

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

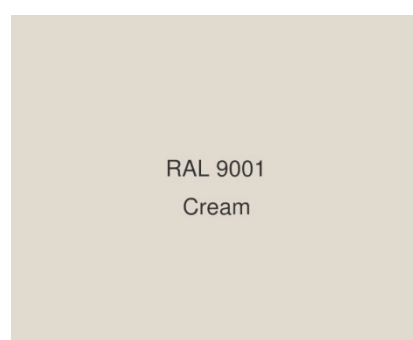
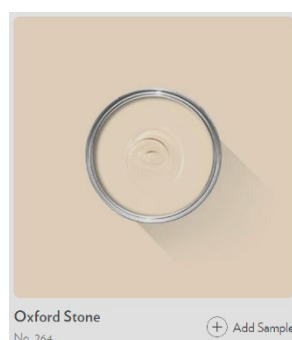
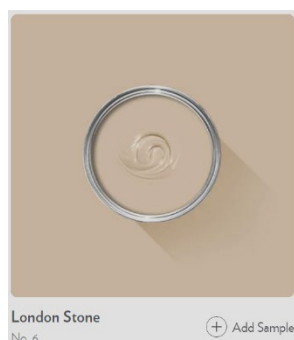
- 7.1 The proposal to replace windows which are clearly not original has little impact. With the Victorian style openings to the rear wing being predominant, the proposed Victorian window style has been carried throughout the property. This reflects a current update on the property rather than copying 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.
- 8.2 The insertion of a conservation type roof light into the loft space of the second floor enables the room to be used as bedroom in recognition of its former use as servants' quarters. The window is necessary to ensure adequate light and ventilation to comply with building regulations. The roof light means we don't need to consider a window in the gable end.

9 Colours

- 9.1 Windows all Antique White RAL 9001
- 9.2 Doors all either Farrow and Ball London Stone 6 or Farrow and Ball Oxford Stone 264



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.



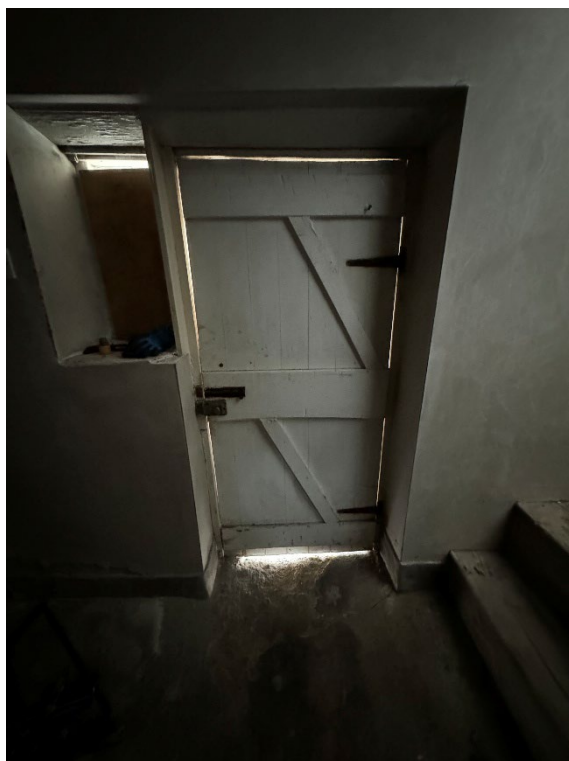
9.7 D3

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



ROOF WINDOW

FAKRO WGI/C 46x55 Roof Light Natural Pine Conservation Style Top Hung Access Roof Window

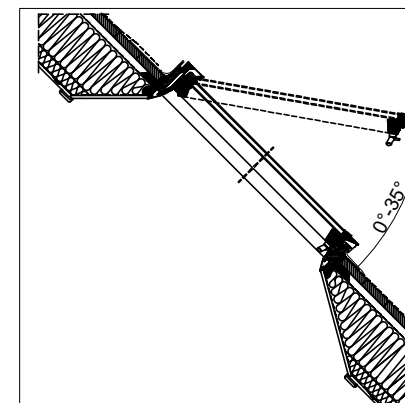
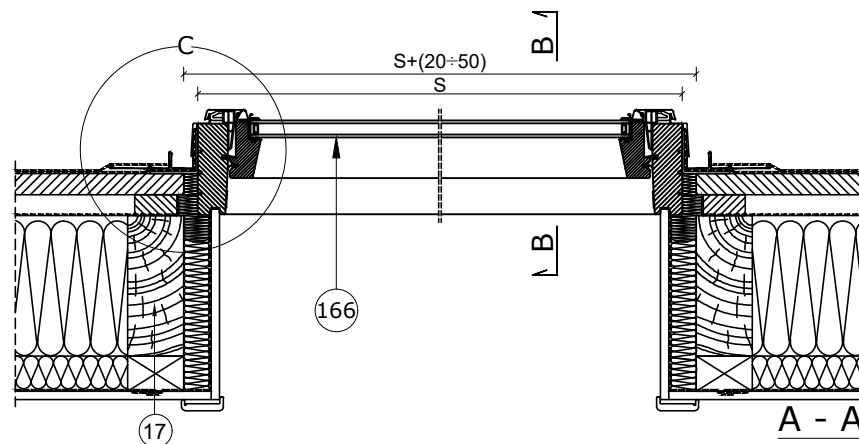
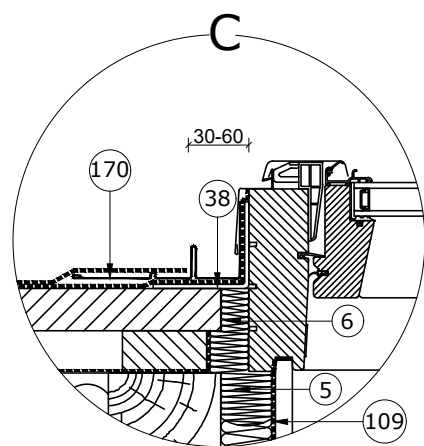
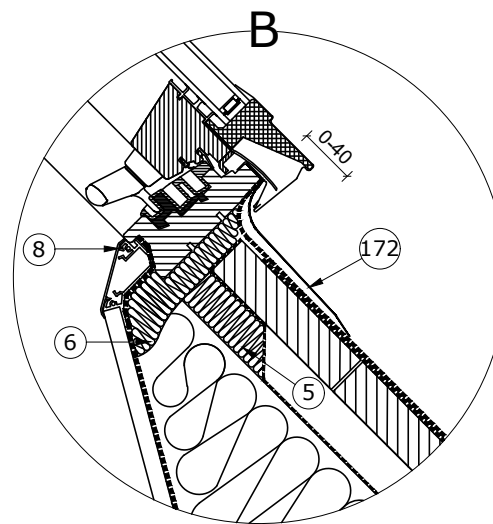
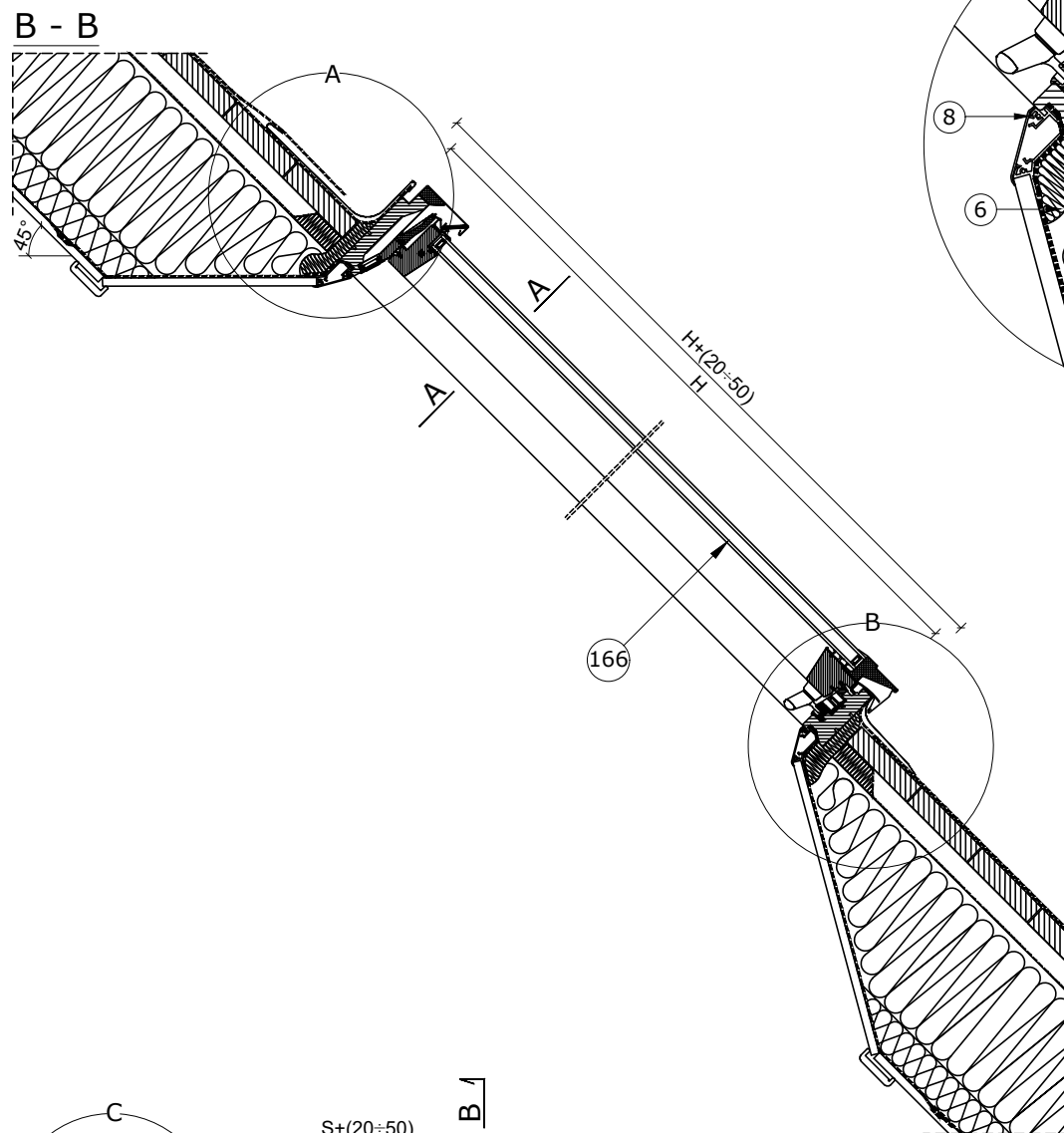
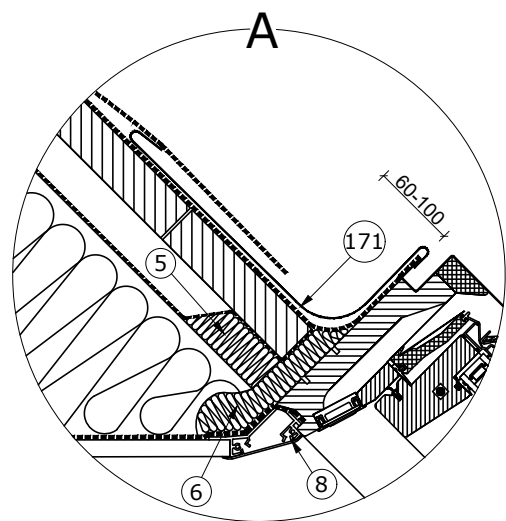
Established in Poland in 1991, Fakro is one of the fastest manufacturers of roofing windows and accessories. Utilising the finest materials, they ensure lasting performance and durability. Dedicated to form and function, their range of roof windows provides ample natural light and adds a unique architectural element to your home and office.

The FAKRO WGI/C Roof Light Window combines timeless conservation style with modern functionality. It is ideally designed for uninhabited lofts requiring safe and convenient roof access. Its vacuum-impregnated natural pine wood frame is durable, and external aluminium profiles are finished in RAL 9005 black for a visually appealing finish.

A central mullion bar on the external glazing adds to its traditional aesthetic, making it ideal for heritage or conservation projects. With toughened 4-10-4mm glass, this top-hung roof window ensures exceptional weather resistance, even from hailstones. The integrated universal flashing with a lead apron provides a watertight seal for roof pitches between 15° and 55°. The sash is operable in two positions, allowing controlled ventilation while maintaining safety.

Designed for efficiency and simplicity, the Fakro roof windows feature an easy-fitting system that requires no additional trimmings. Specially rounded locking bolts enhance safety by reducing injury risks. The window provides natural light and ventilation while serving as an access point for roof maintenance.





WG1 C		
Frame width S[mm]	Frame height H[mm]	Window symbol
460	550	

For roof insulation details
see separate specification.
Care to be taken to ensure
no listed fabric is damaged.
Size chosen to fit between
existing rafters and purlins

- 5-Tress made of sheep wool FAKRO (XDP)
- 6-Blocks of sheep wool FAKRO (XDP)
- 8-XLW internal lining element FAKRO
- 17-Rafter
- 38-Installation bracket FAKRO
- 109-XDS air-tight flashing FAKRO
- 166-FPP-V U3, FPU-V U3 preSelect top hung and pivot window
- 170-ESV flashing side element FAKRO
- 171-ESV flashing upper element FAKRO
- 172-ESV flashing lower element FAKRO

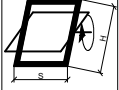
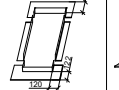
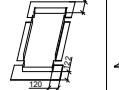
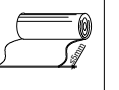
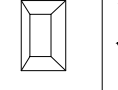

FAKRO  	ESV	BITUMINOUS ROOFING	XLW	15° - 55°
				
Vertical and horizontal cross-section: FTP-V U3, FTU-V U3 roof window with ESV flashing for flat tiled roofs.		FORMAT: A3	SCALE: 1:10/1:5	DATE: 07.2025



Figure 2 Typical Proposed Door



Figure 1 Typical proposed window

Painted timber windows and doors all from Sanderson Joinery of Inglewhite
<https://sandersonbros.co.uk/>

