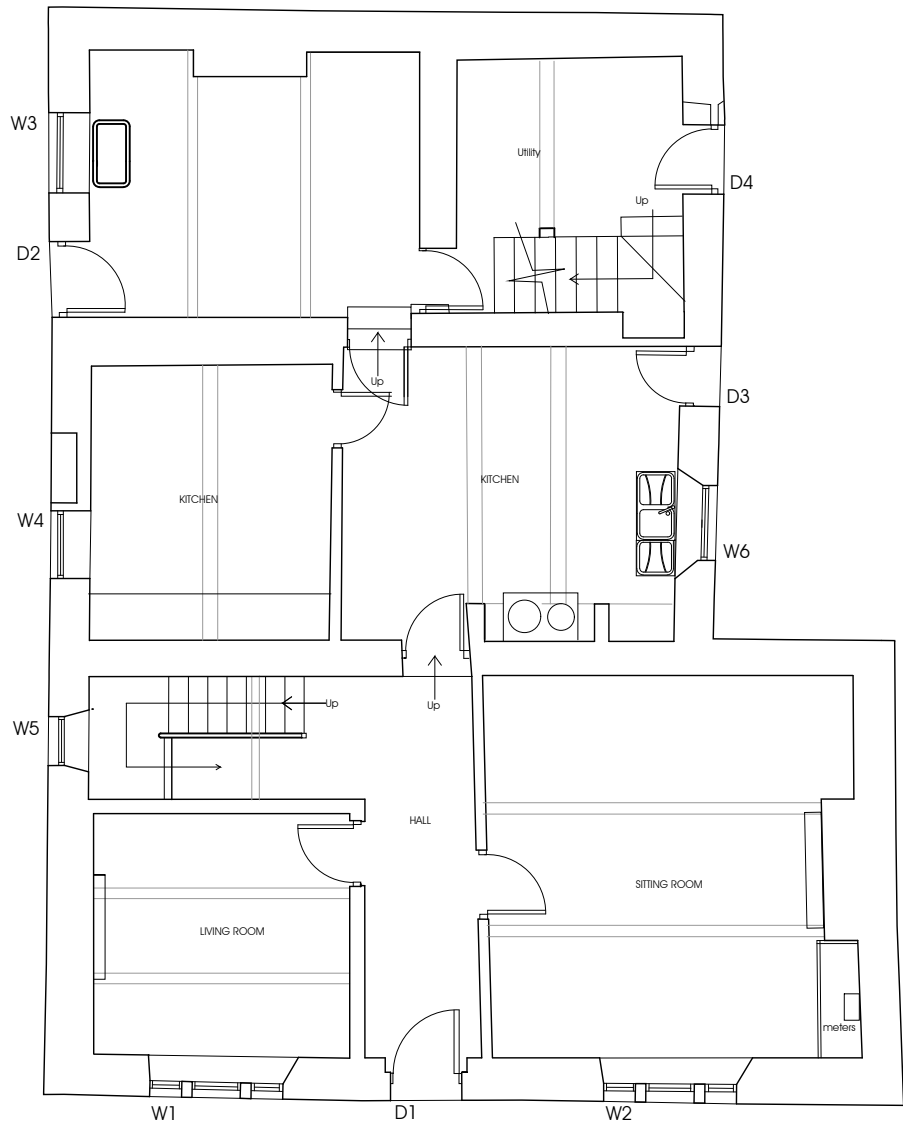
Writtenstone Farm

Mr. & Mrs. Norris

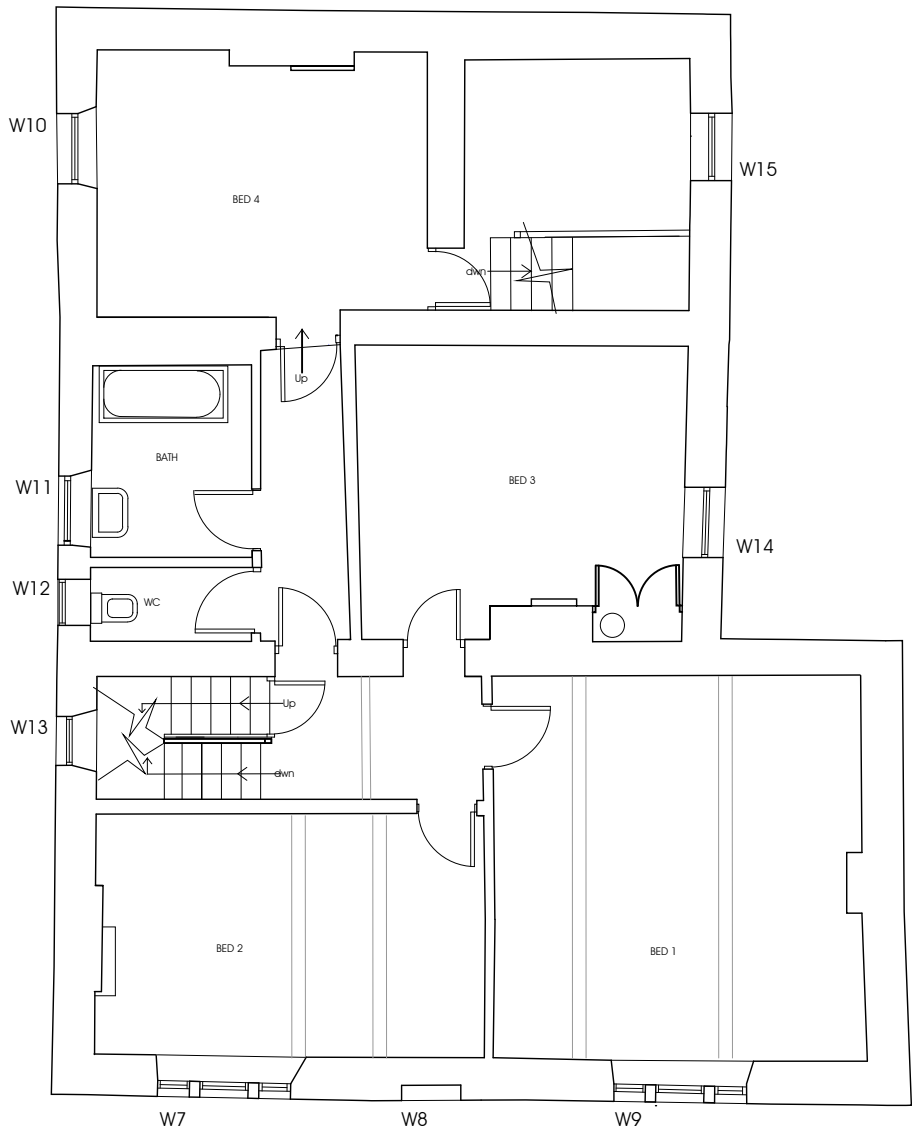
Listed Building Application
Window and Plan Works
Existing Elevations
DATE Jan. 2025

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DRAWING NO. SK001
REVISION
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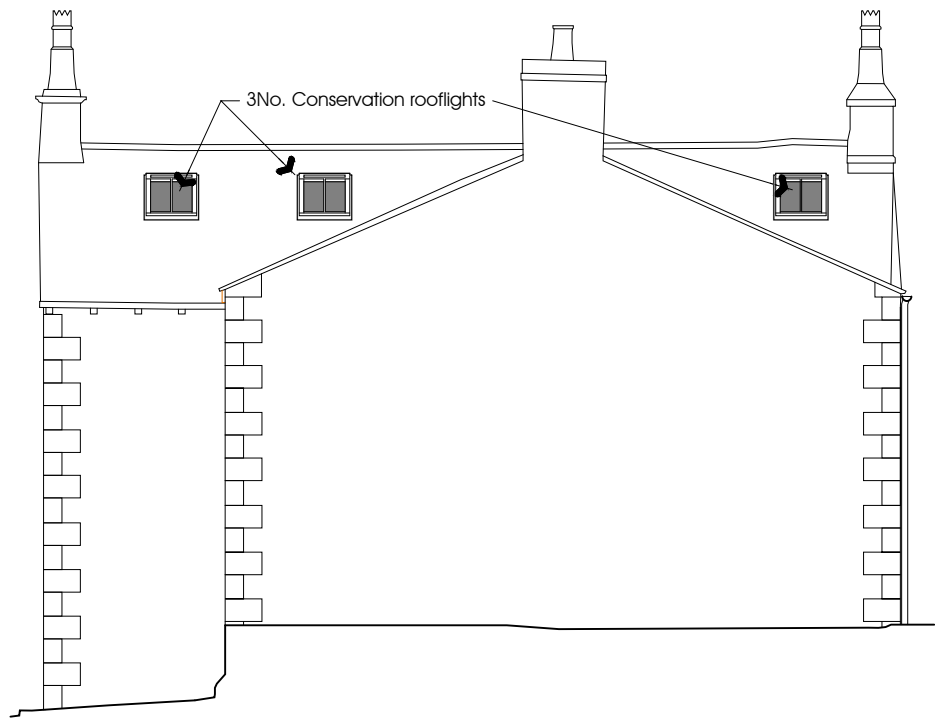
PGB
ARCHITECTURAL
SERVICES LTD



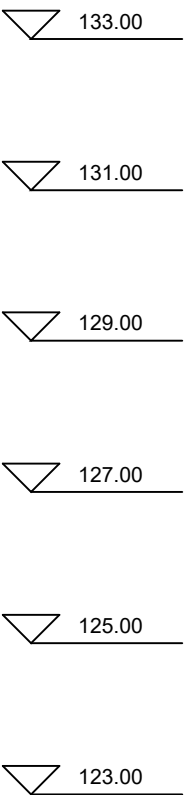
GROUND FLOOR PLAN



FIRST FLOOR PLAN



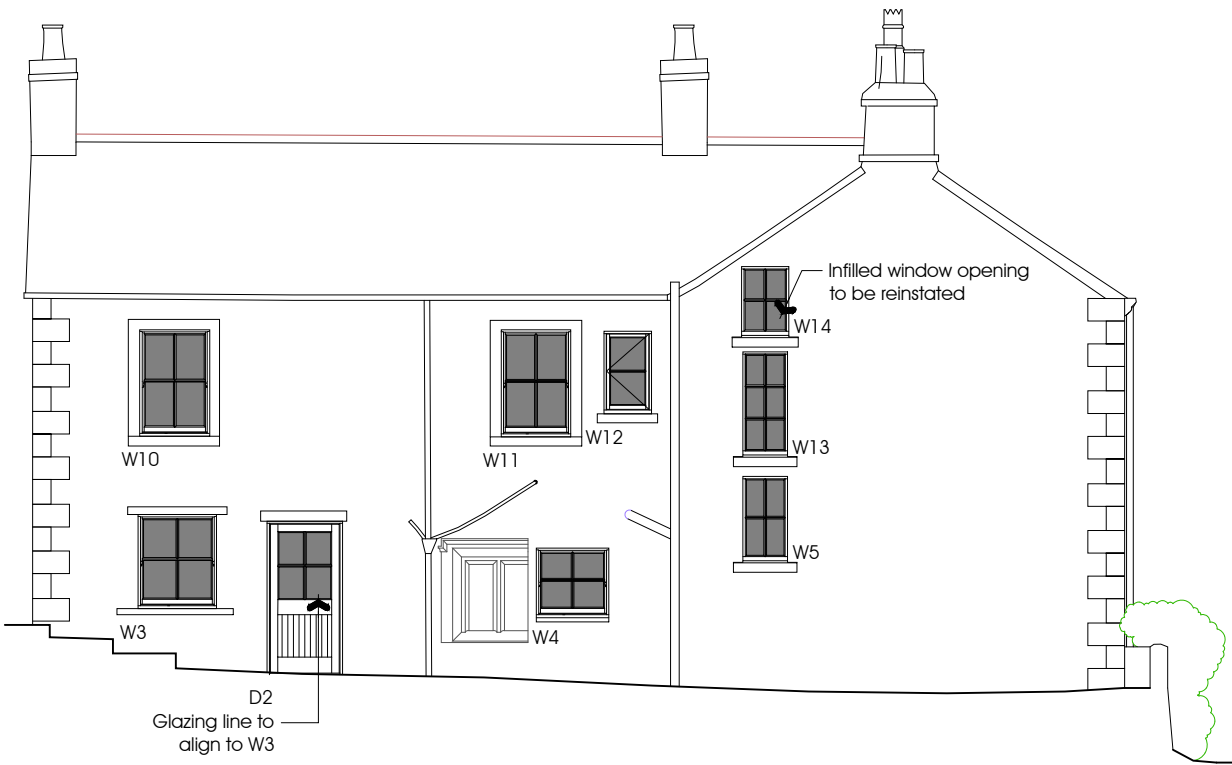
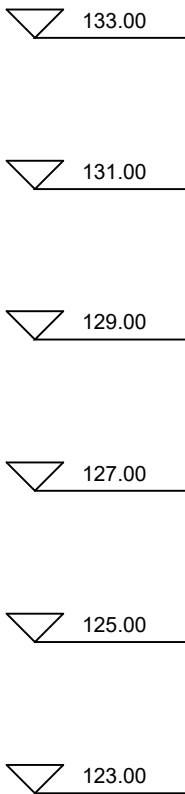
NORTH WEST ELEVATION



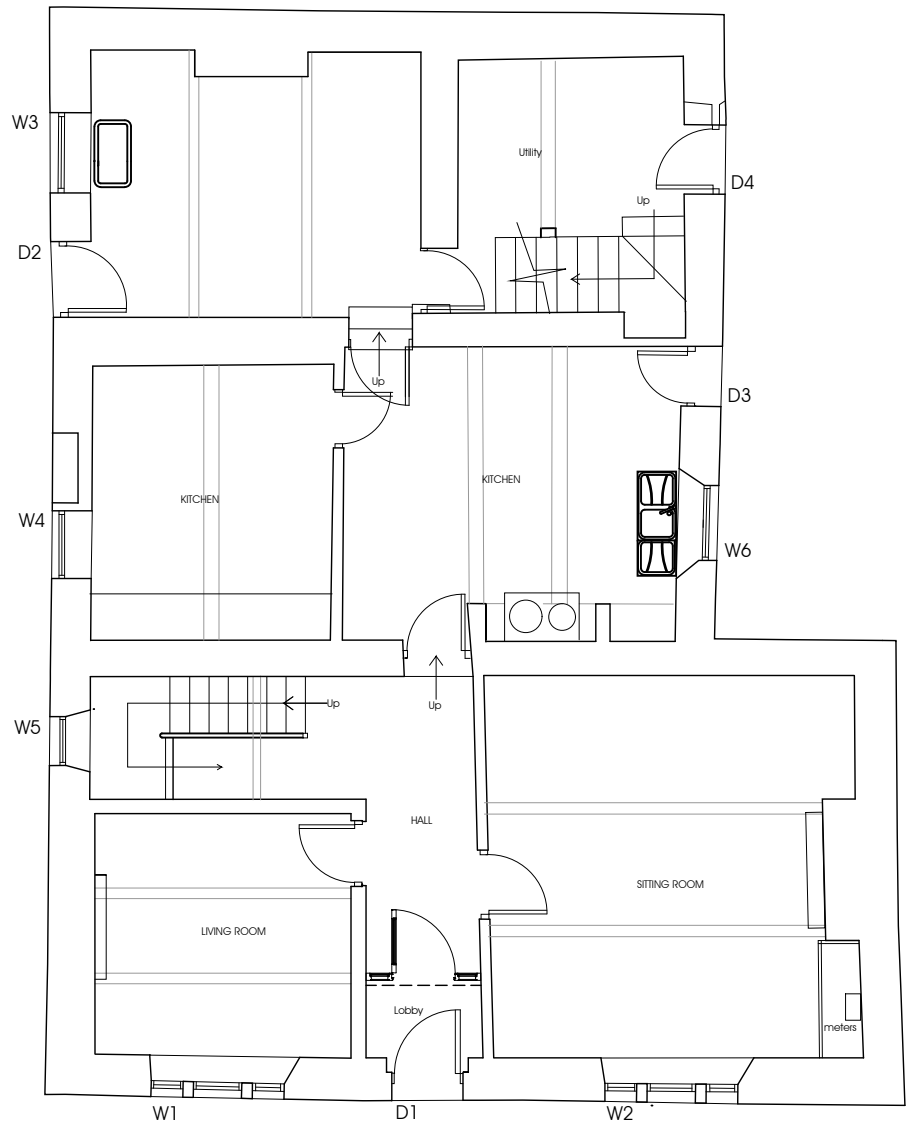
NORTH EAST ELEVATION



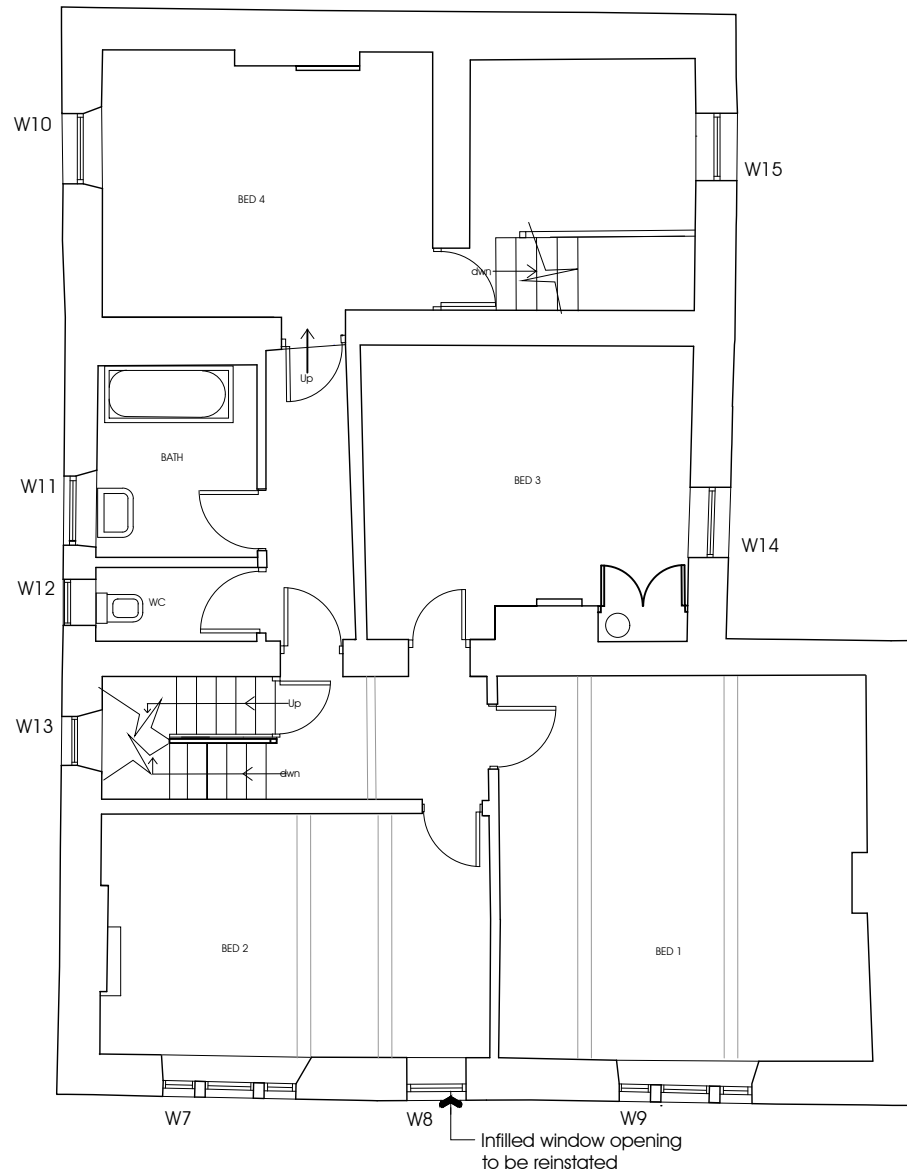
SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