NOTES:
1: This drawing is for Planning Application purposes only



Site & Roof Plan Existing

Writtenstone Farm
Mr. & Mrs. Norris

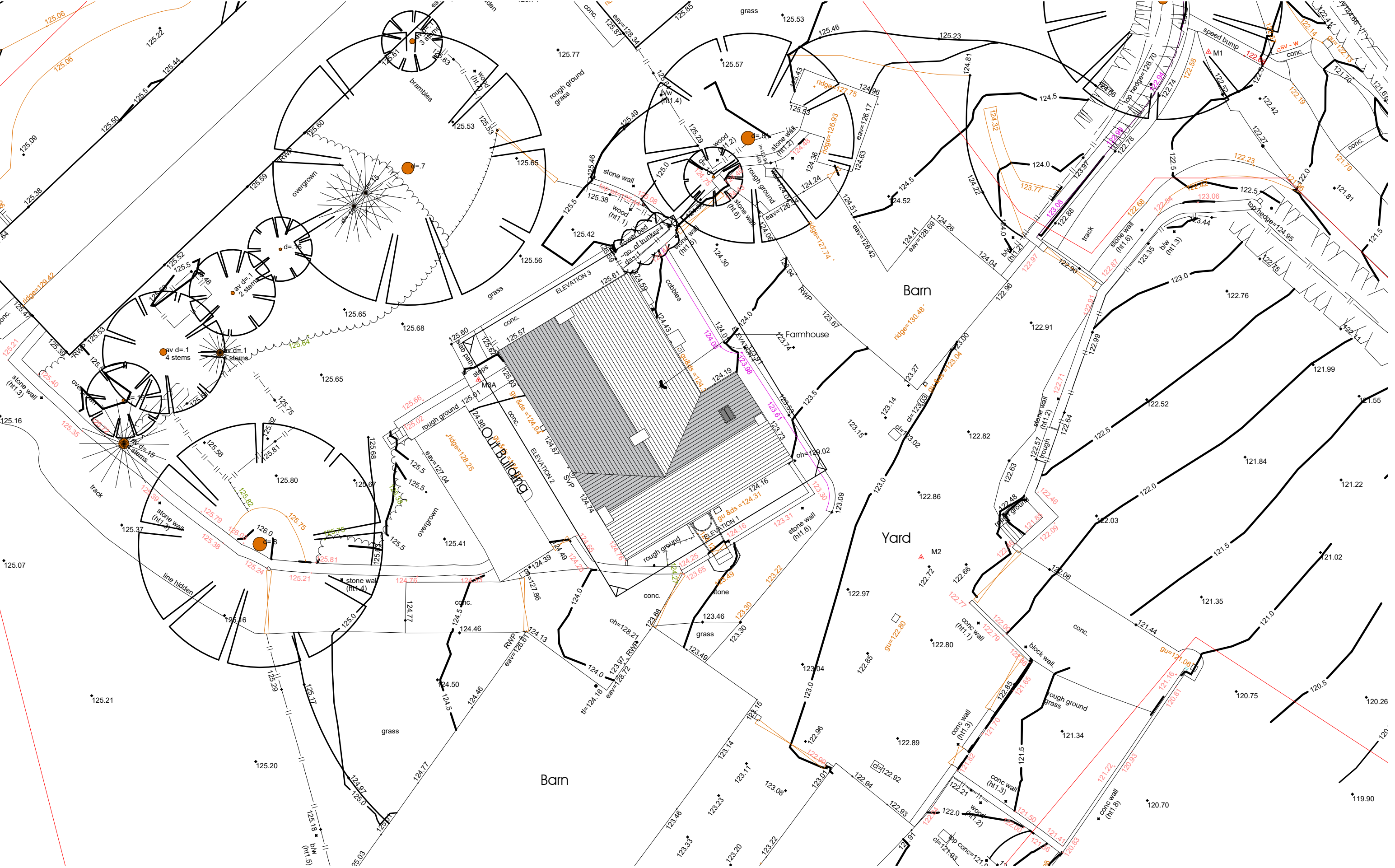
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Exisitng Site & Roof Plan

DATE May, 2025

JOB NO. 3428
DRAWING NO. 003
REVISION
SCALE 1:200 @ A3



NOTES:
1: This drawing is for Planning Application purposes only



Rev A 30-07-2025 2No. Roof lights removed

Writtenstone Farm
Writtenstone Lane, Longridge, Preston, PR3
Mr. & Mrs. Norris

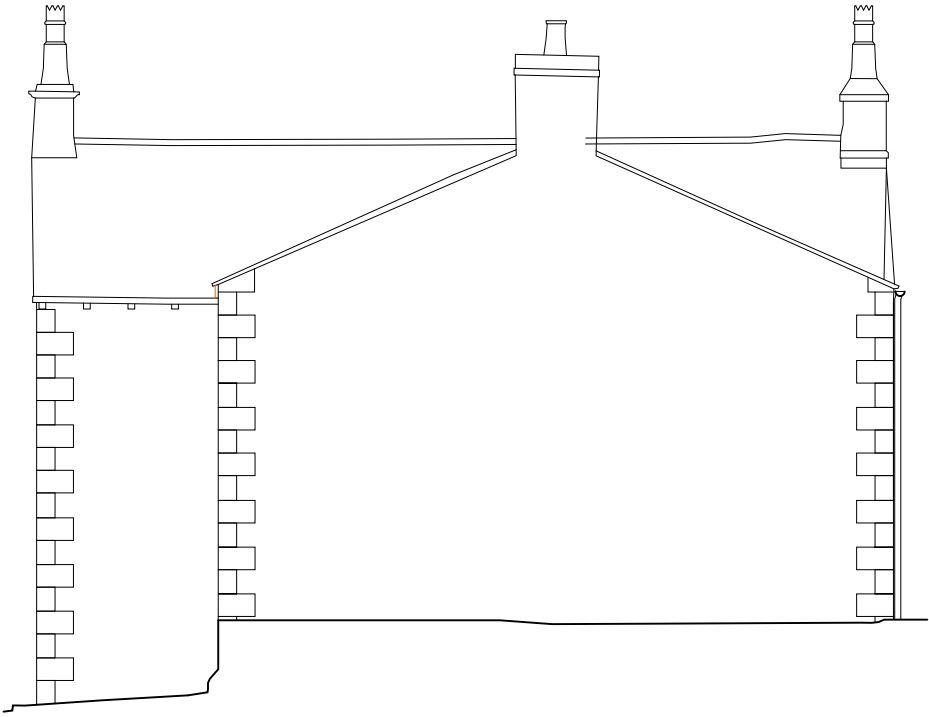
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Fabric Renovations and Alters.
Existing / Proposed Site Plan
DATE June 2025

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DRAWING NO. 001
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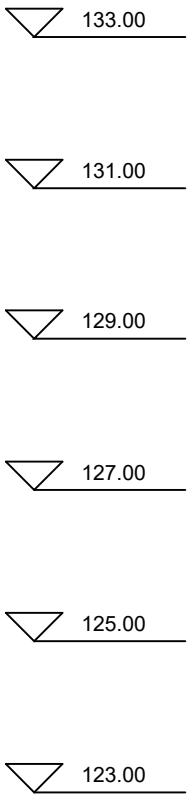
PGB Architectural Services LTD Lily Cottage, 12 Glen Avenue, Knowle Green, Preston PR3 2ZQ
07866 366 565 01254 820092 info@pgb-arch.com pgb-arch.com



NOTES:
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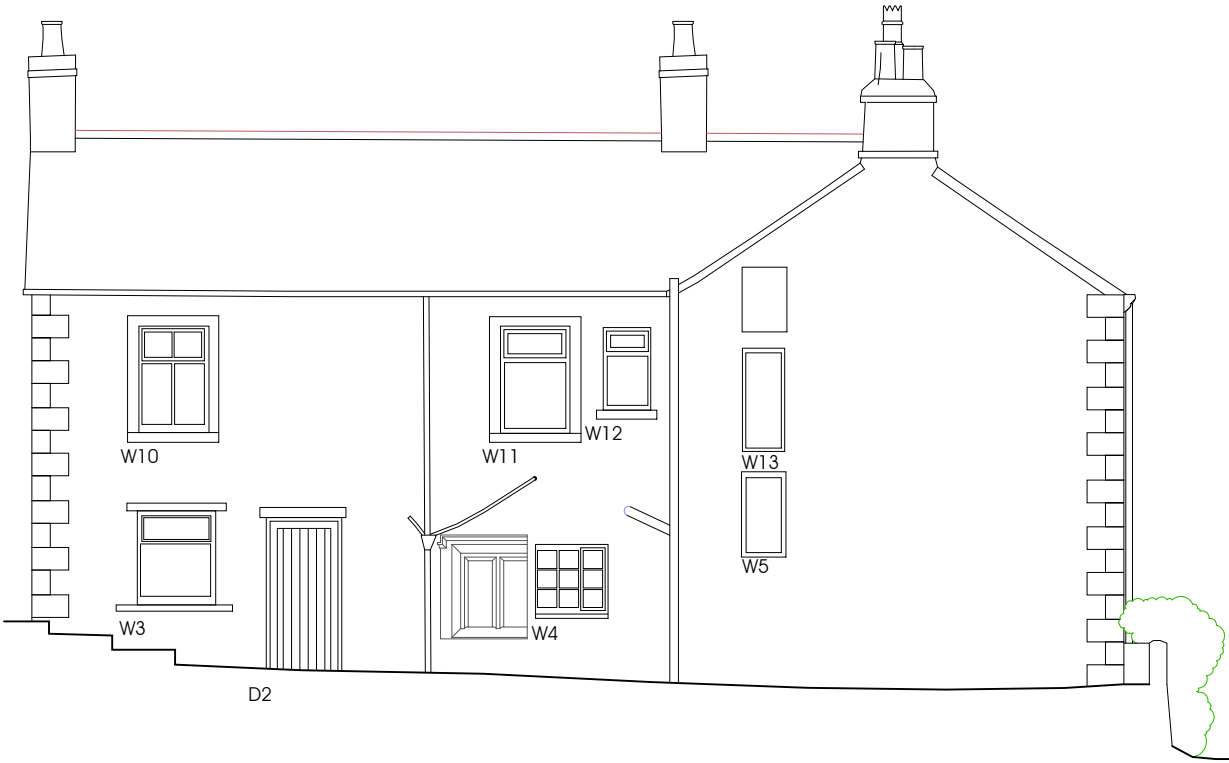
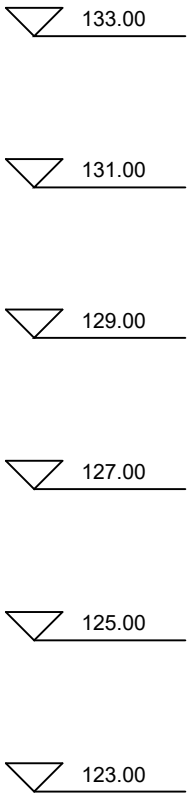
NORTH WEST ELEVATION