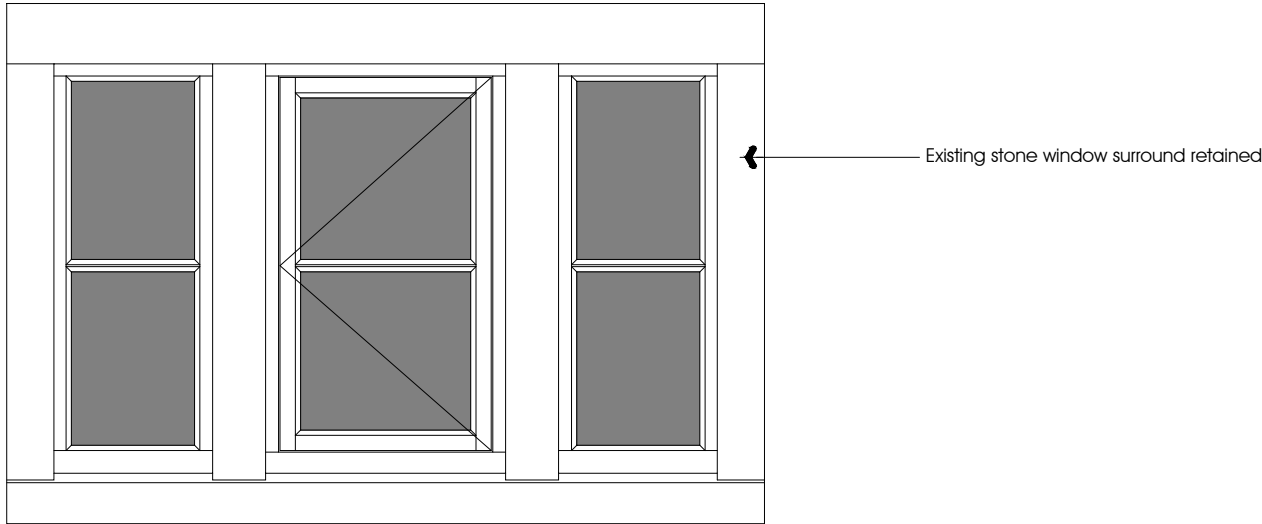


GROUND FLOOR PLAN

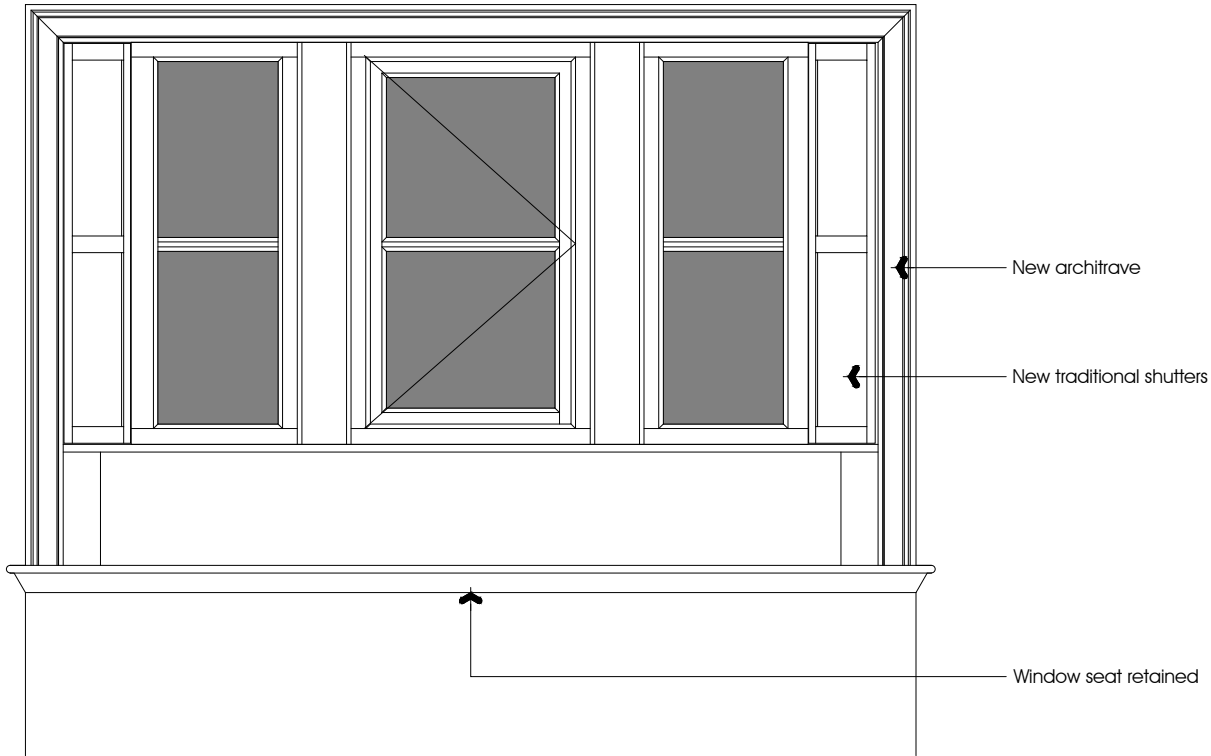


FIRST FLOOR PLAN

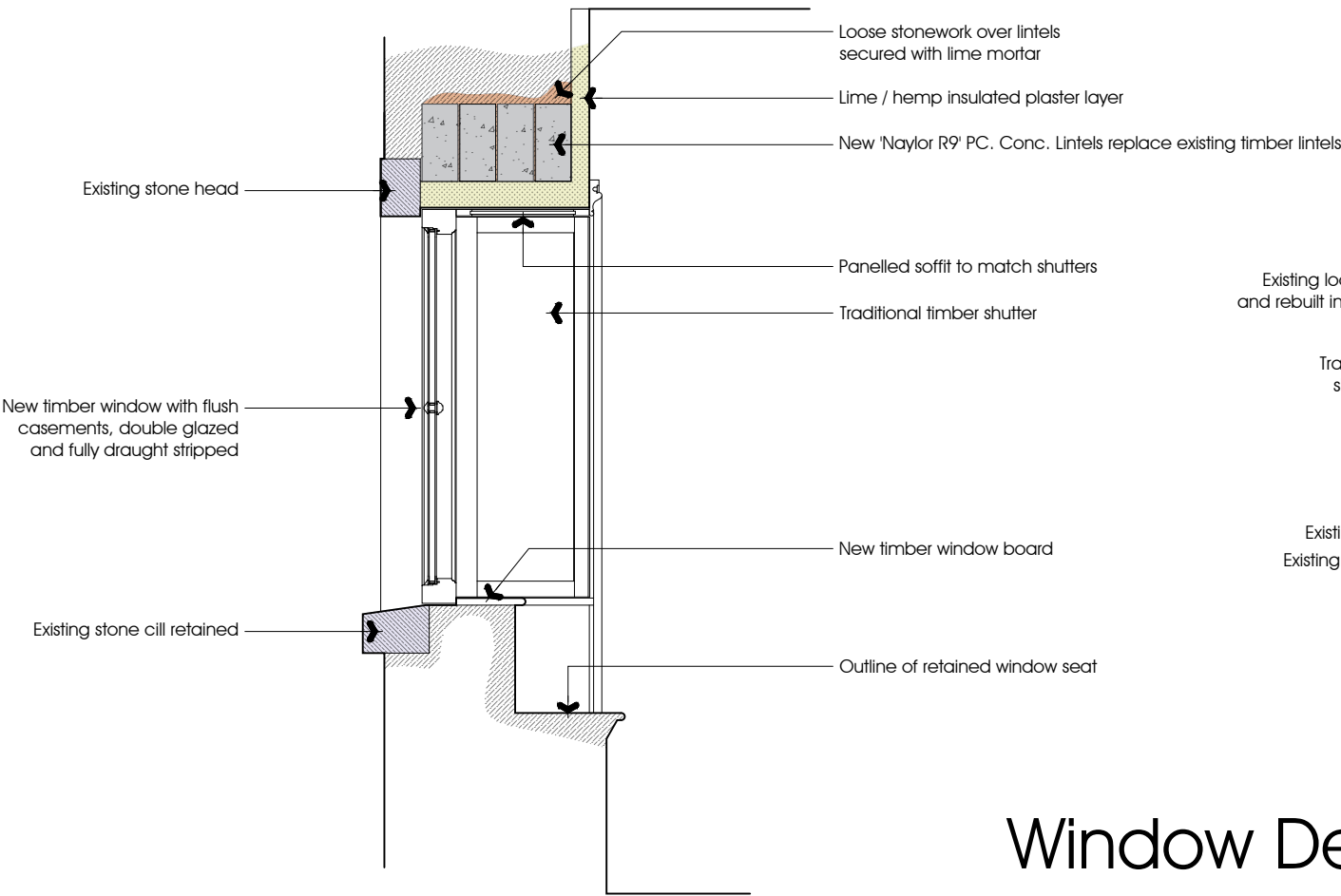
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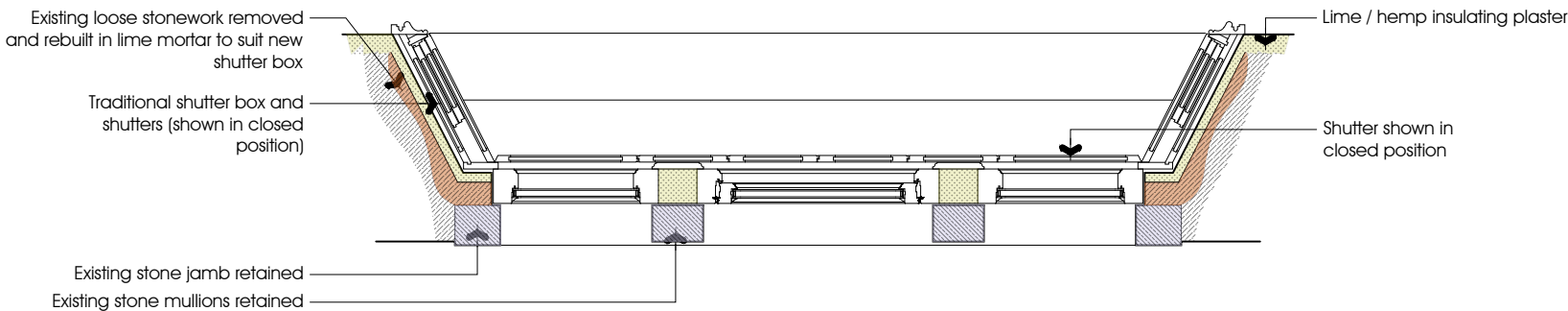
External Elevation



Internal Elevation



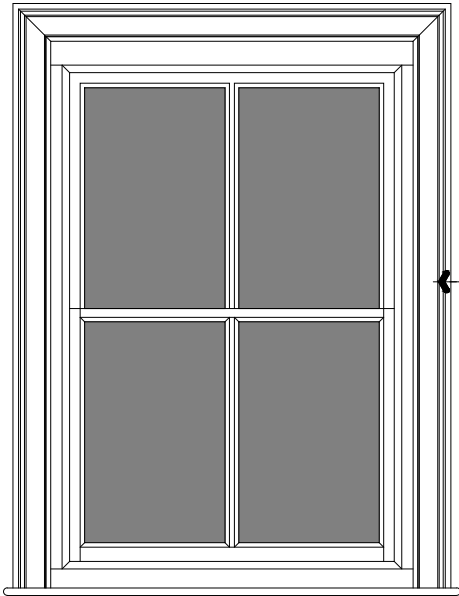
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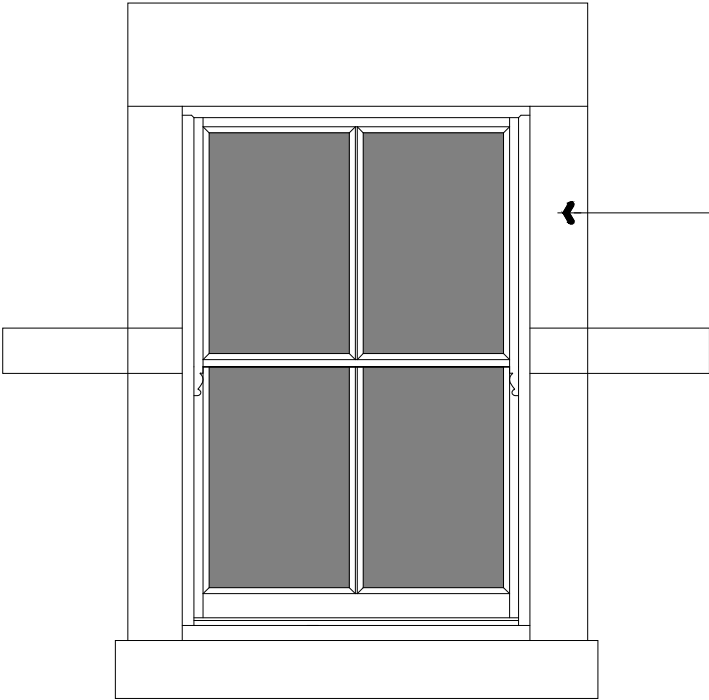
Plan

Window Details, W1, W2, W7 & W9

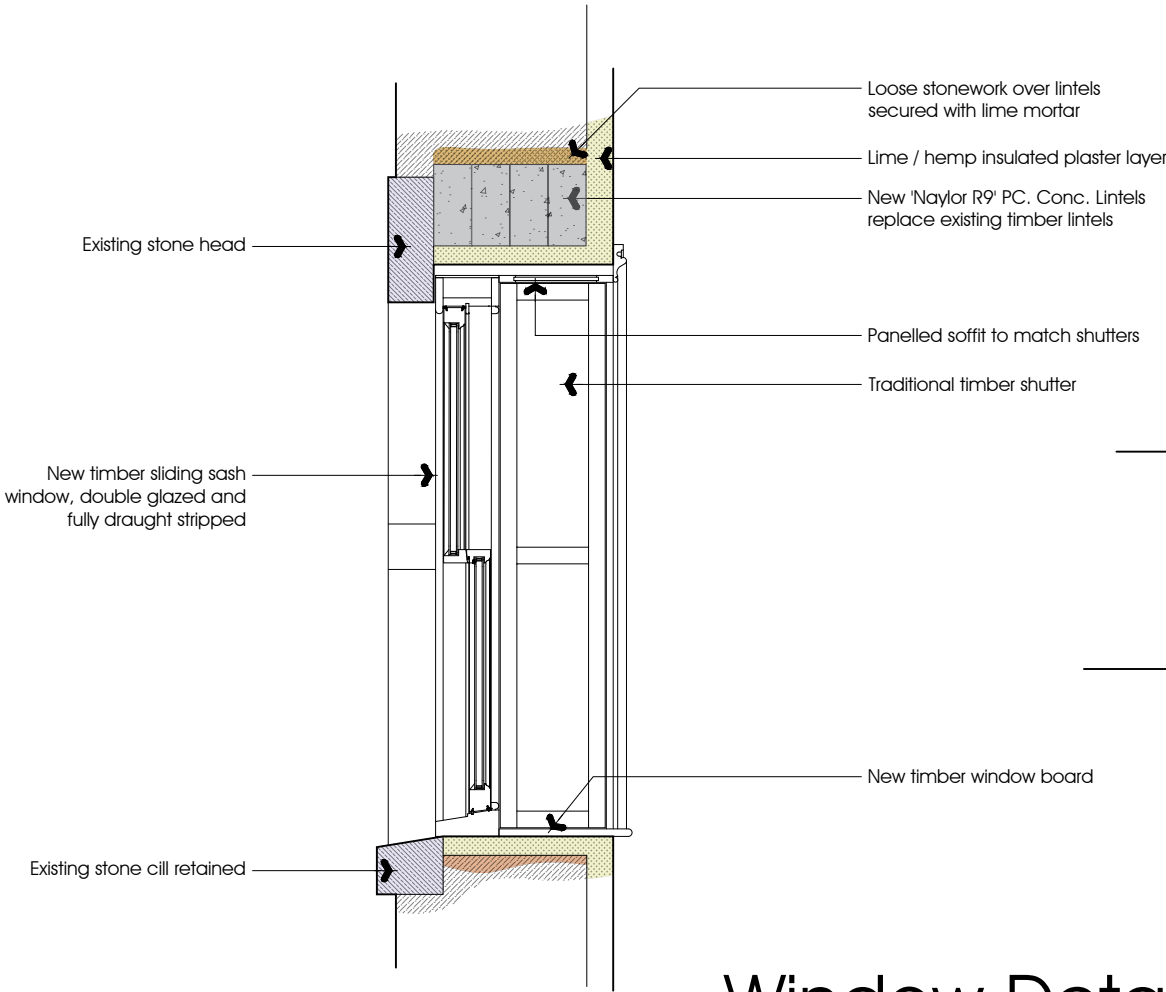
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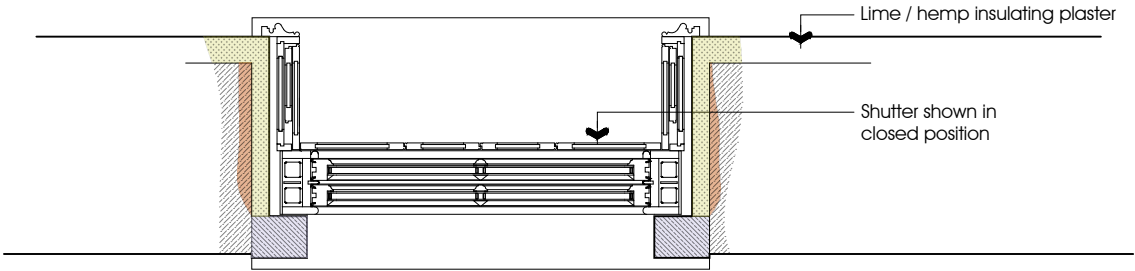
Internal Elevation



External Elevation



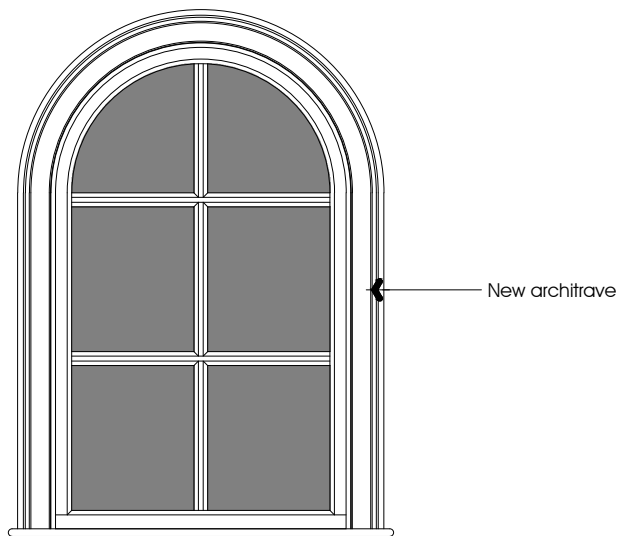
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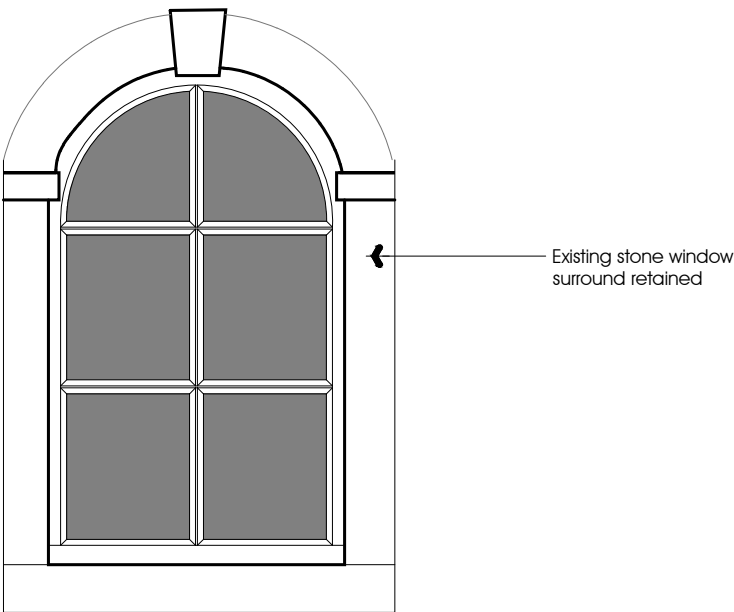
Plan