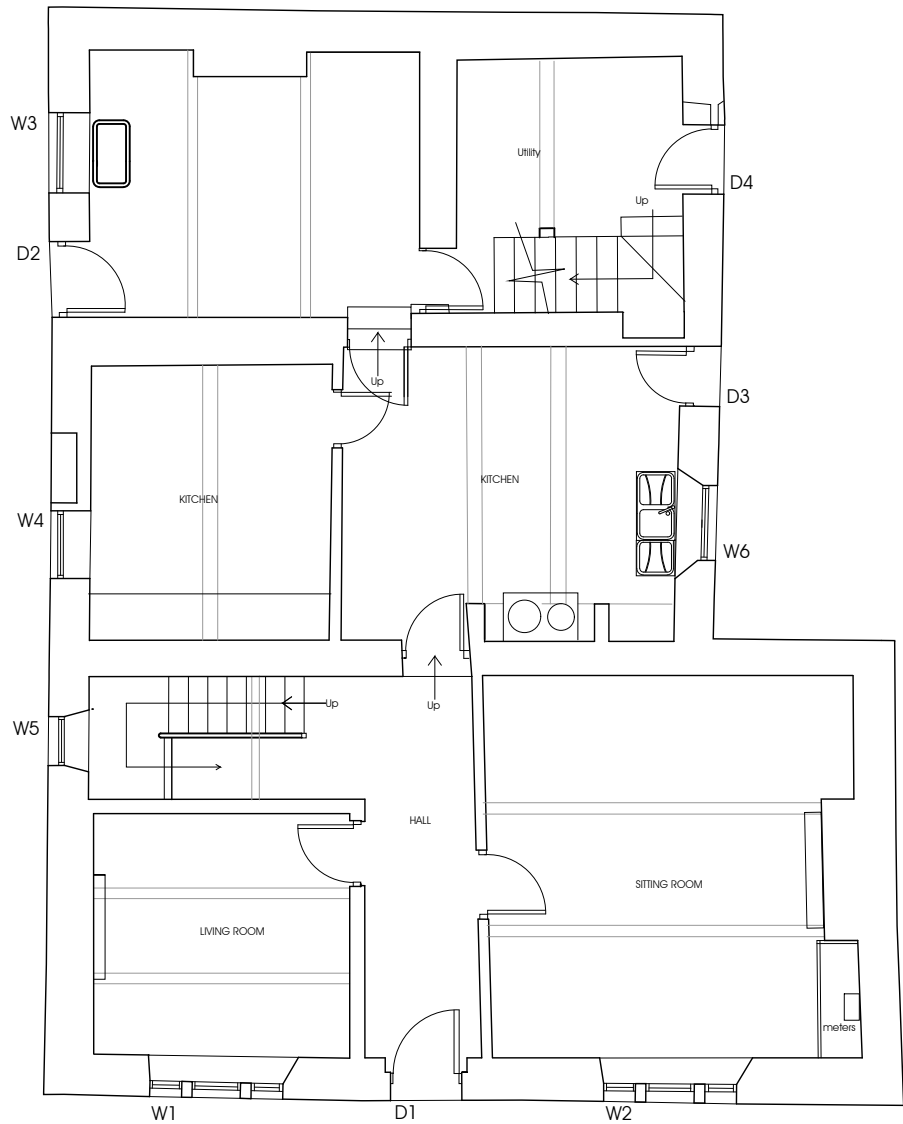
NORTH EAST ELEVATION



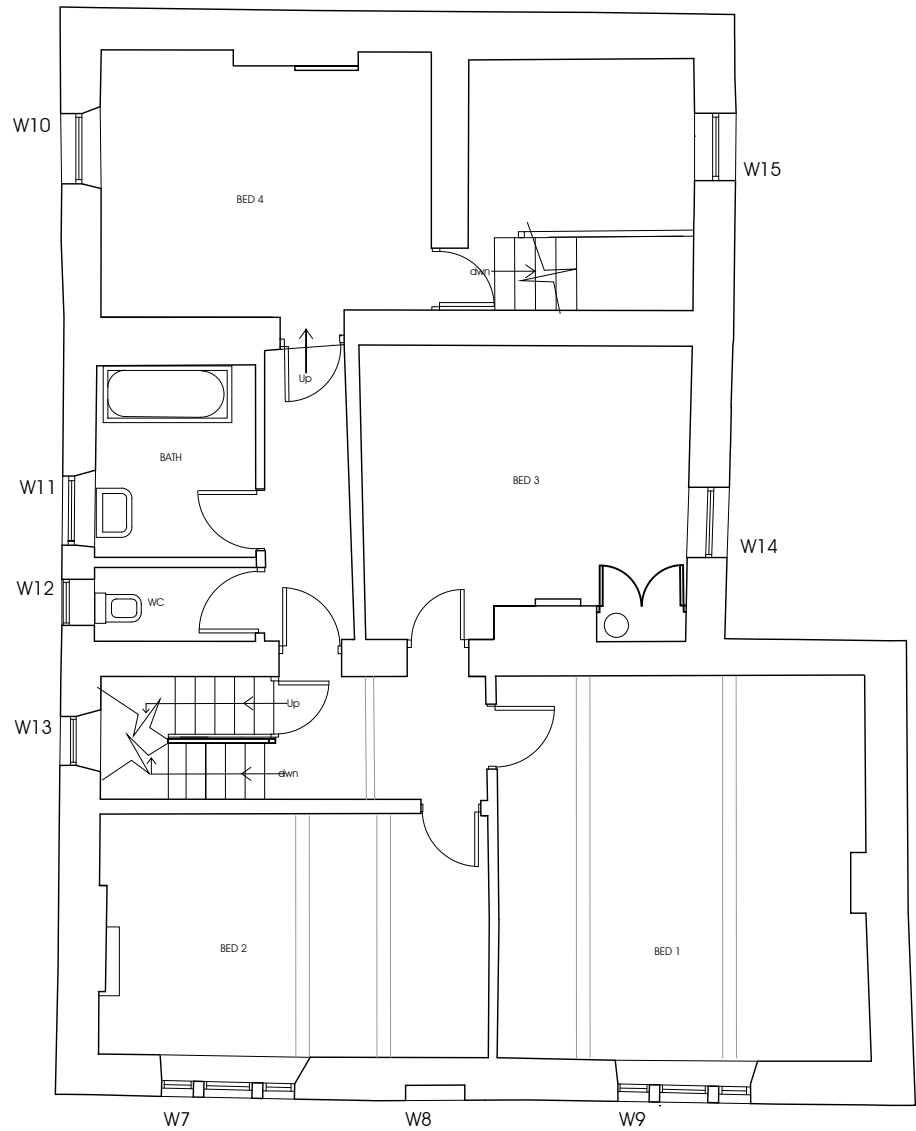
SOUTH EAST ELEVATION



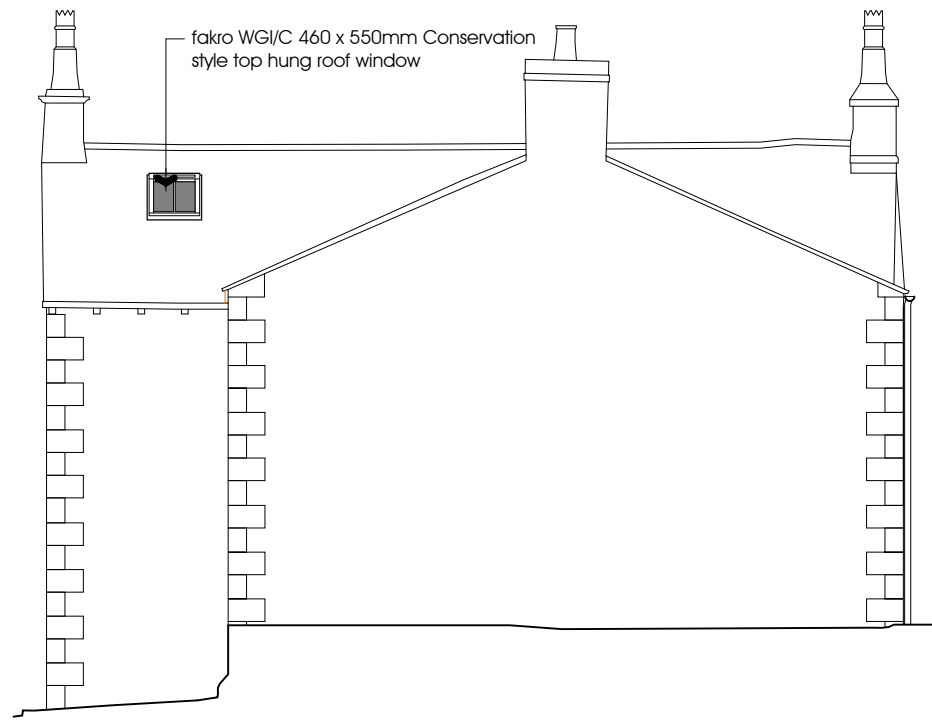
SOUTH WEST ELEVATION



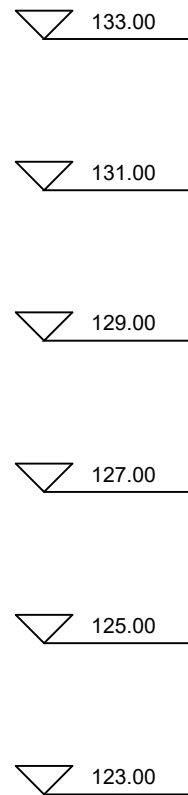
GROUND FLOOR PLAN



FIRST FLOOR PLAN



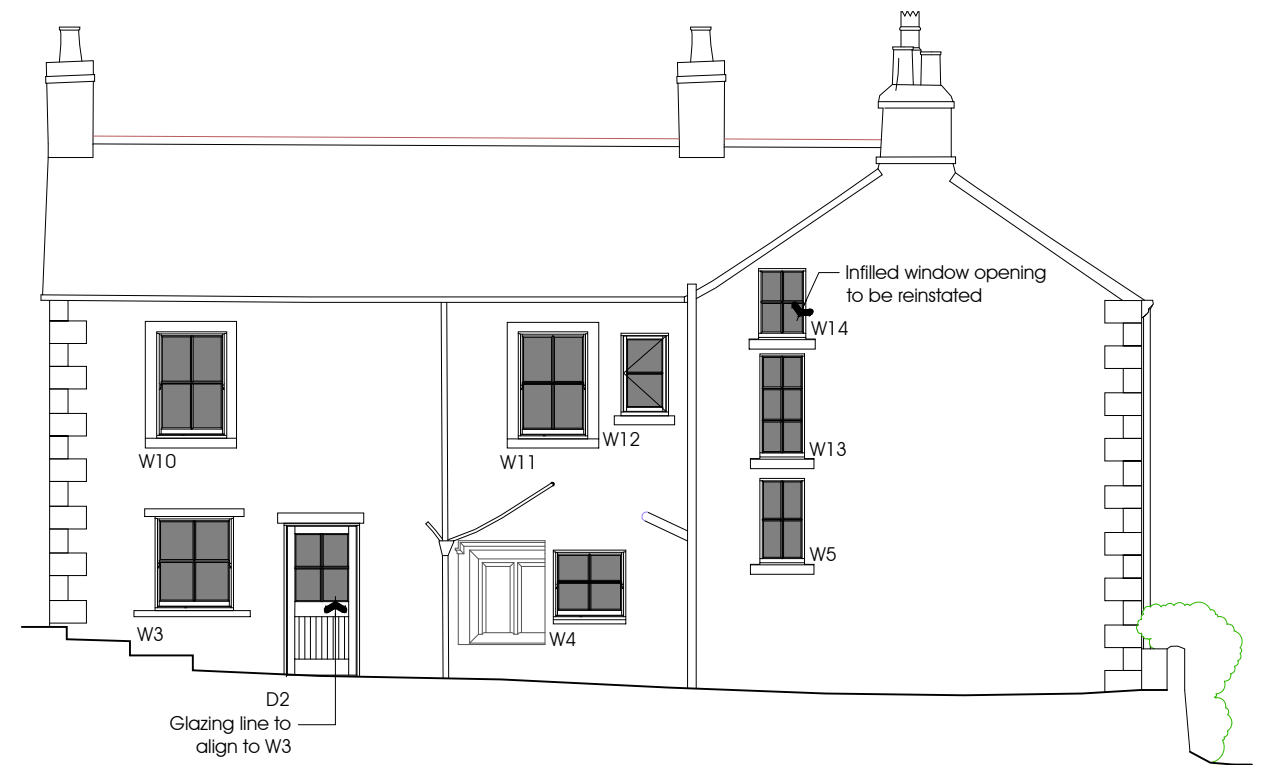
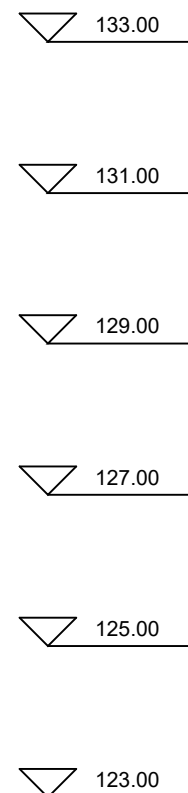
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



SOUTH WEST ELEVATION

Rev A 30-07-2025 2No. Roof lights removed

Writtenstone Farm

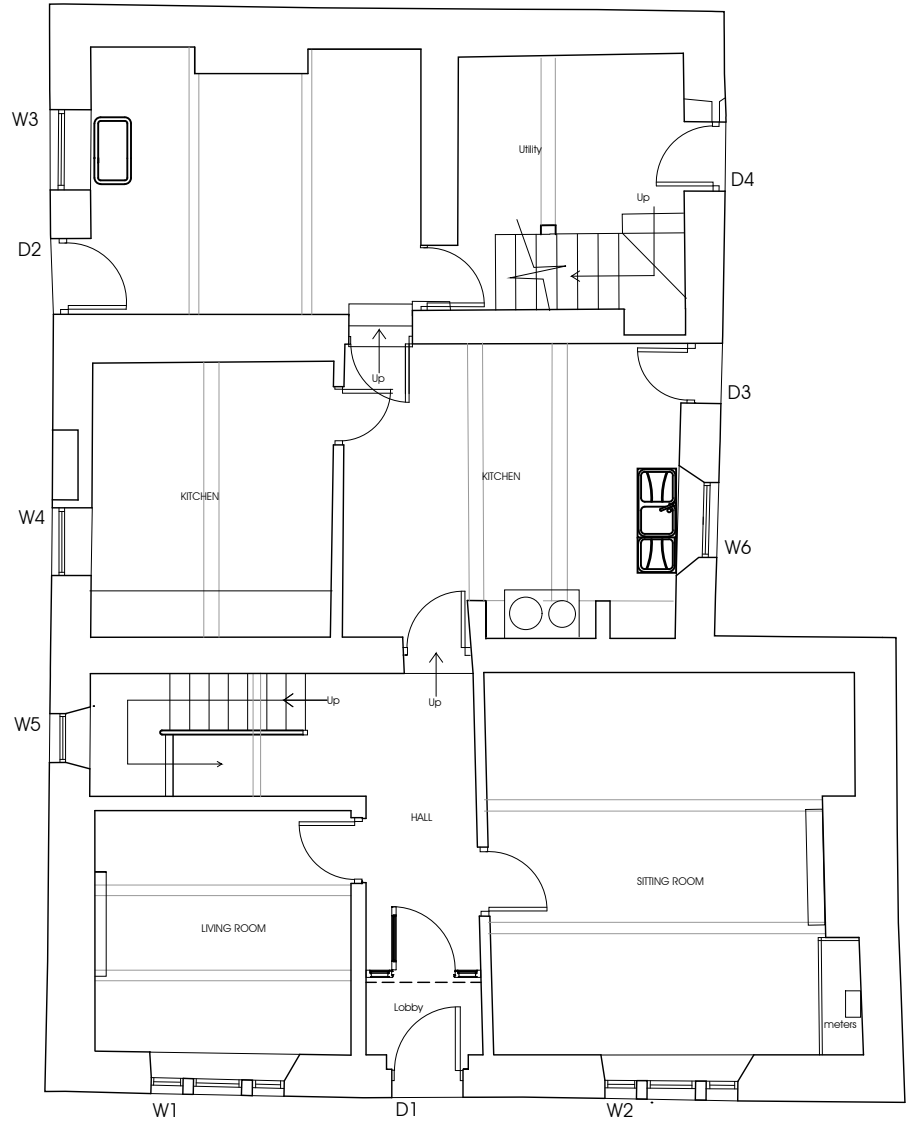
Mr. & Mrs. Norris

Listed Building Application
Window and Plan Works
Proposed Elevations

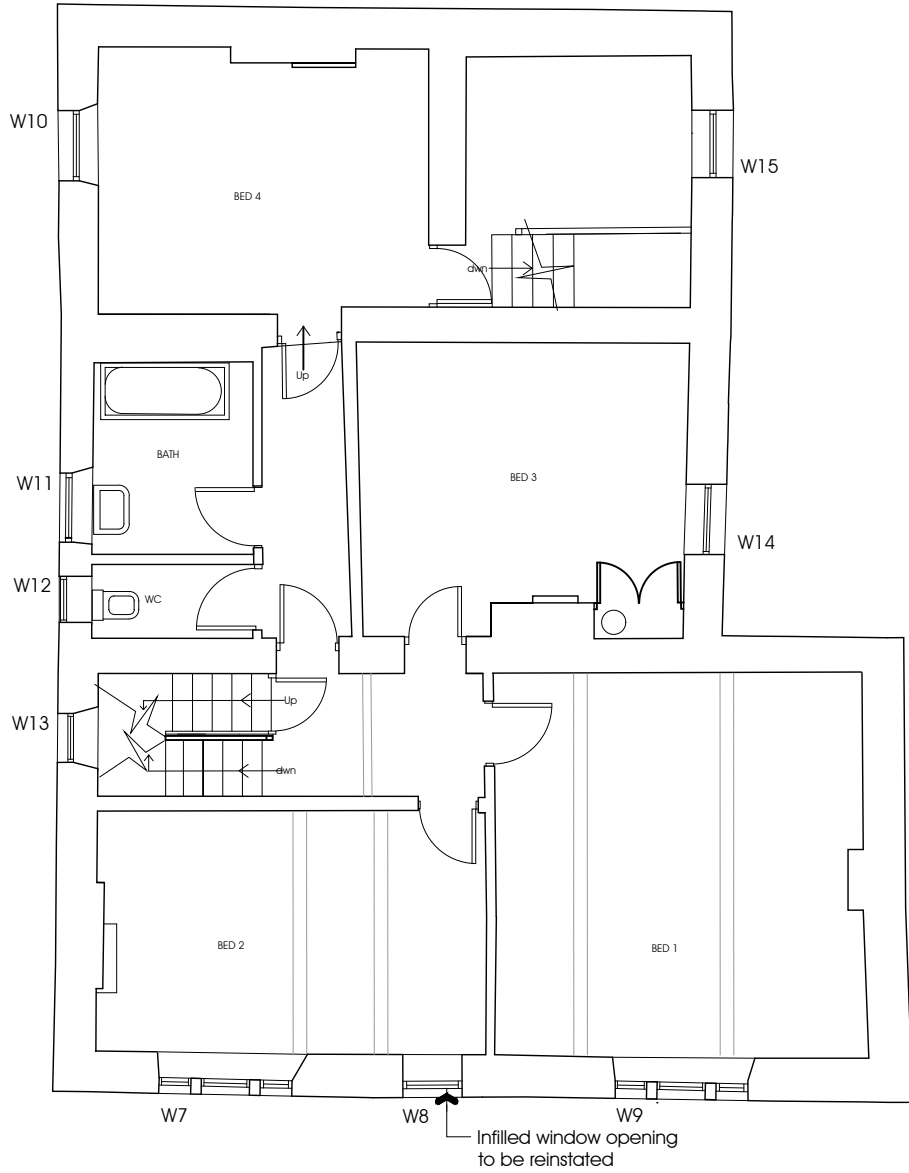
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REVISION A
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PGB
ARCHITECTURAL
SERVICES LTD

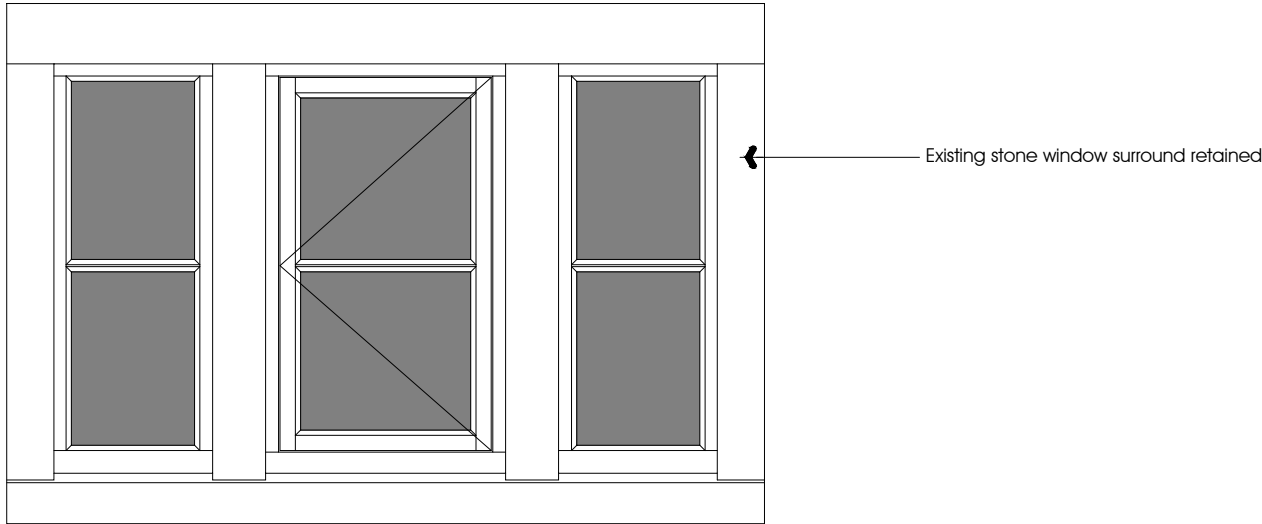


GROUND FLOOR PLAN

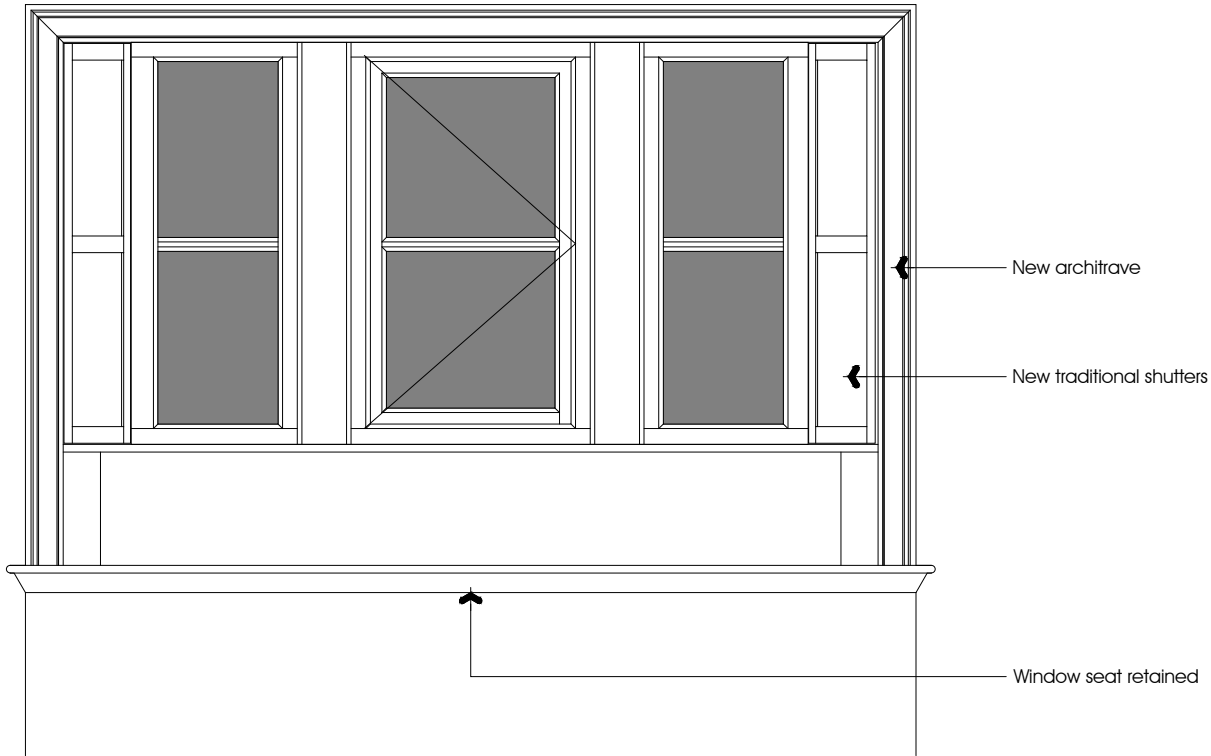


FIRST FLOOR PLAN

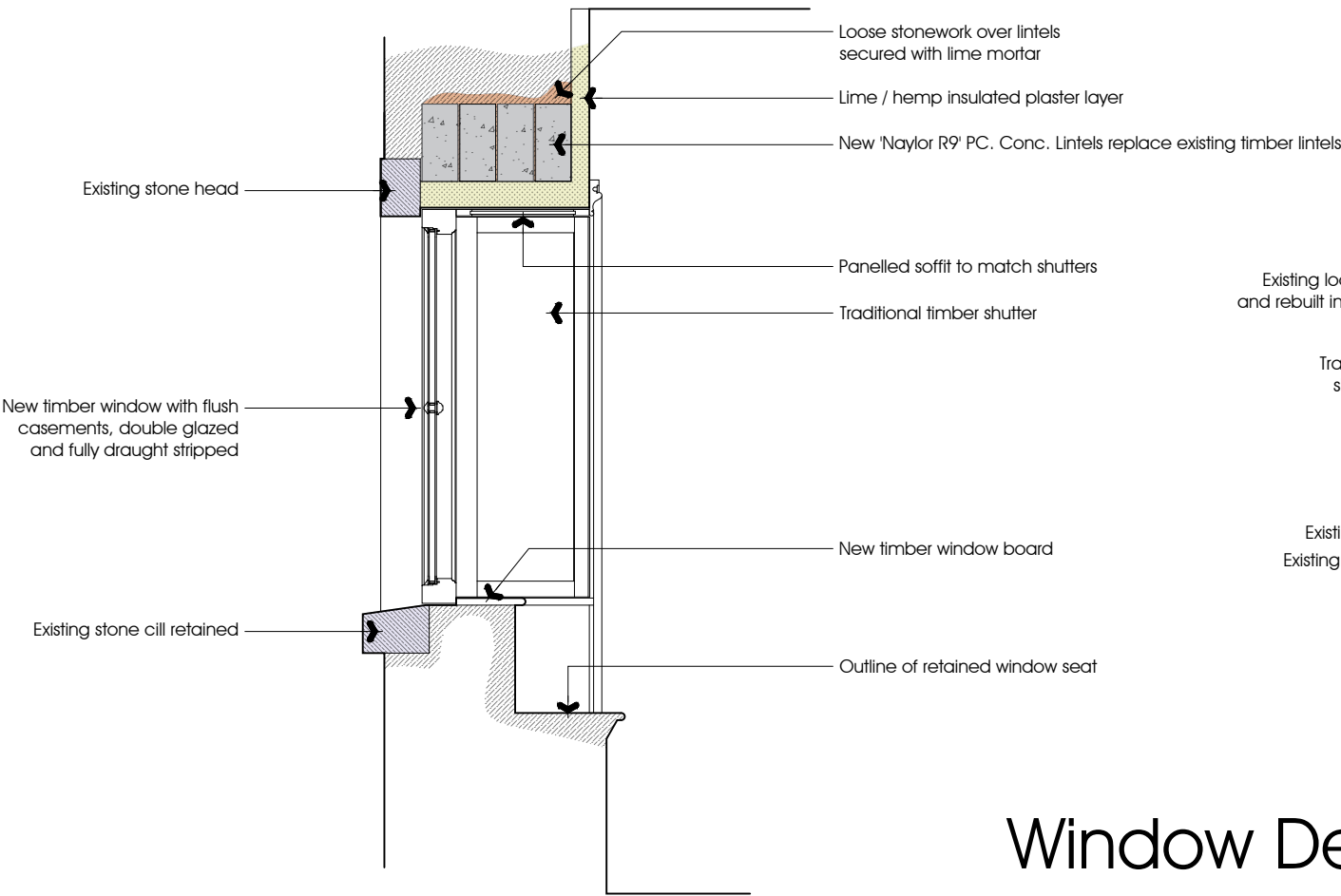
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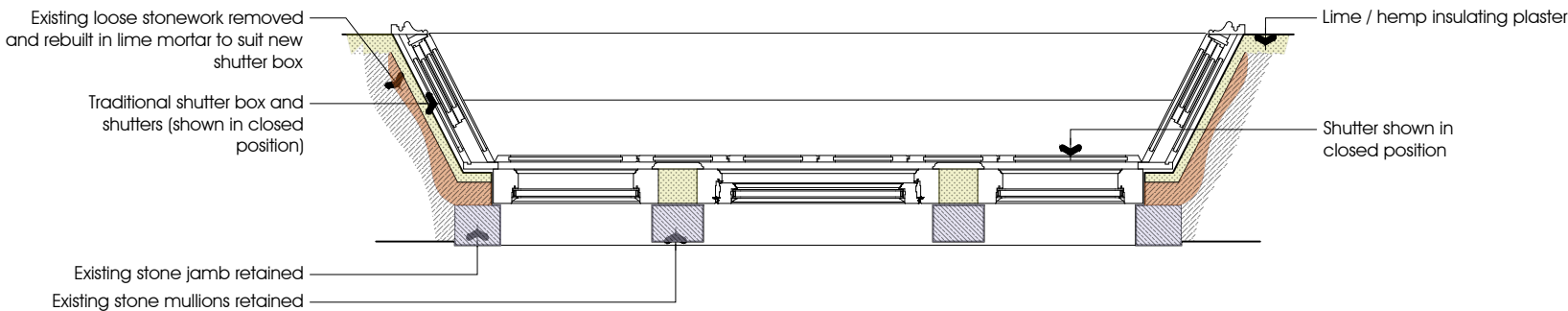
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Internal Elevation



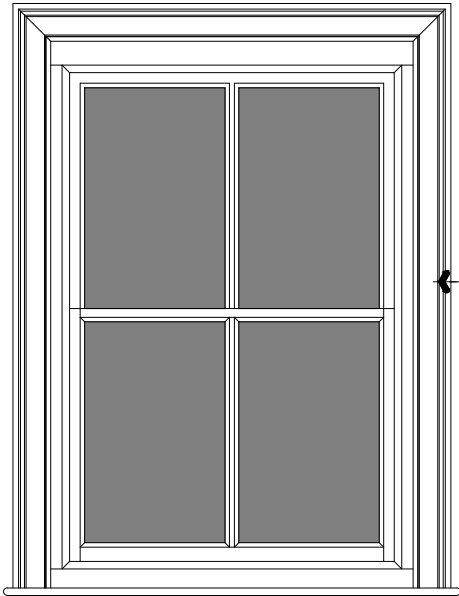
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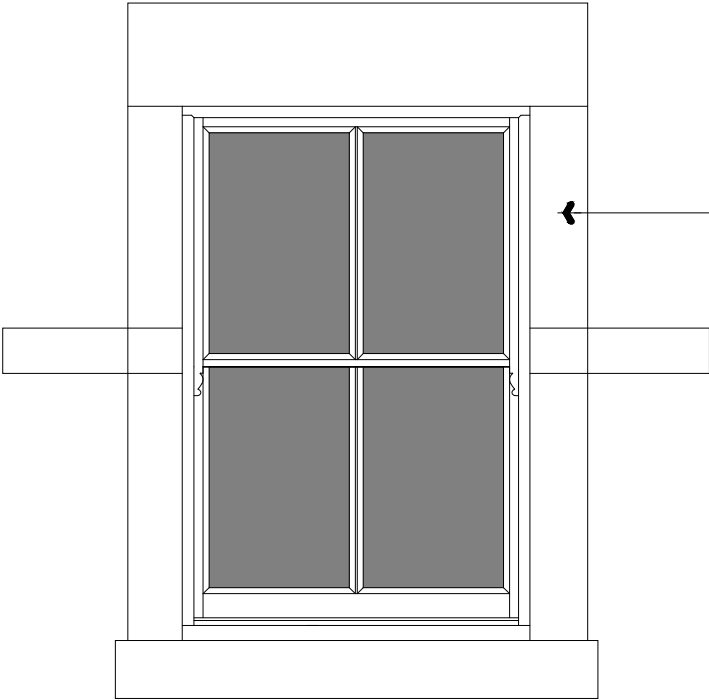
Plan