Window Details, W3, W10, W11, W14 & W15

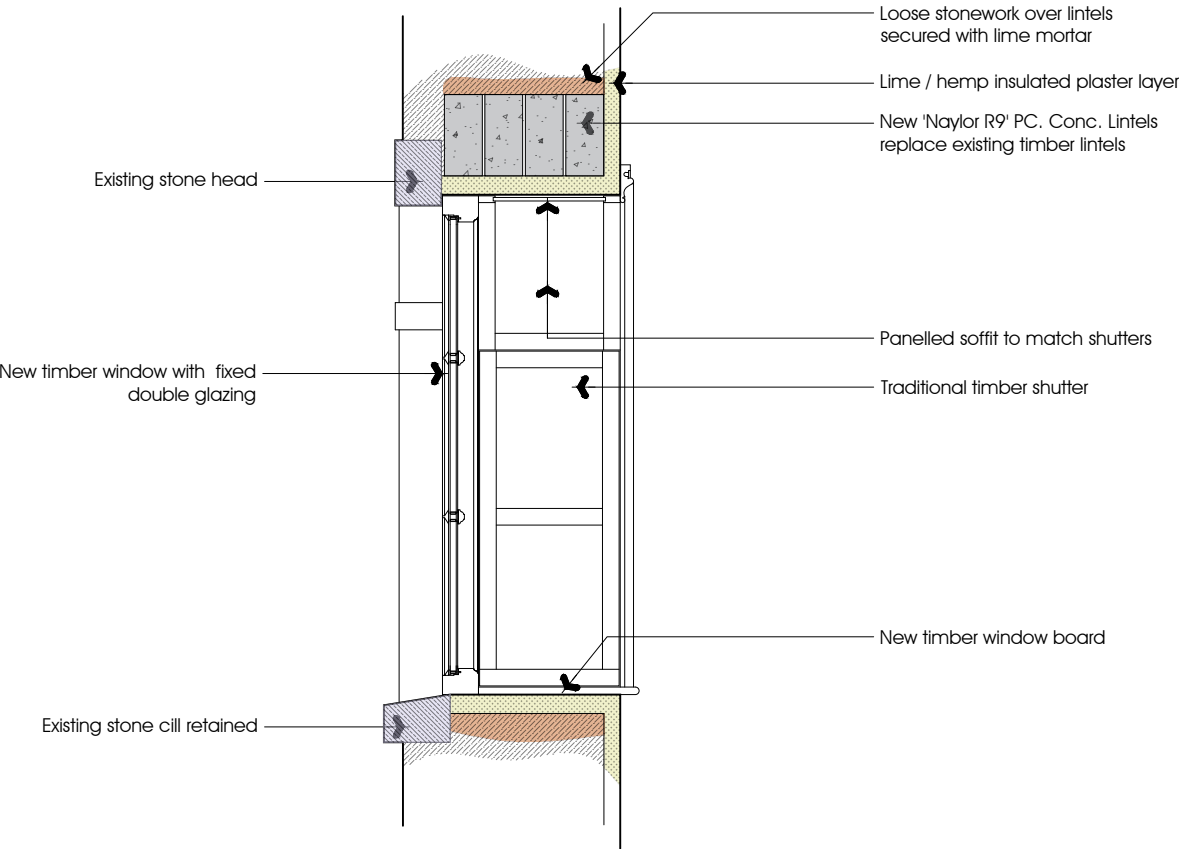
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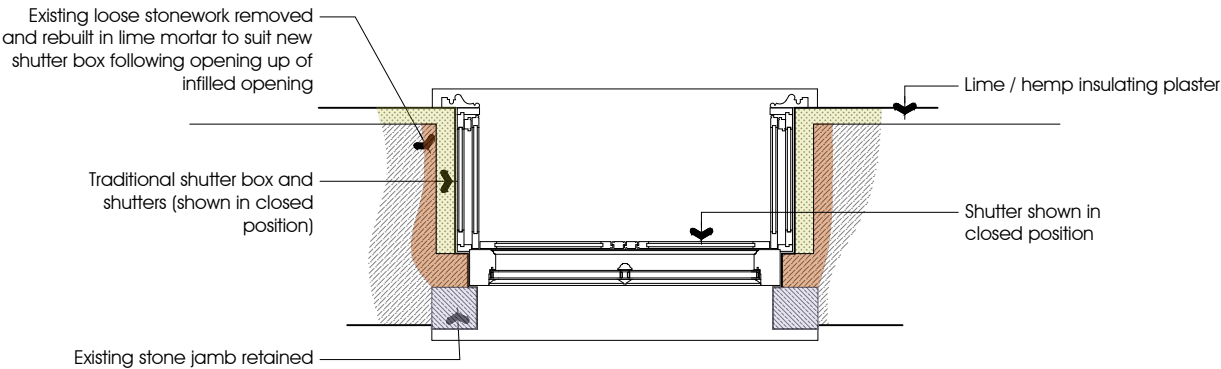
Internal Elevation



External Elevation



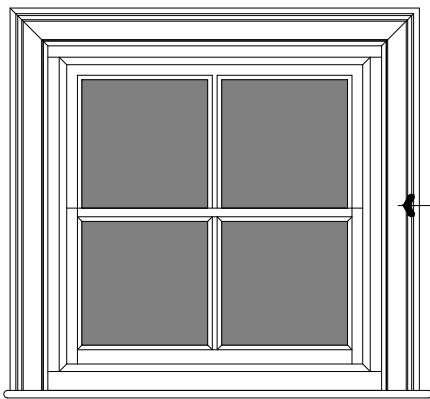
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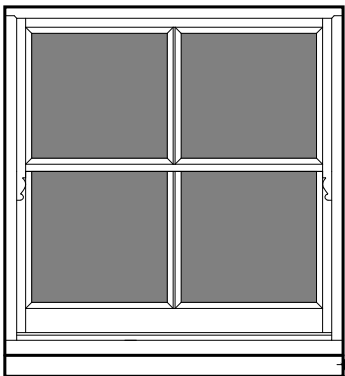
Plan

Window Details, W8

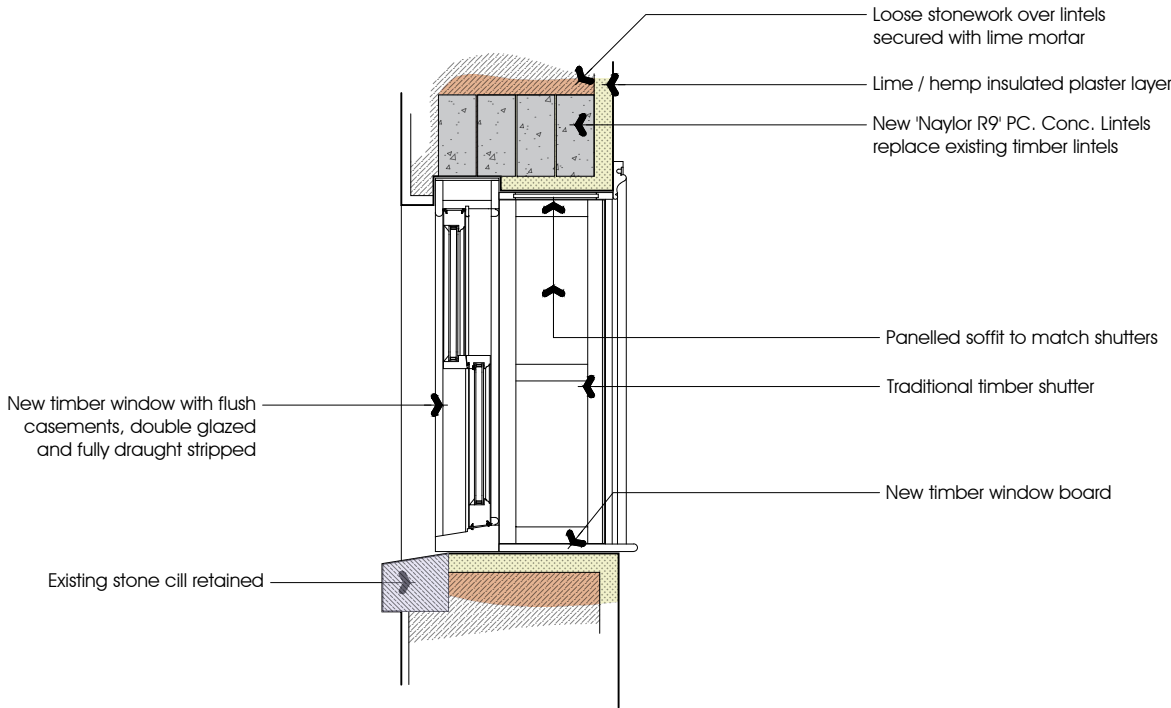
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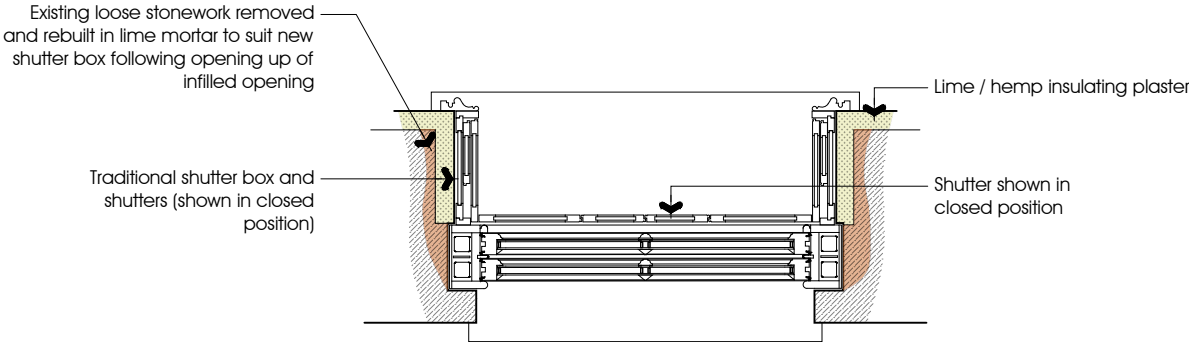
Internal Elevation



External Elevation



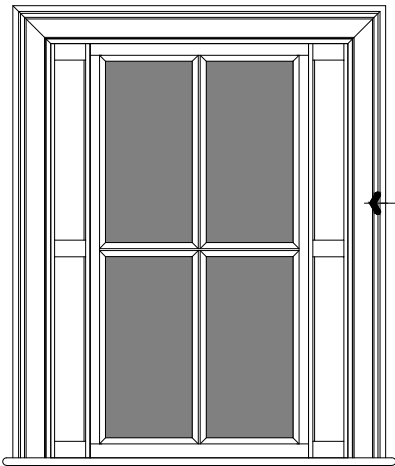
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Plan