Window Details, W1, W2, W7 & W9

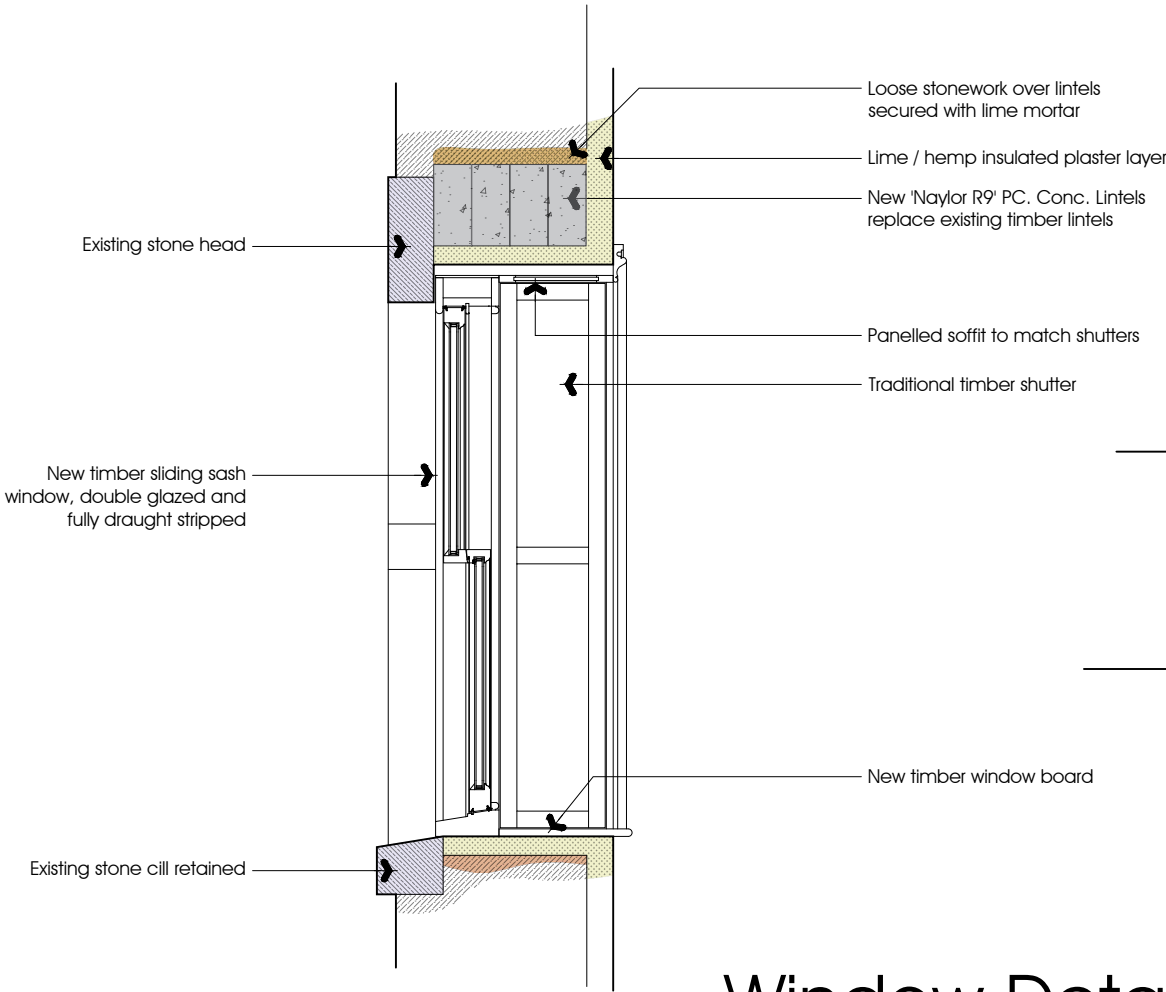
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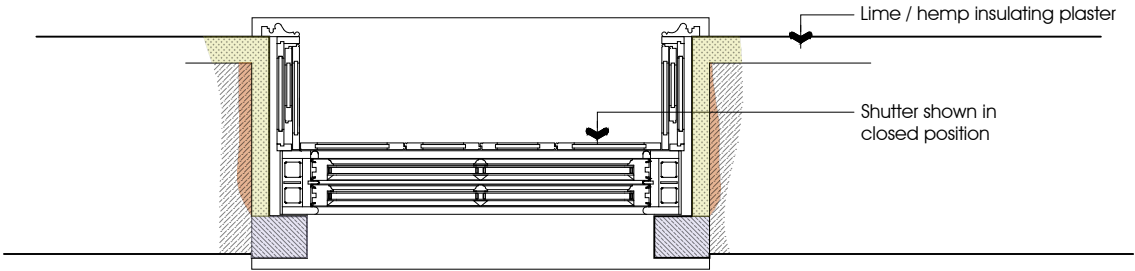
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External Elevation



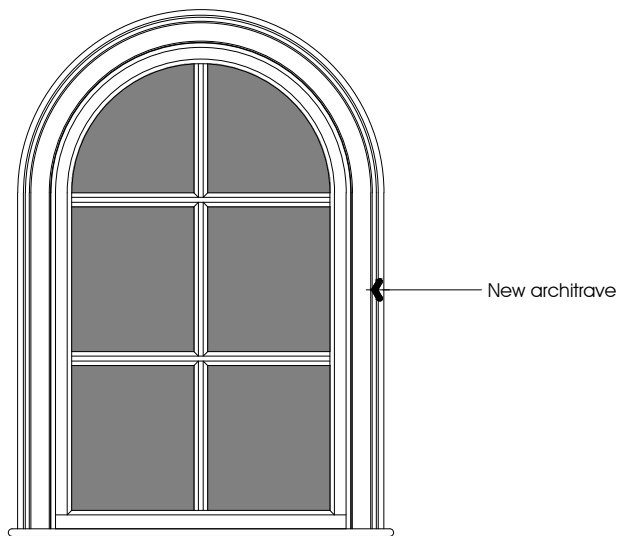
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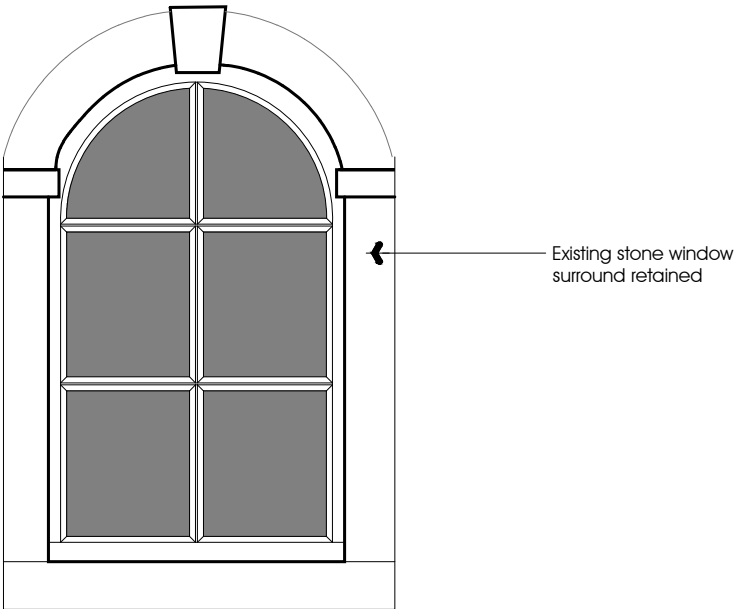
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Window Details, W3, W10, W11, W14 & W15

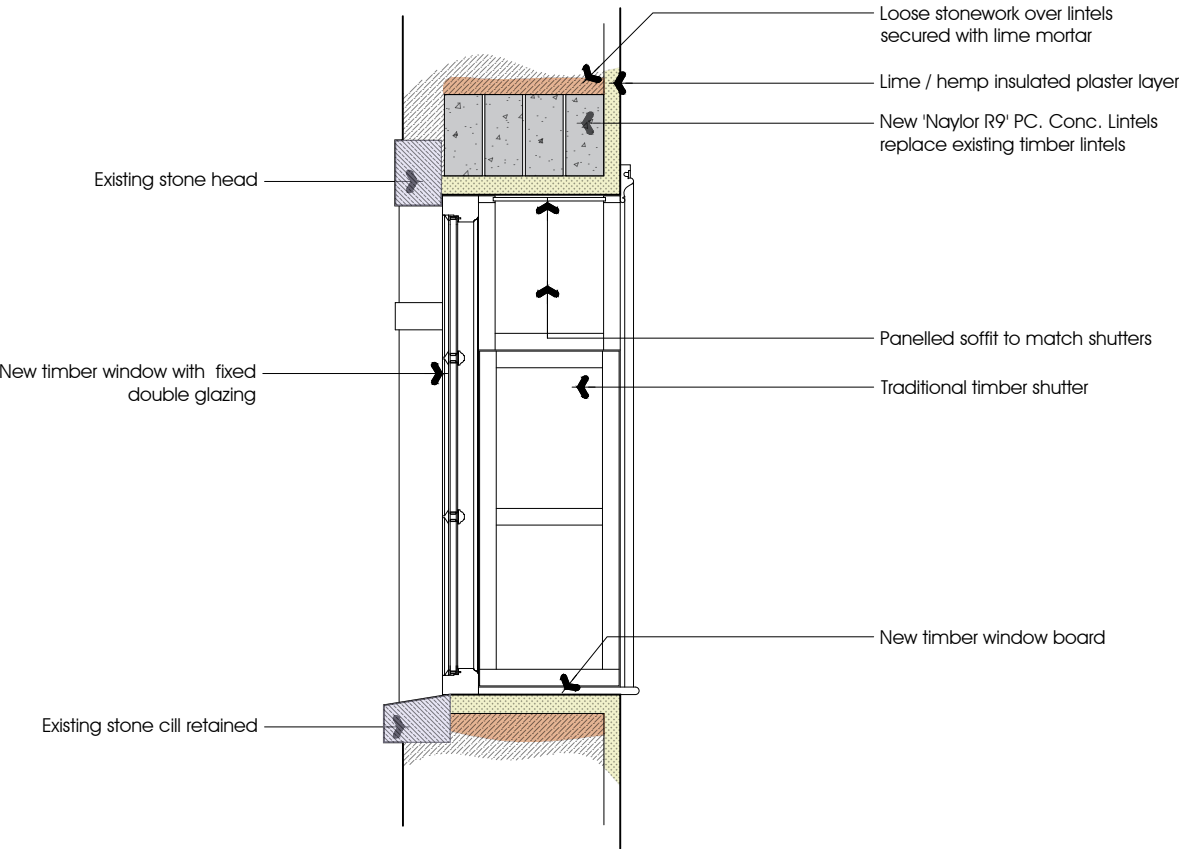
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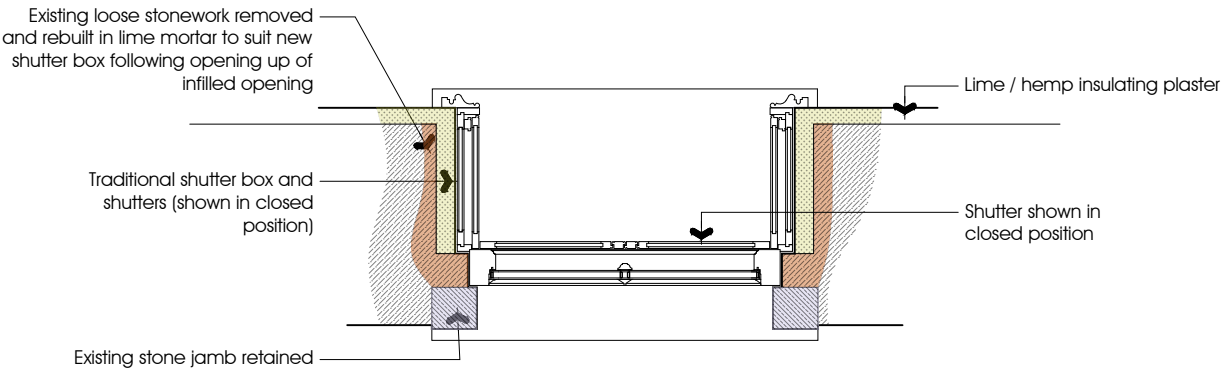
Internal Elevation



External Elevation



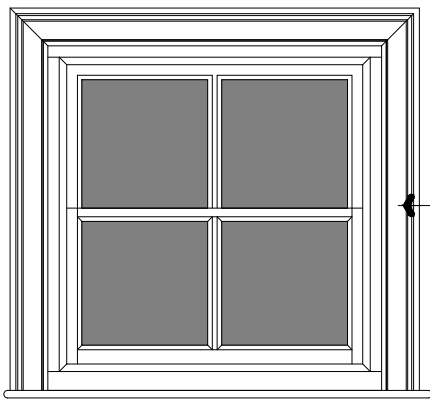
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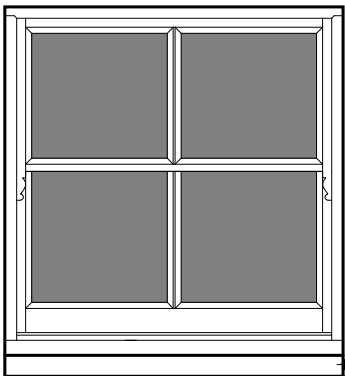
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Window Details, W8

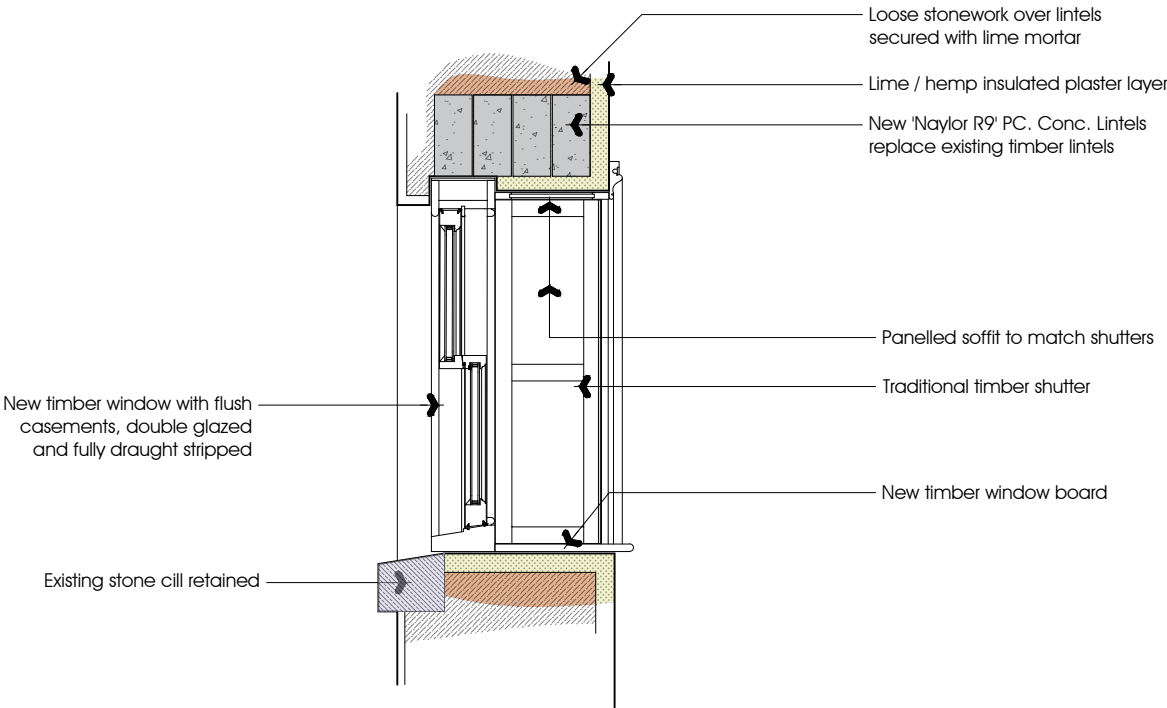
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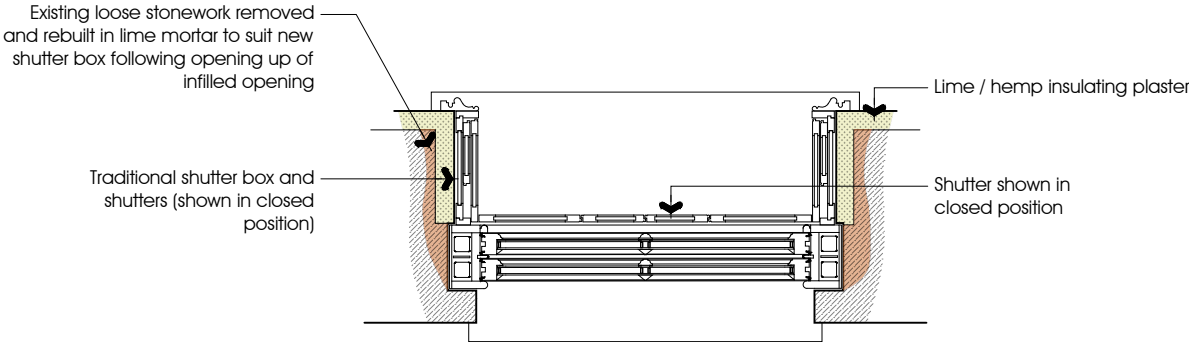
Internal Elevation



External Elevation

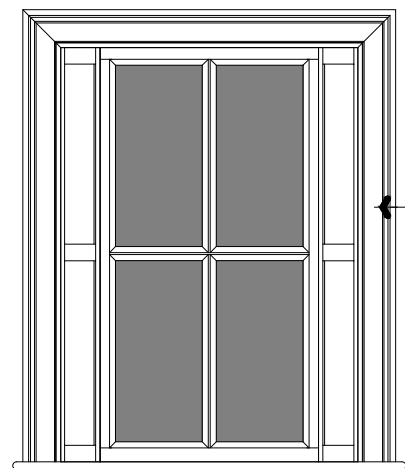


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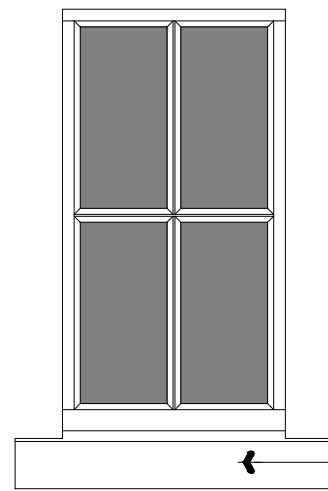


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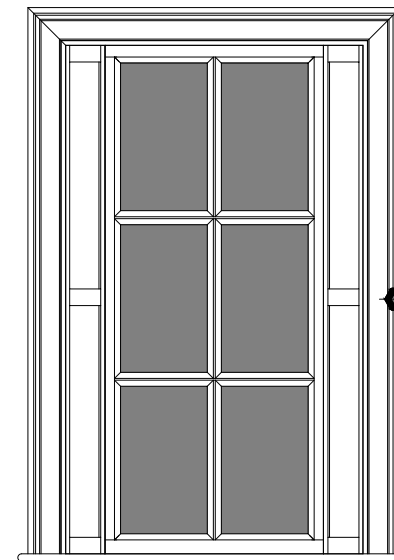
Window Details, W4 & W6
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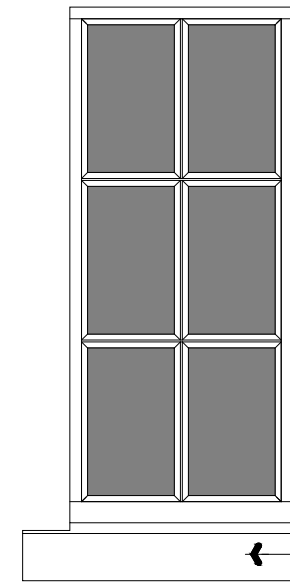
Internal Elevation W5



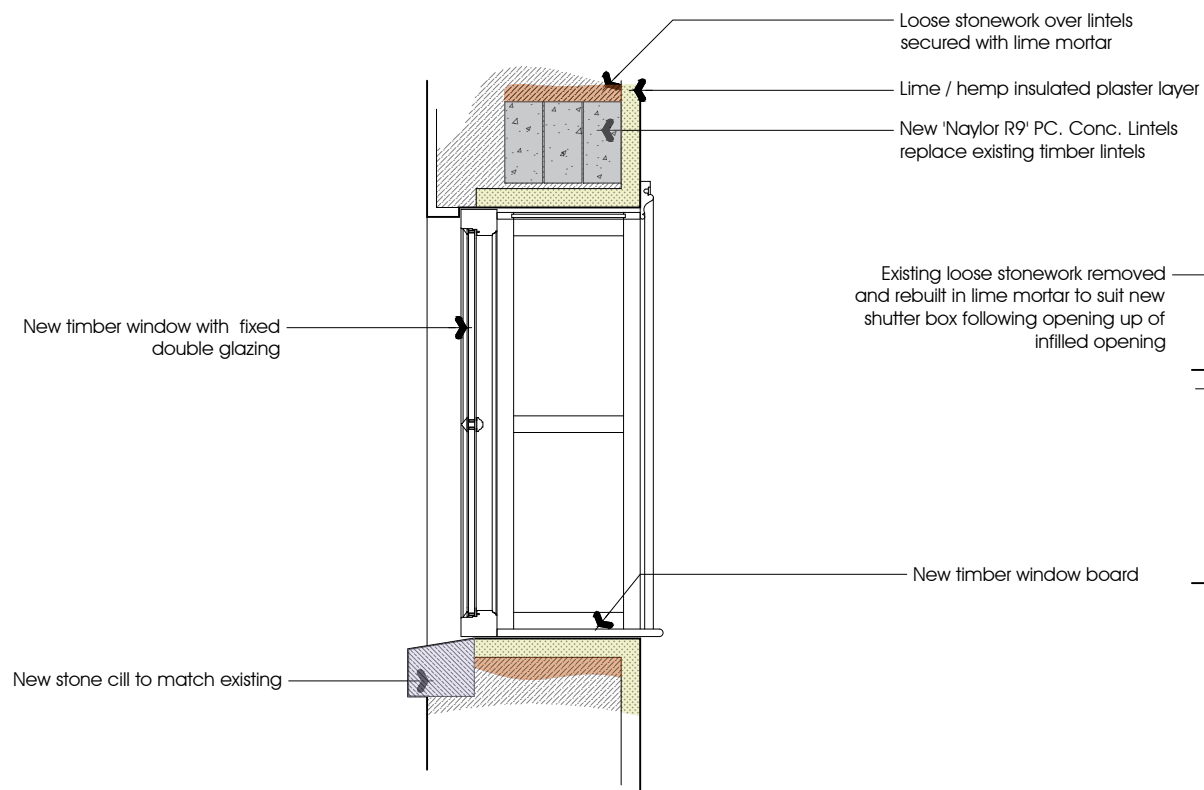
External Elevation W5



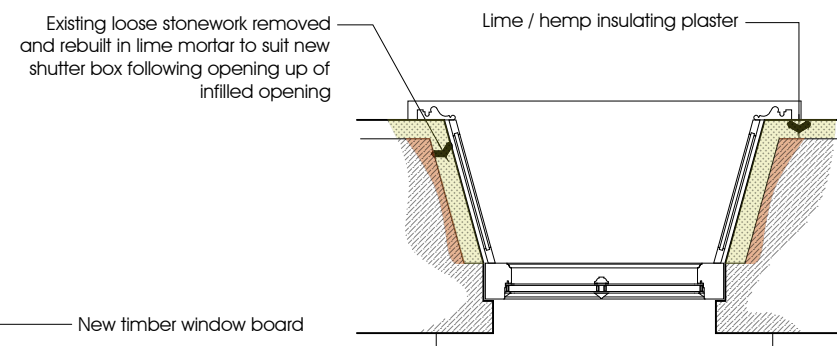
Internal Elevation W13



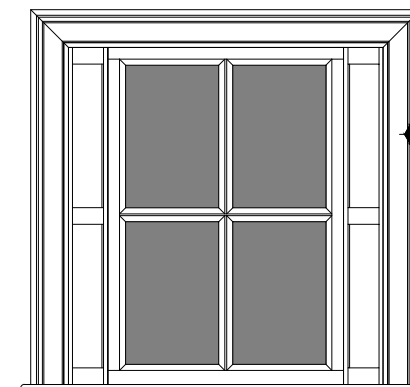
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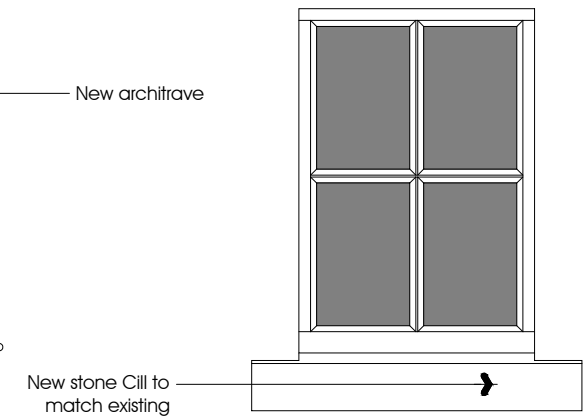
Section



Plan



Internal Elevation W14



External Elevation W14

Window Details, W5, W13 & W14

Scale 1:20

Writtenstone Farm

Mr. & Mrs. Norris

Listed Building Application

Proposed Window Details

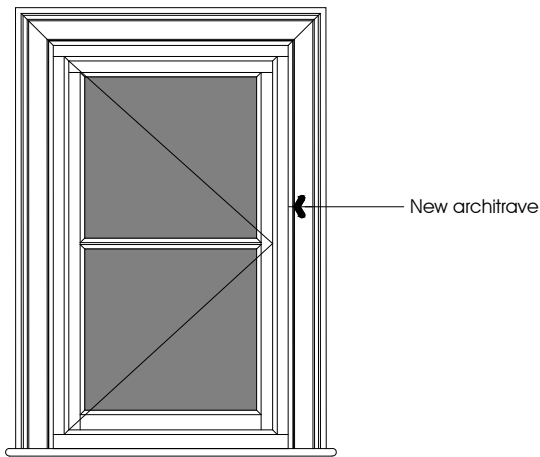
DATE Feb. 2025

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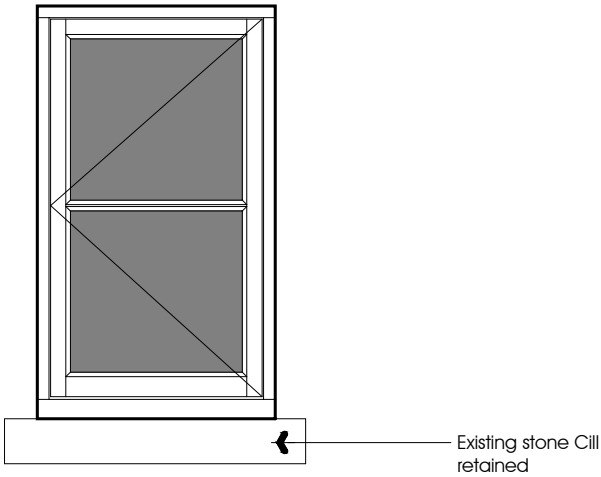
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REVISION

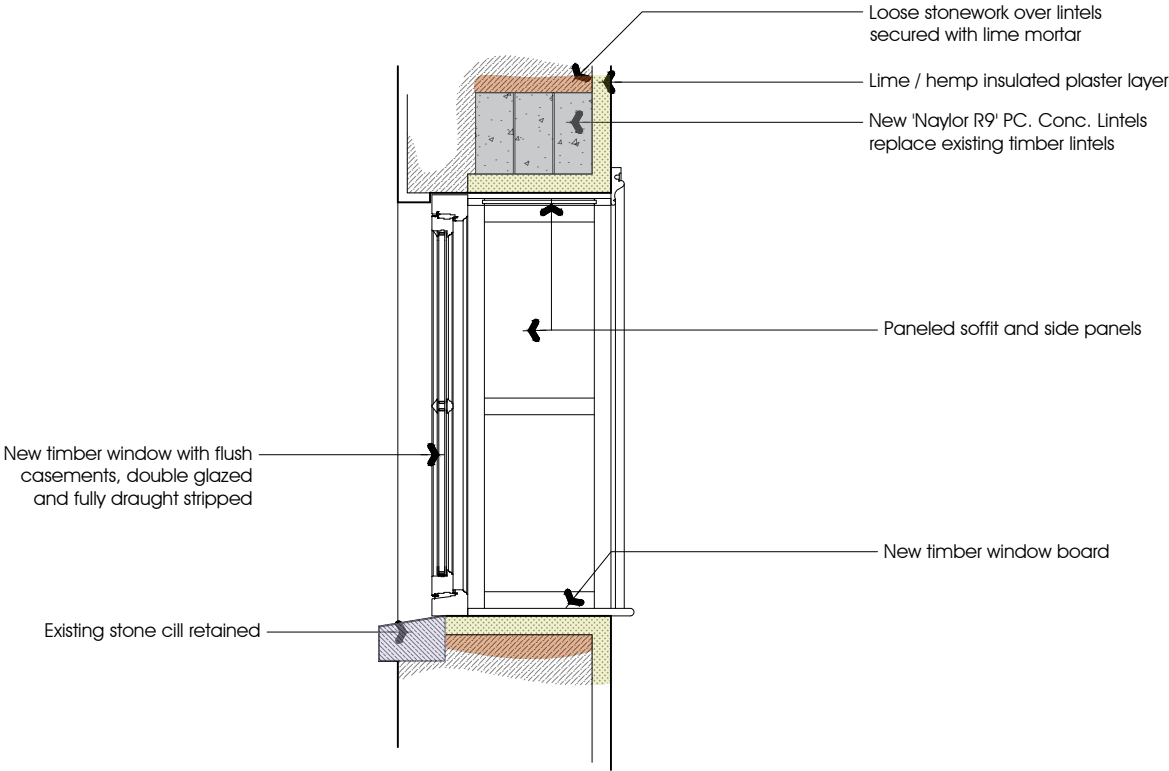
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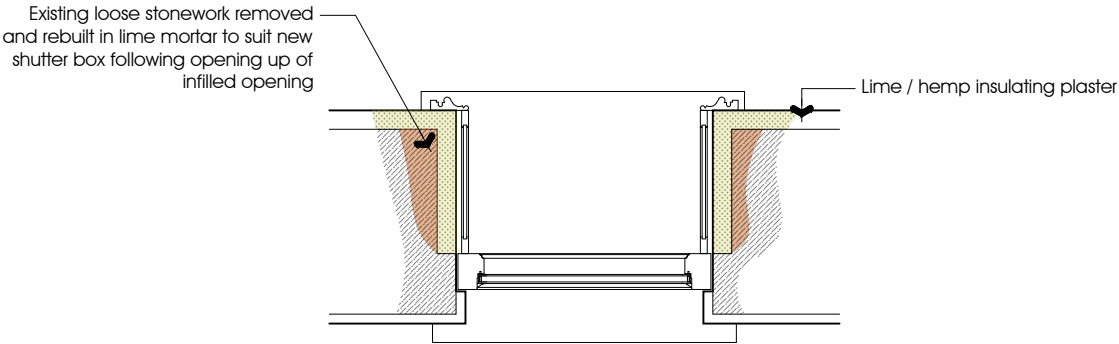
Internal Elevation