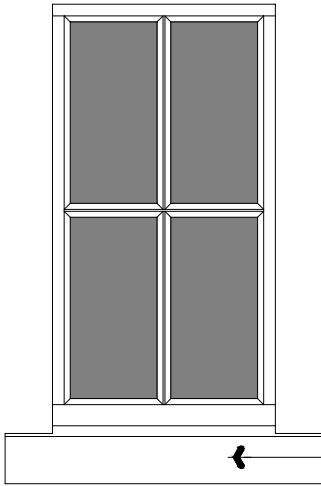
Window Details, W4 & W6

Scale 1:20



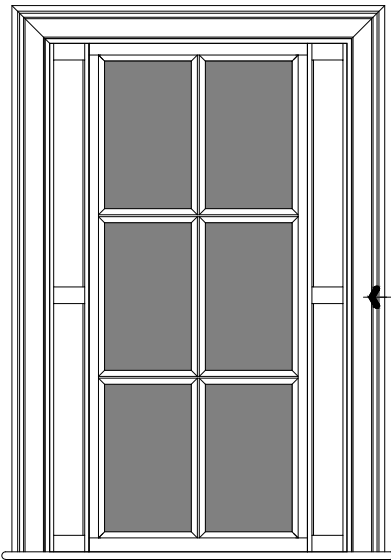
New architrave

Internal Elevation W5



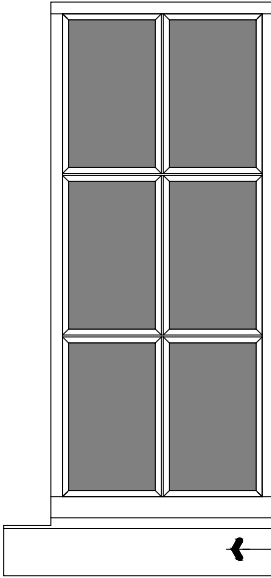
New stone Cill to match existing

External Elevation W5



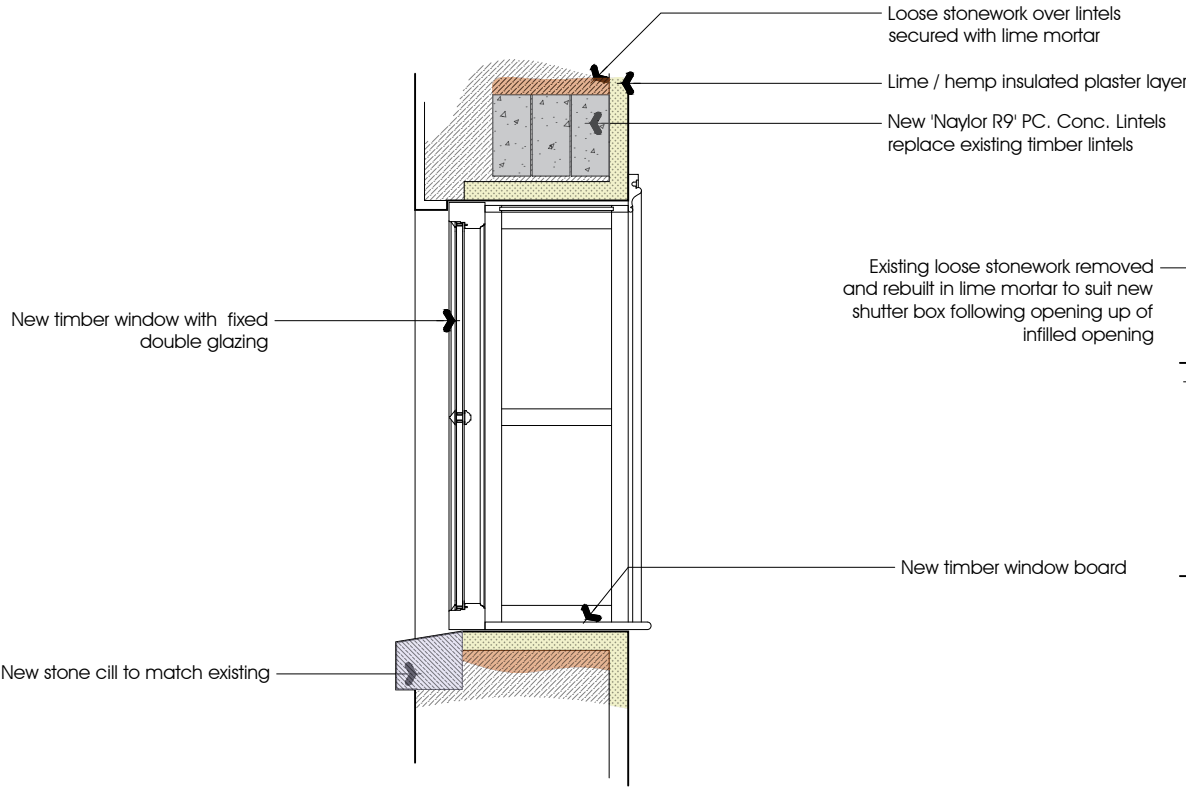
New architrave

Internal Elevation W13

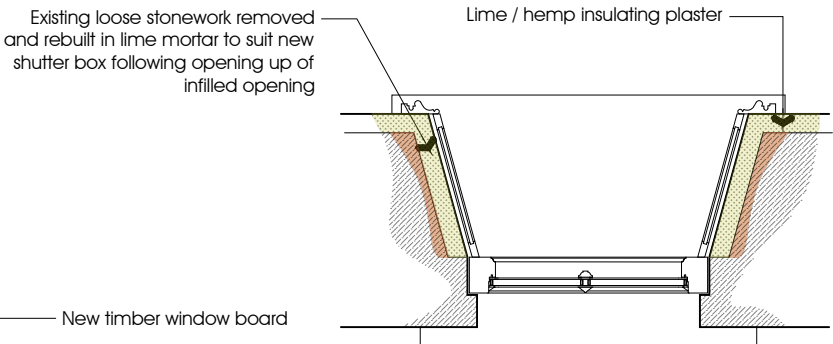


New stone Cill to match existing

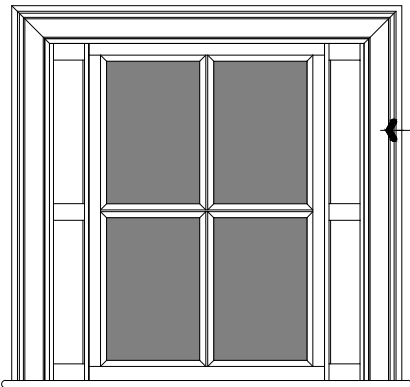
External Elevation W13



Section

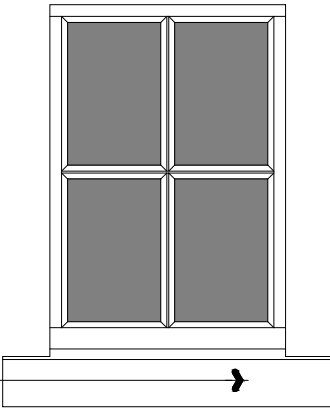


Plan



New architrave

Internal Elevation W14

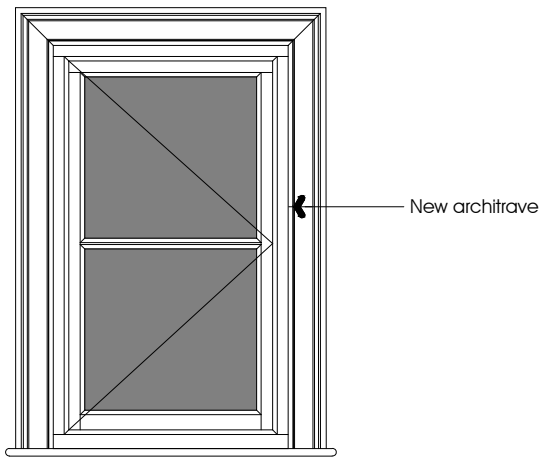


New stone Cill to match existing

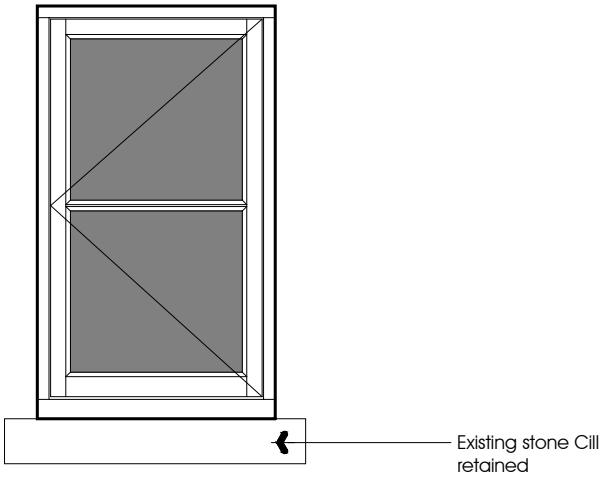
External Elevation W14

Window Details, W5, W13 & W14

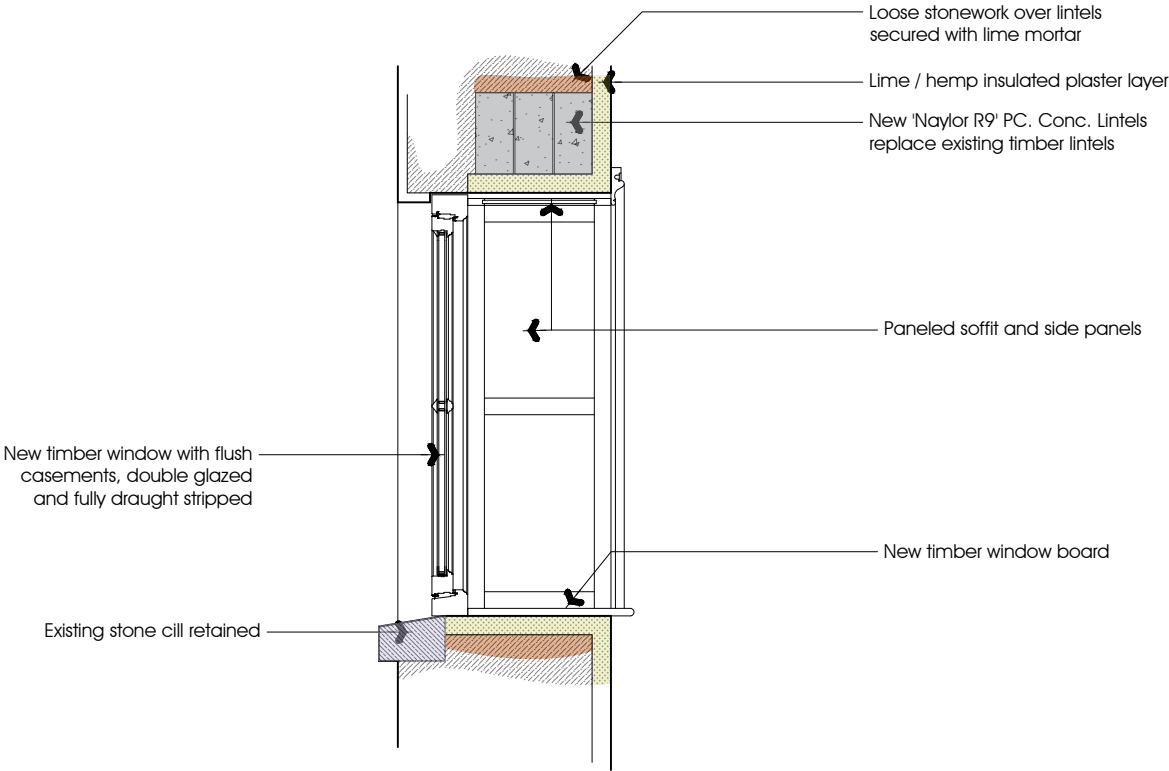
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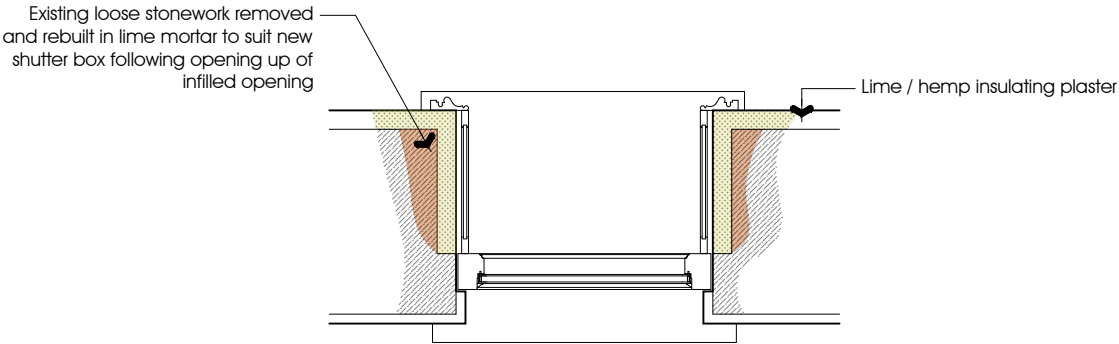
Internal Elevation



External Elevation



Section

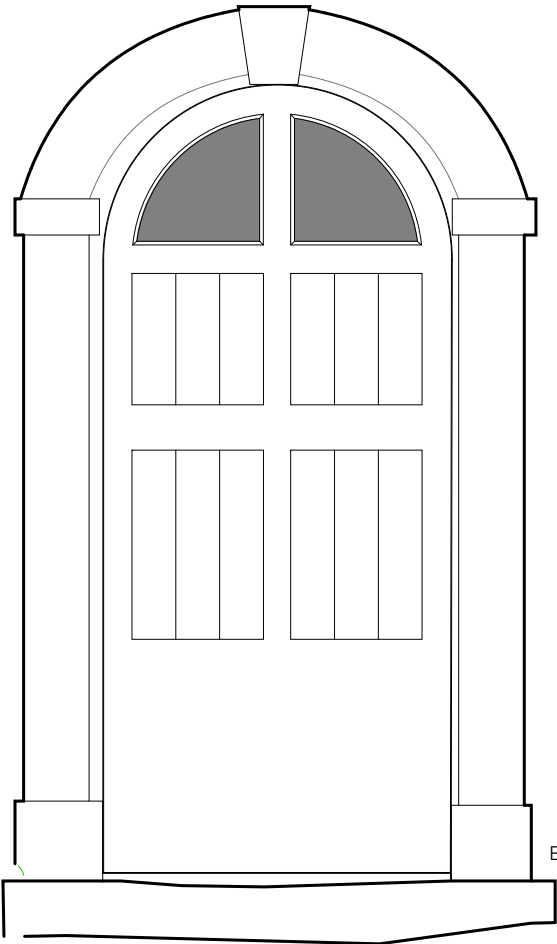


Plan

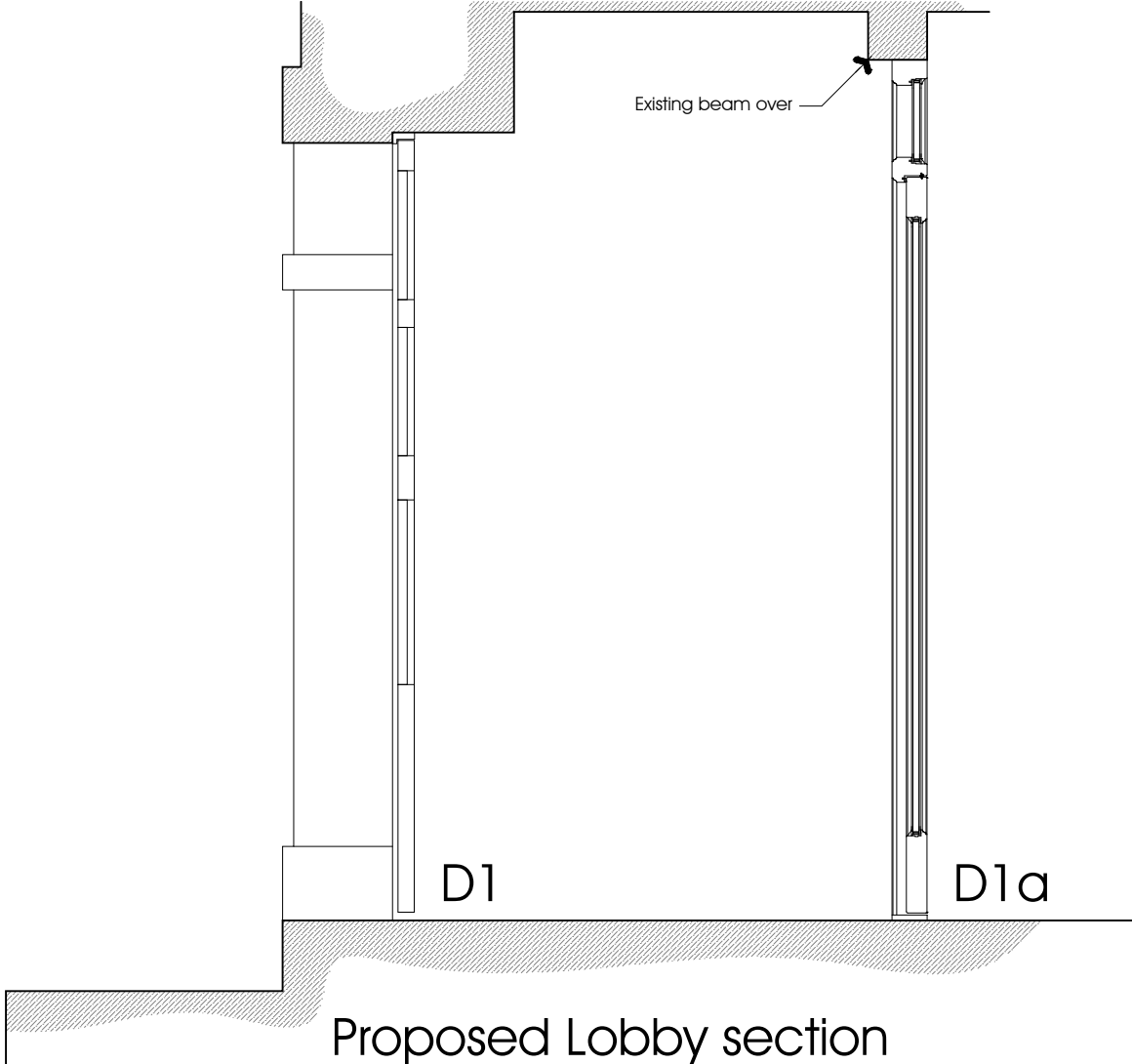
Window Details, W12

Scale 1:20

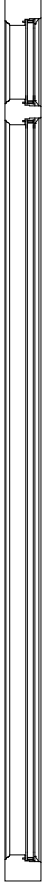
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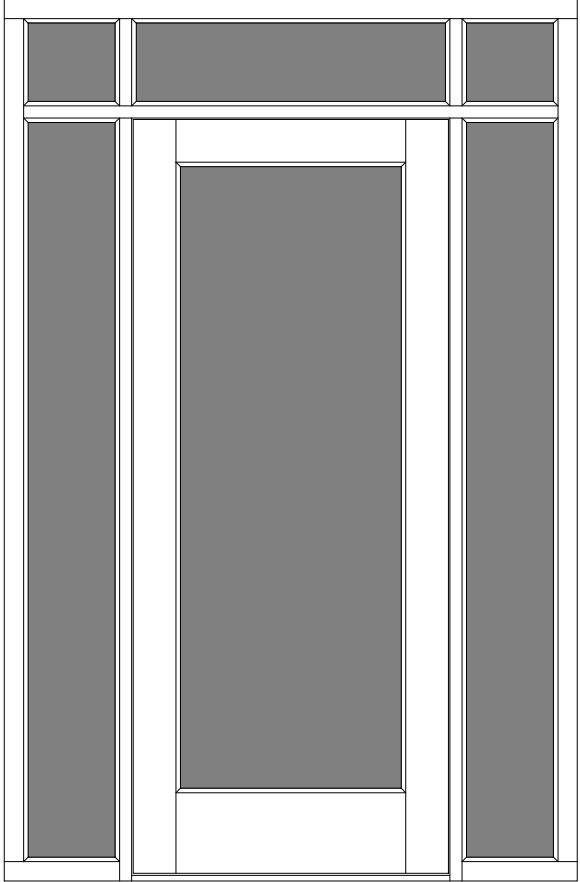
Existing / Proposed D1 Elevation