External Elevation



Section



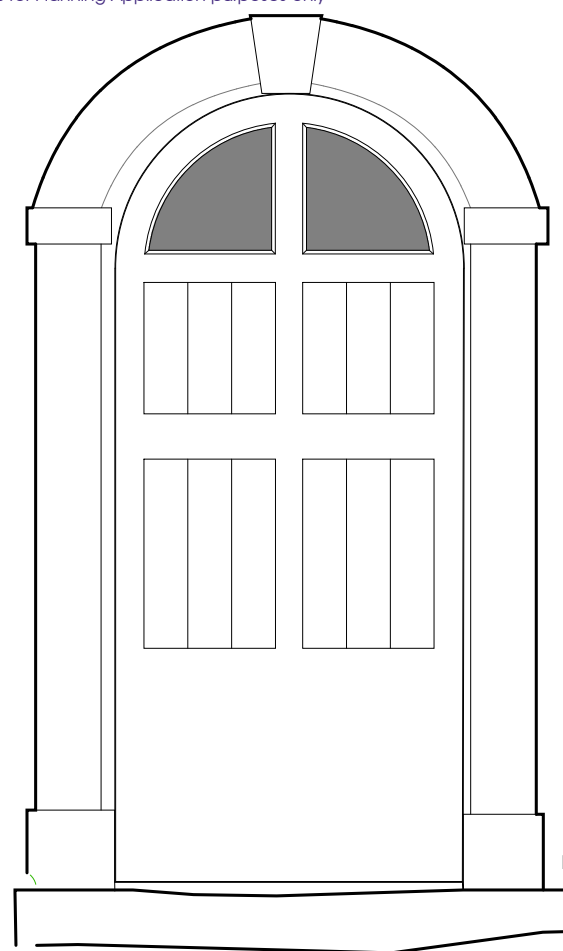
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Window Details, W12

Scale 1:20

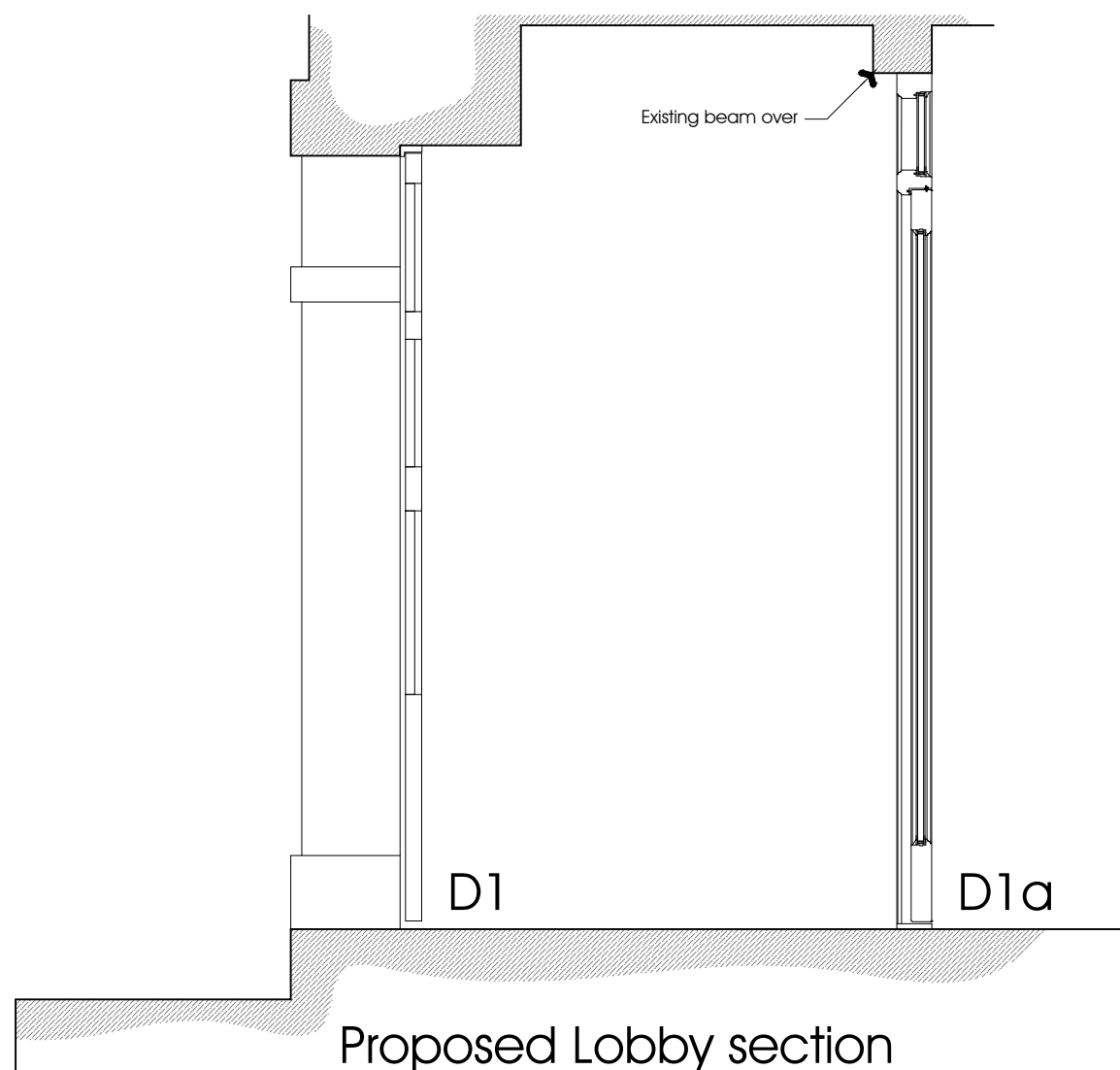
NOTES:

1: This drawing is for Planning Application purposes only



Existing / Proposed D1 Elevation

Existing door unaffected



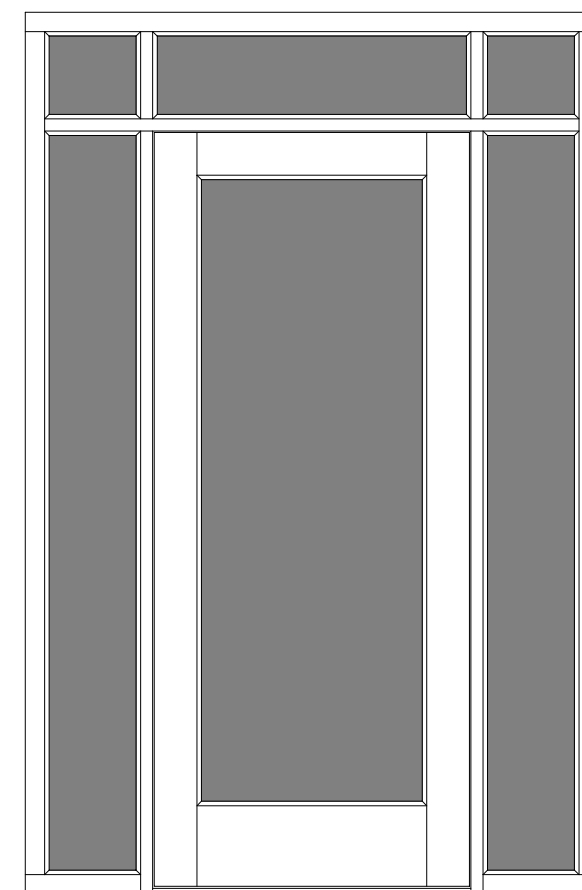
Proposed Lobby section

Existing beam over

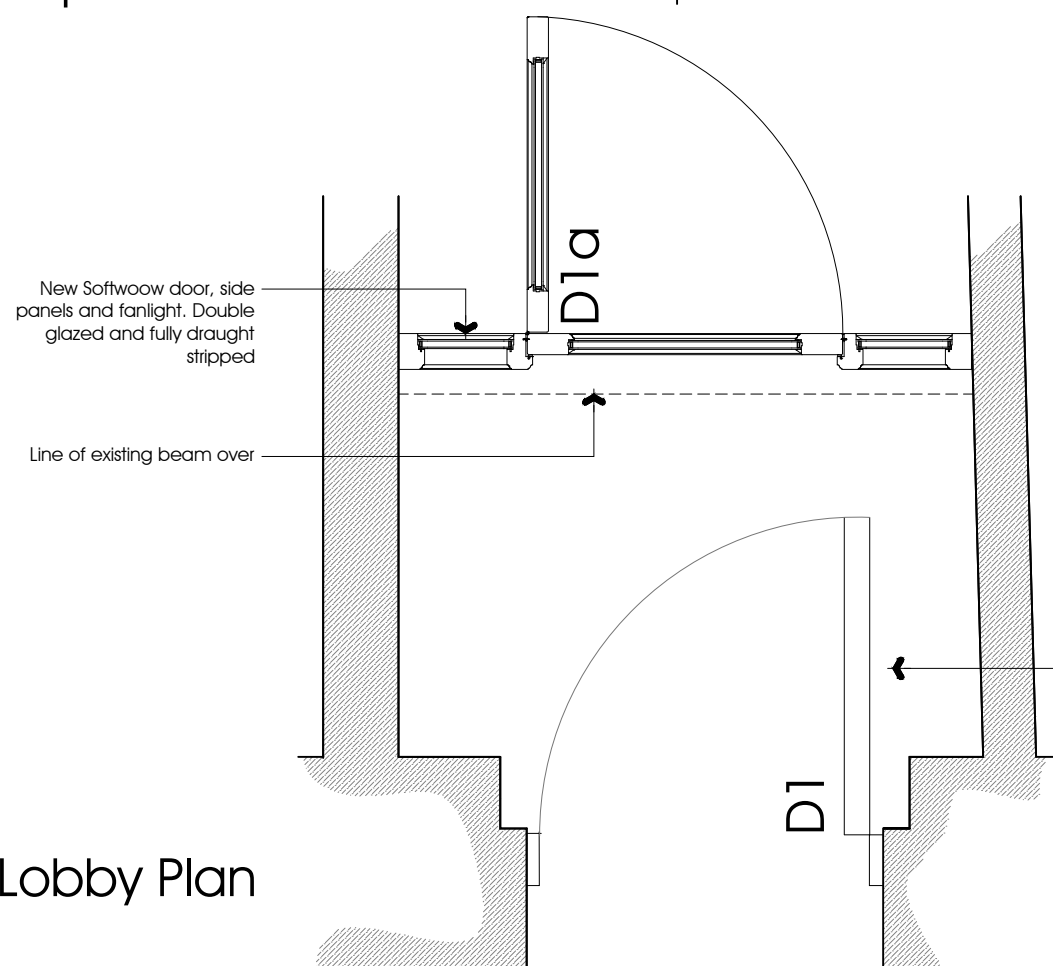
D1

D1a

Section



Internal Elevation



Proposed Lobby Plan

New Softwoow door, side panels and fanlight. Double glazed and fully draught stripped