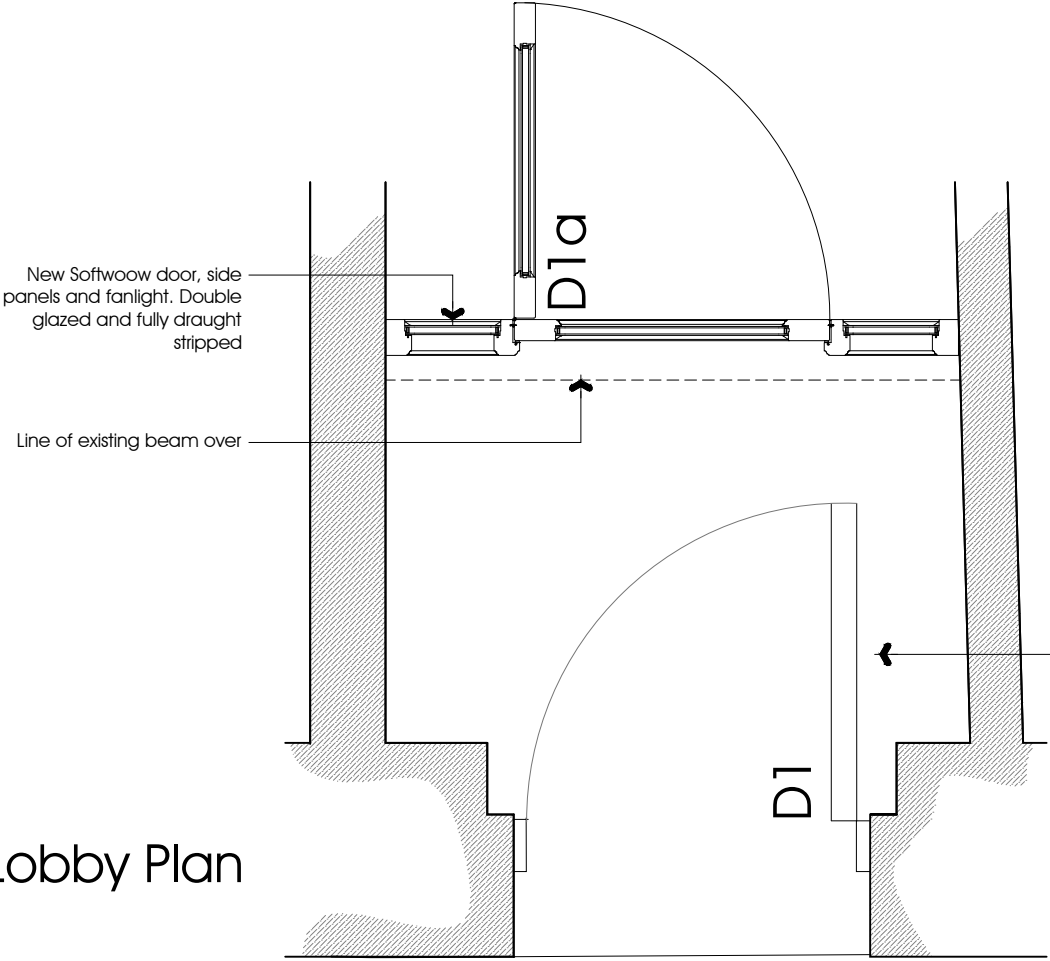
Proposed Lobby section



Section



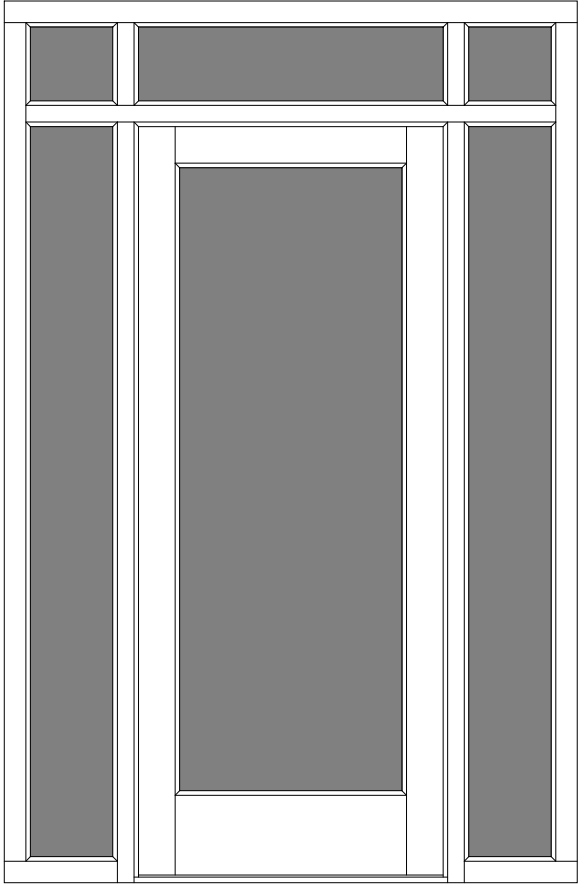
Internal Elevation



Proposed Lobby Plan



Plan



External Elevation

Door Details, D1 & D1a
Scale 1:20

Writtenstone Farm

Mr. & Mrs. Norris

Listed Building Application

Proposed Door Details

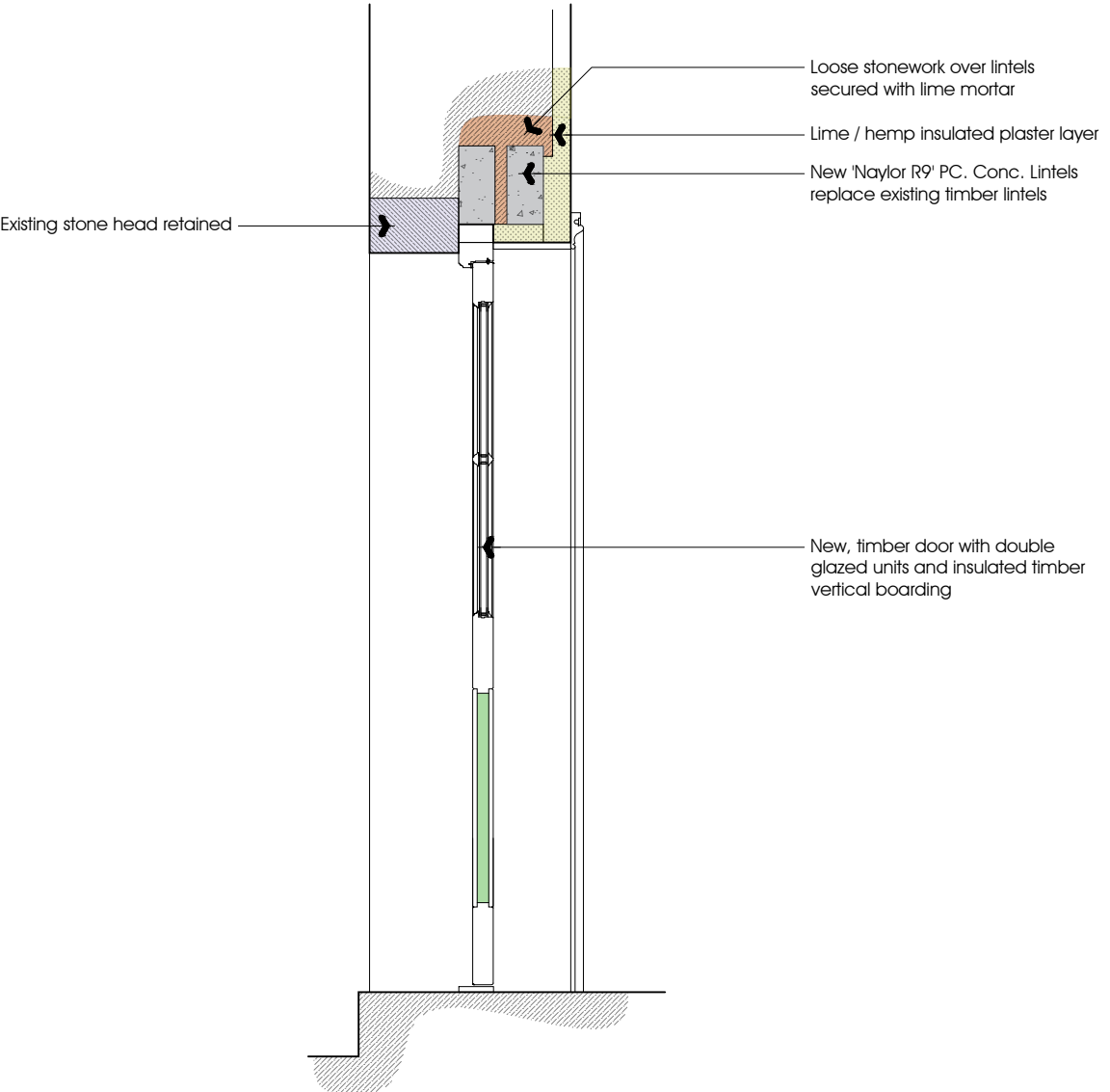
DATE Feb. 2025

JOB NO. 3428

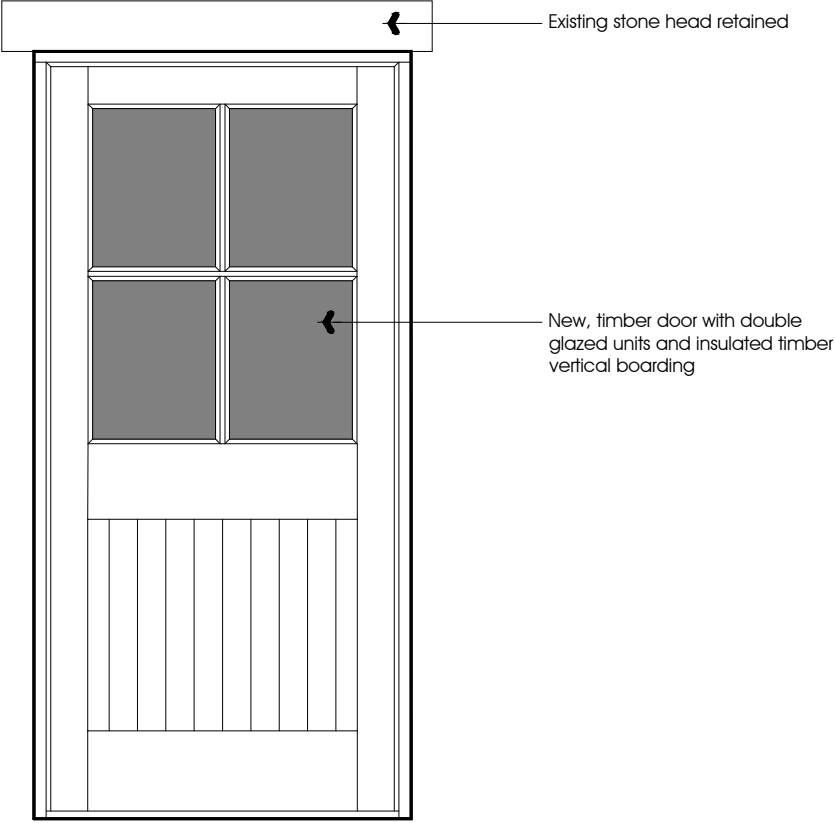
DRAWING NO. SK011

REVISION

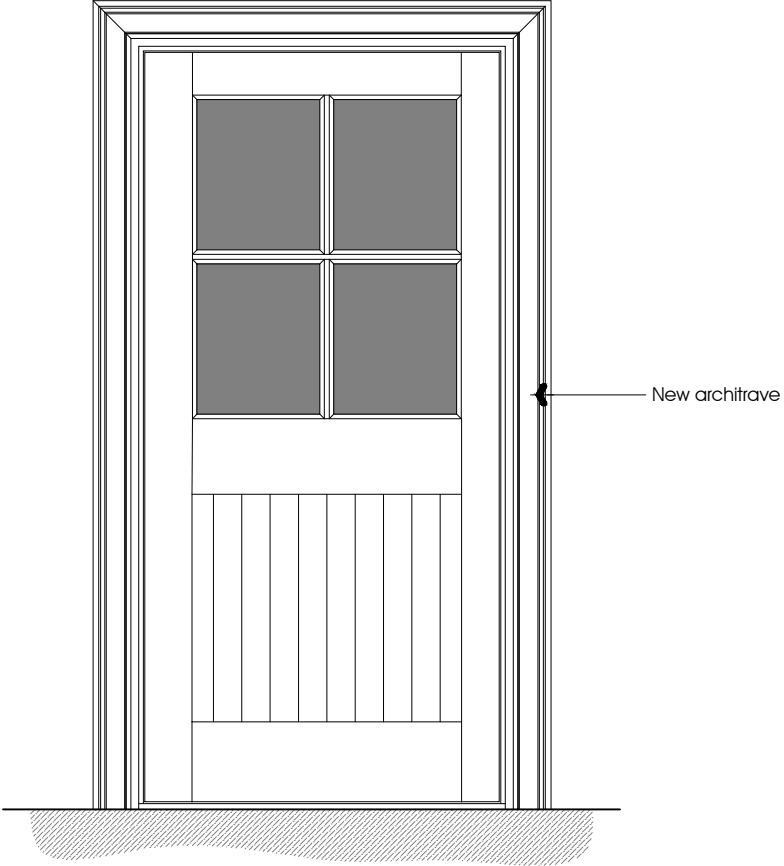
SCALE 1:20 @ A3



Section



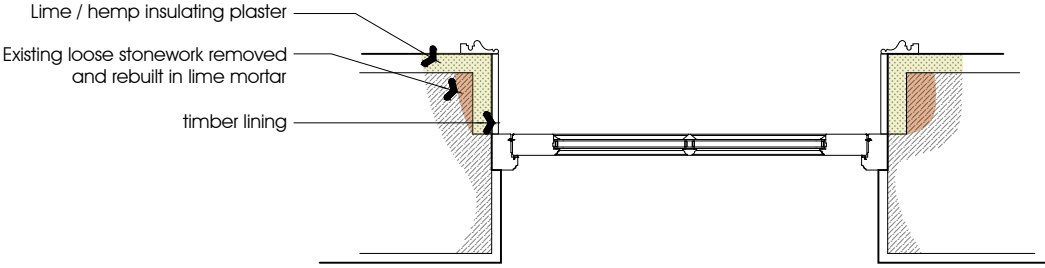
External Elevation



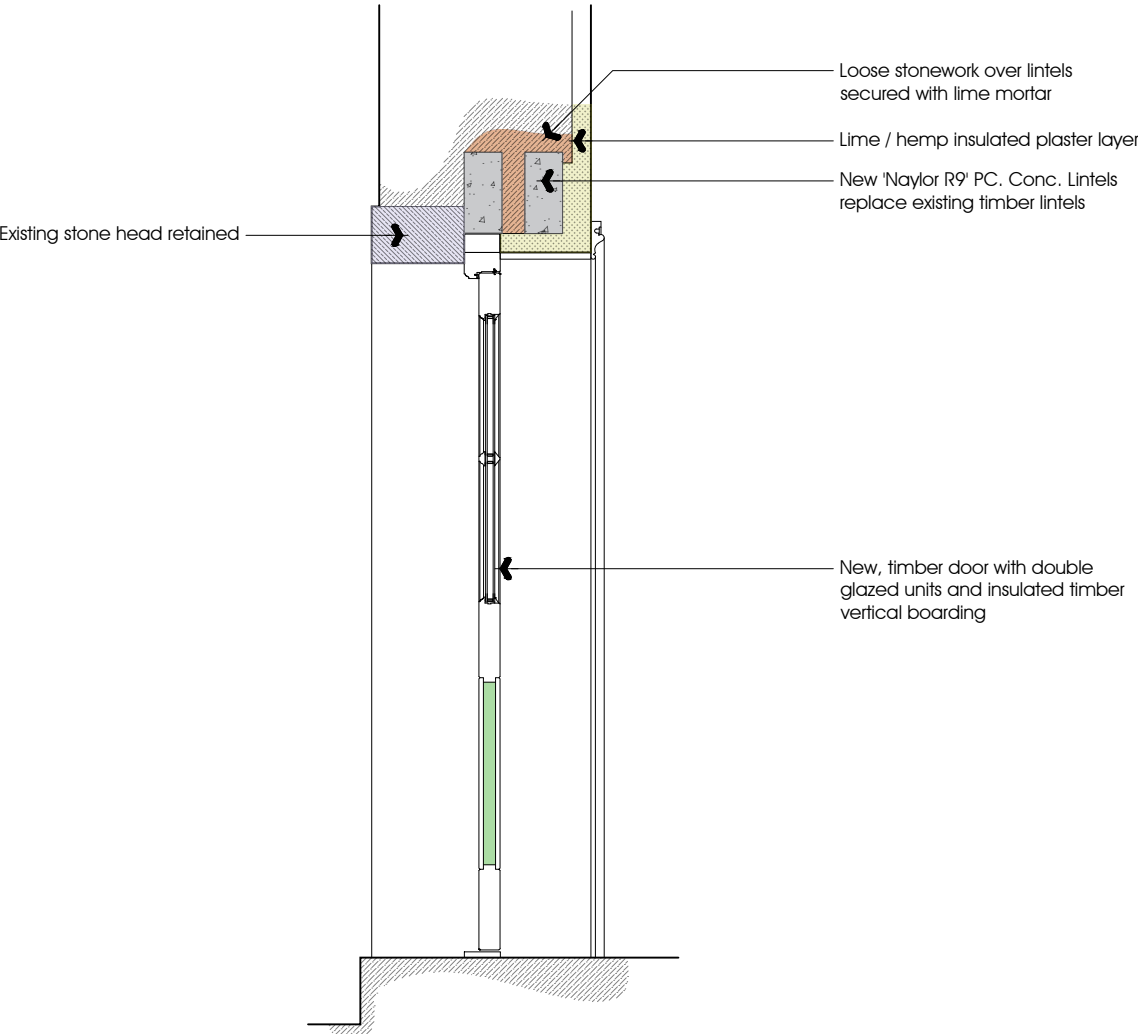
Internal Elevation

Door Details, D2

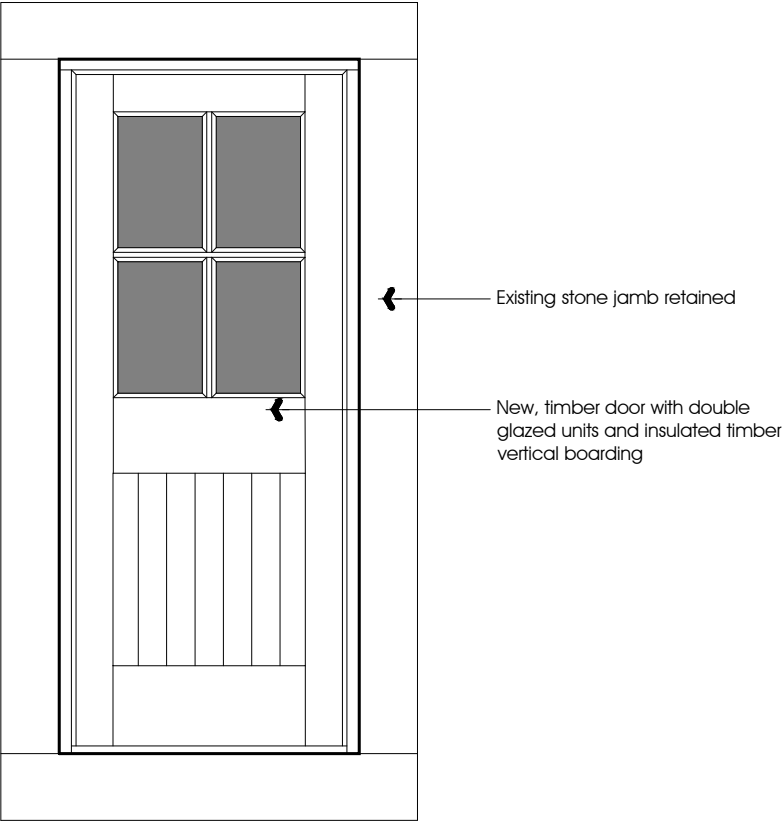
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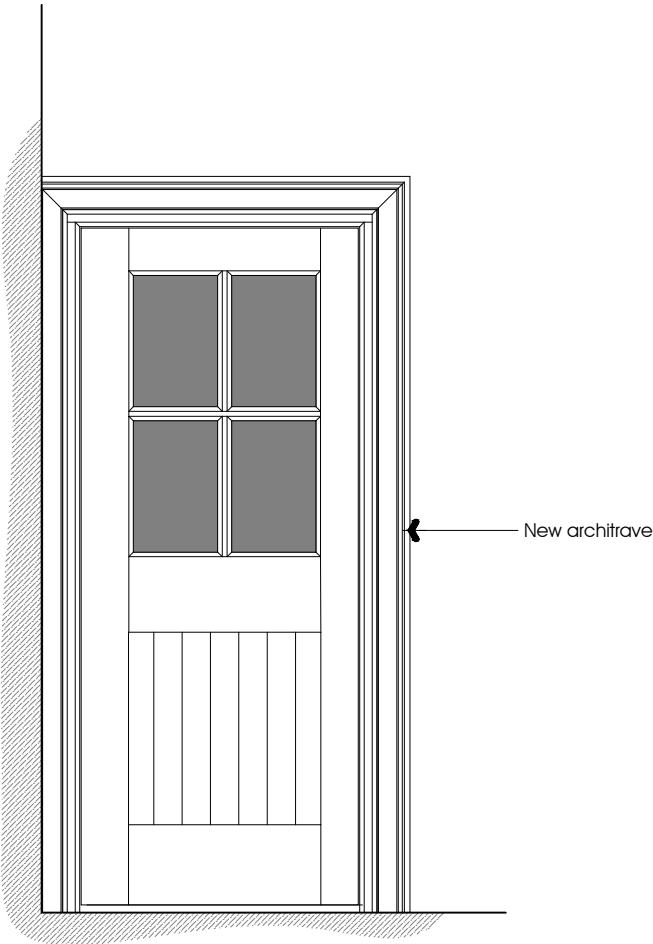
Plan



Section



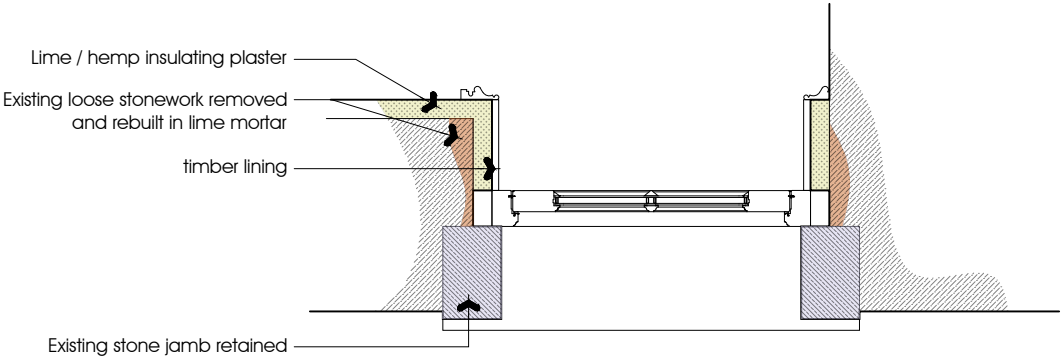
External Elevation



Internal Elevation

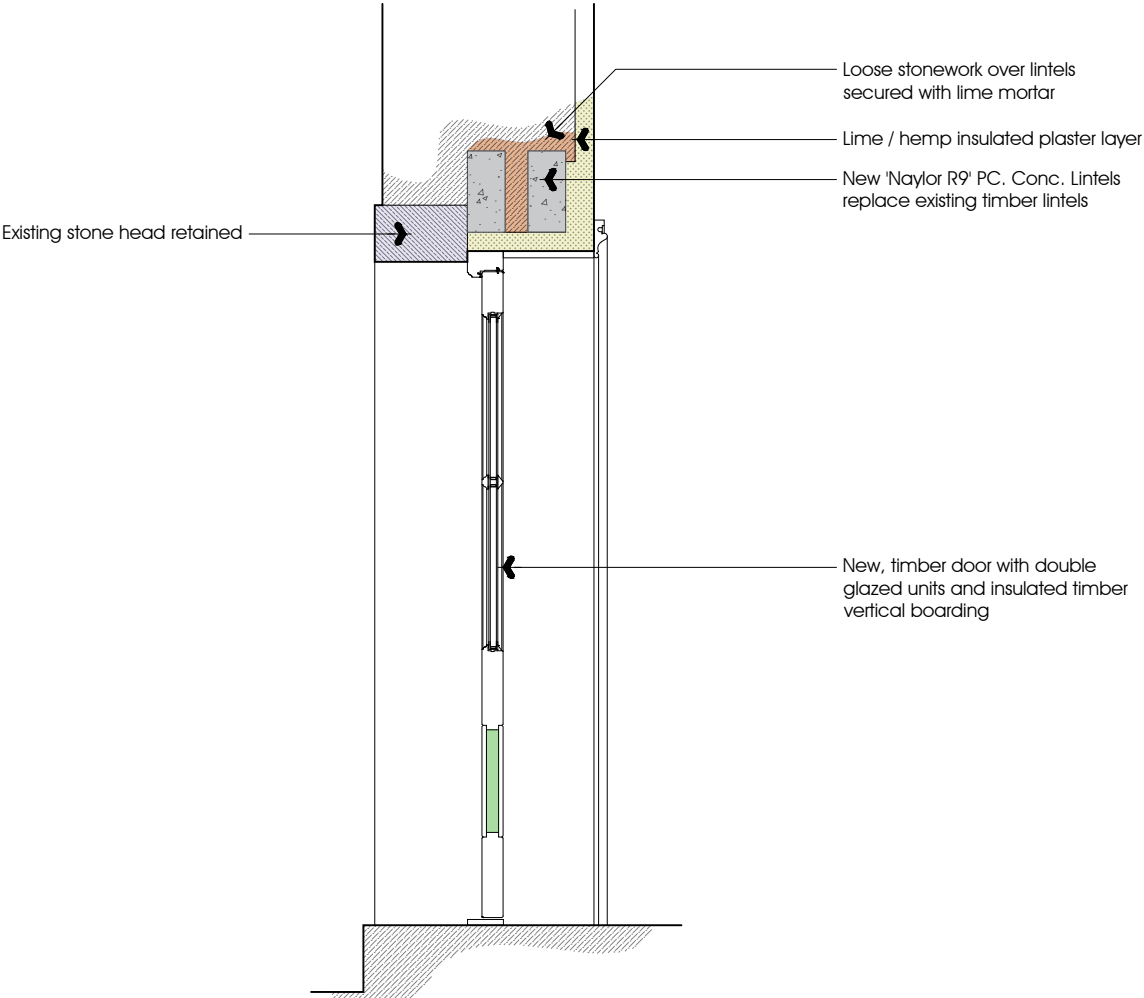
Door Details, D3

Scale 1:20

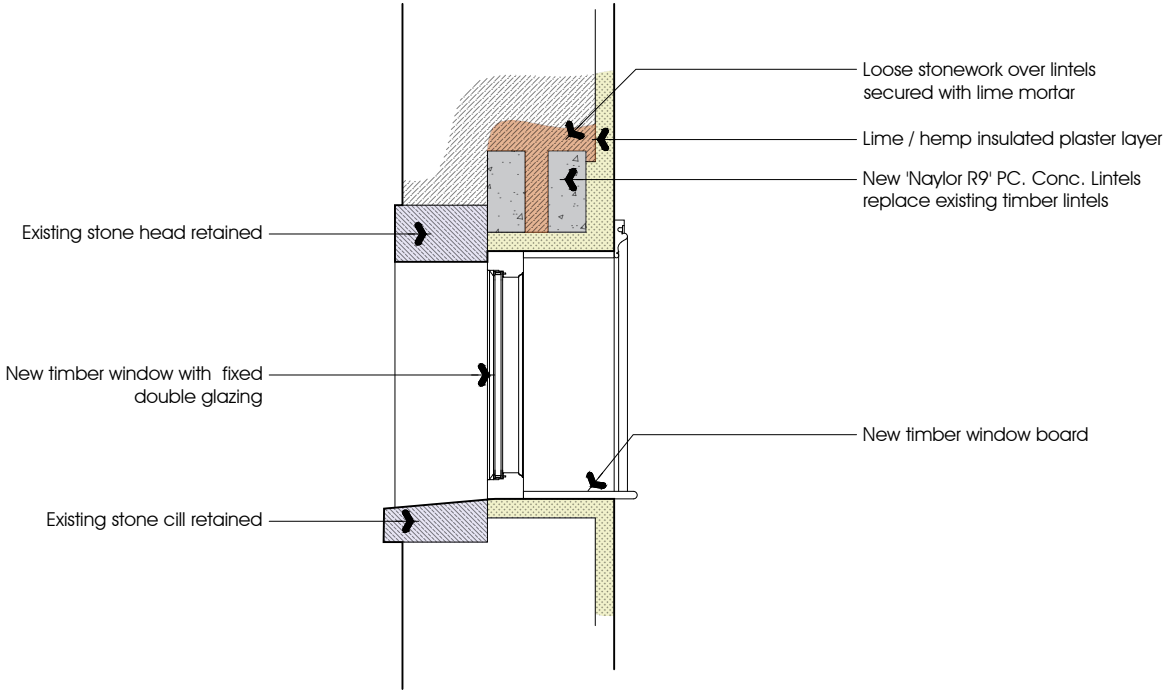


Plan

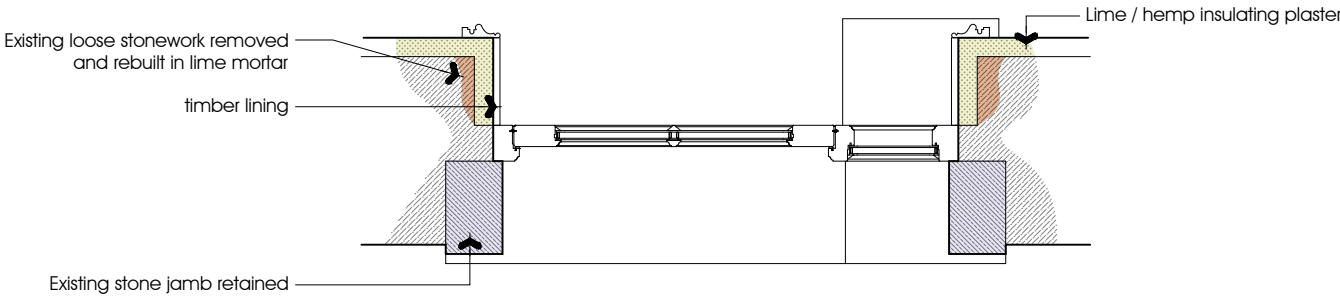
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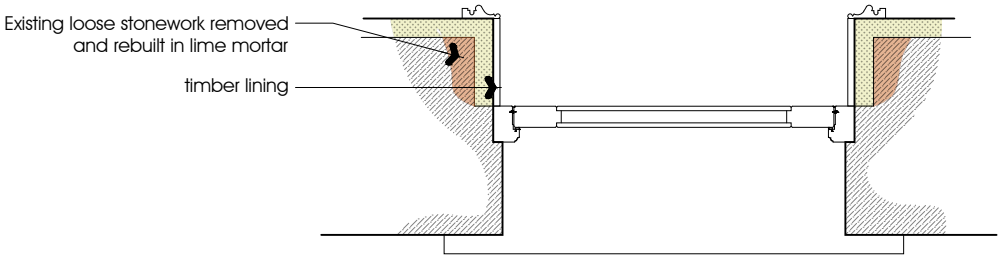
Section at Door



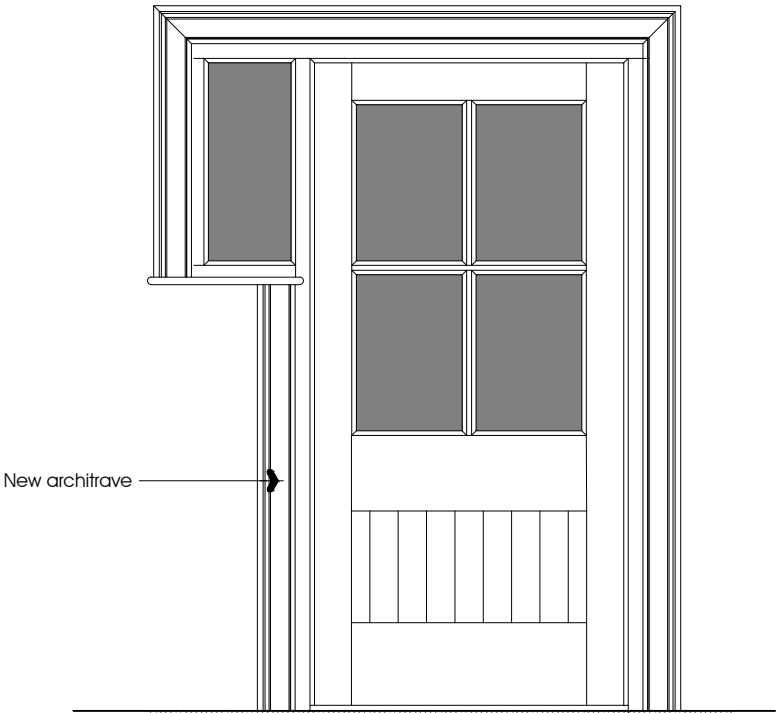
Section at Window



Plan Upper



Plan Lower



Internal Elevation

Door Details, D4

Scale 1:20