Line of existing beam over

D1a

D1

Existing door unaffected



Plan

Door Details, D1 & D1a

Scale 1:20

Writtenstone Farm

Mr. & Mrs. Norris

Listed Building Application

Proposed Door Details

DATE Feb. 2025

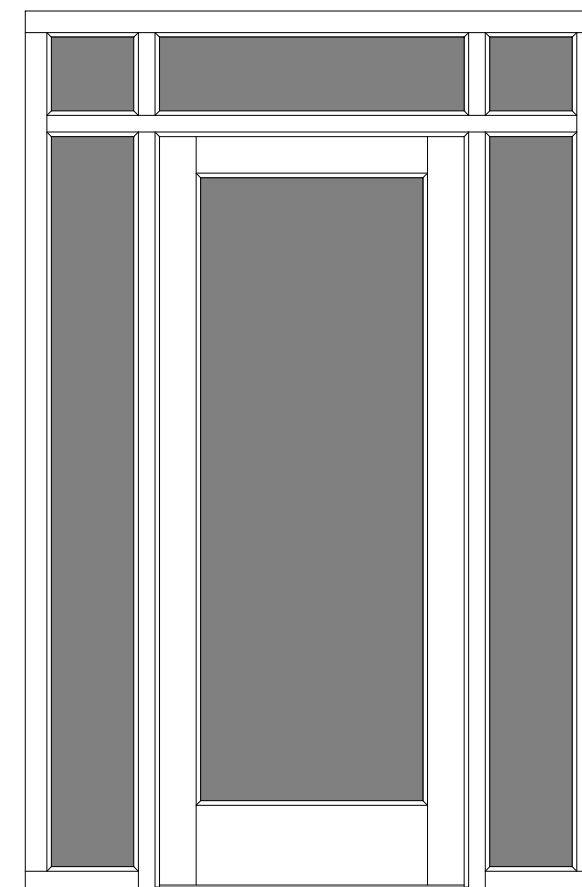
JOB NO. 3428

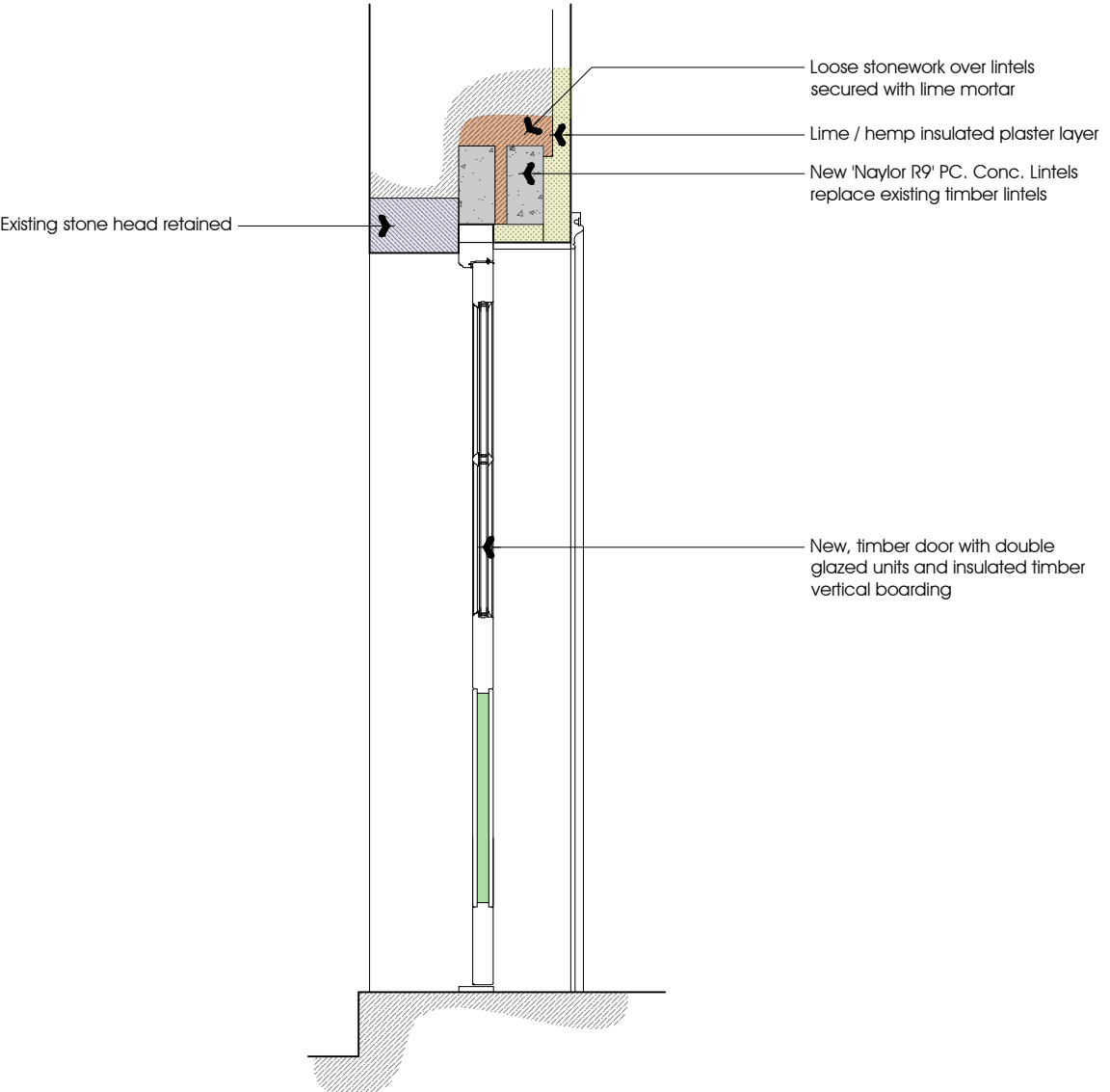
DRAWING NO. SK011

REVISION

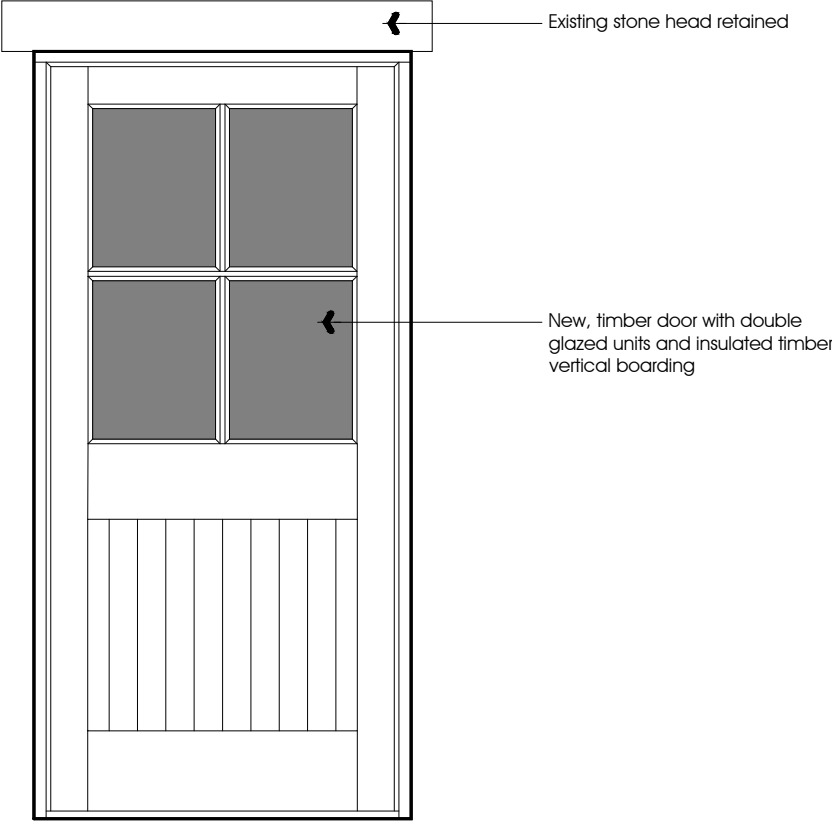
SCALE 1:20 @ A3

External Elevation

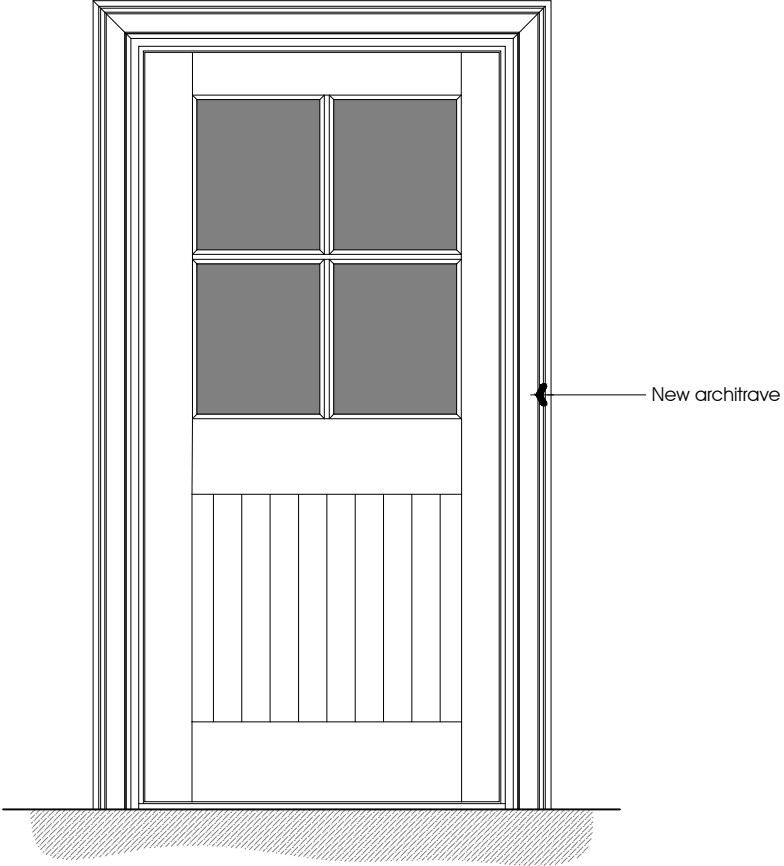




Section



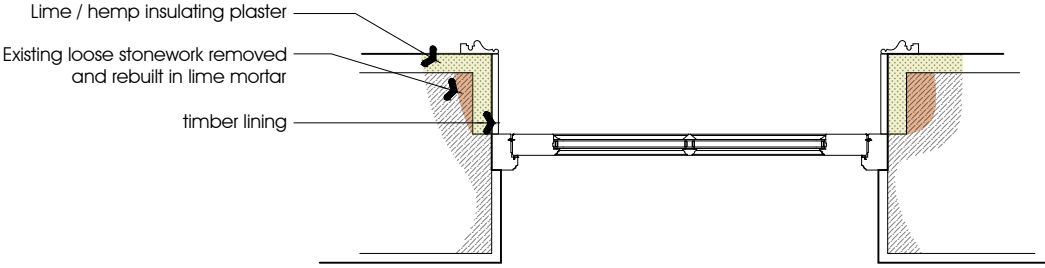
External Elevation



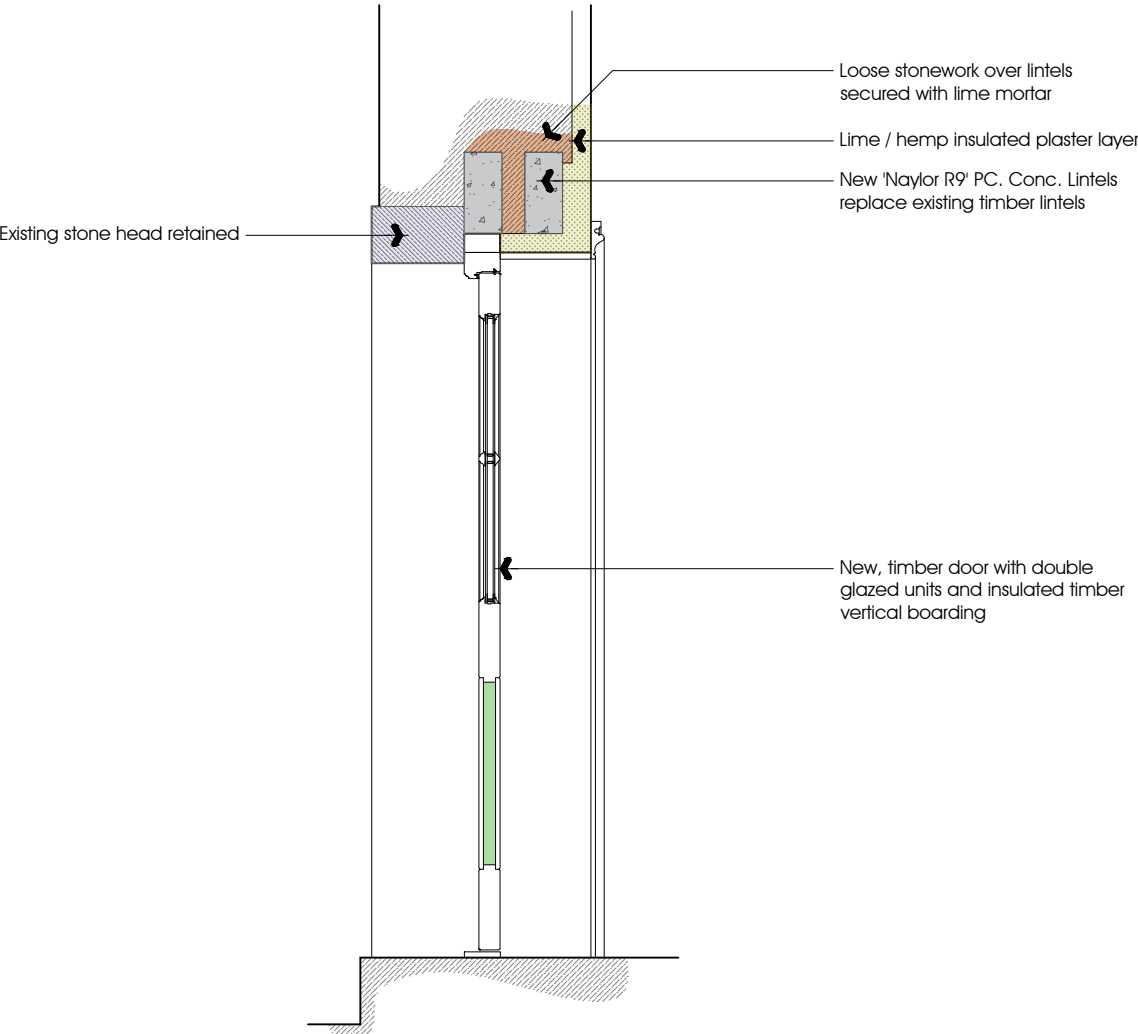
Internal Elevation

Door Details, D2

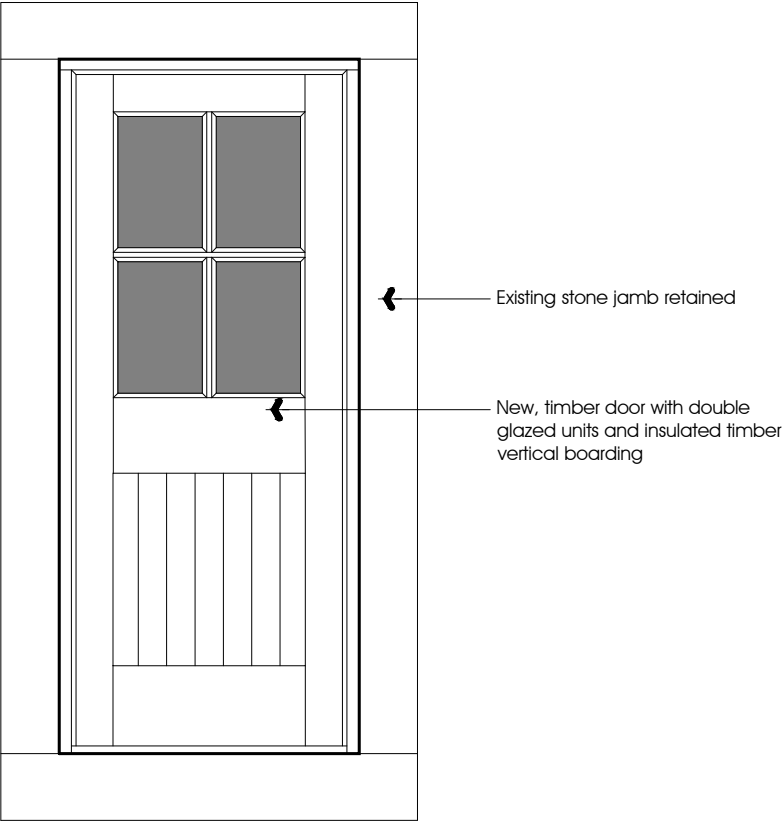
Scale 1:20



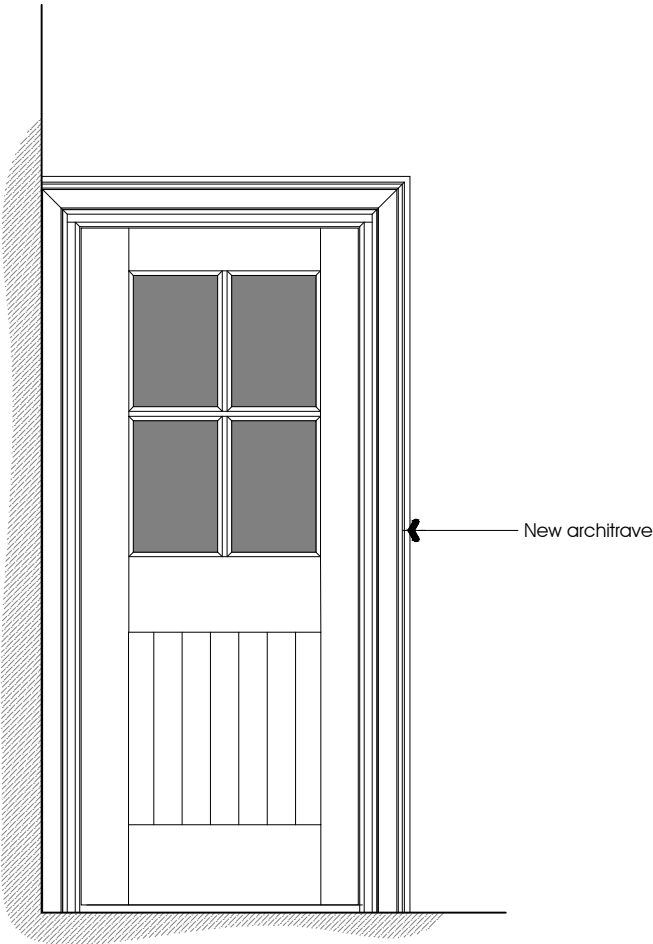
Plan



Section



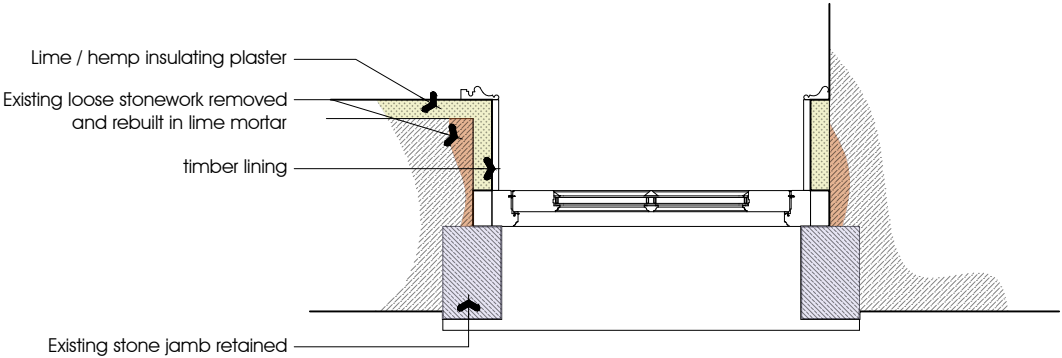
External Elevation



Internal Elevation

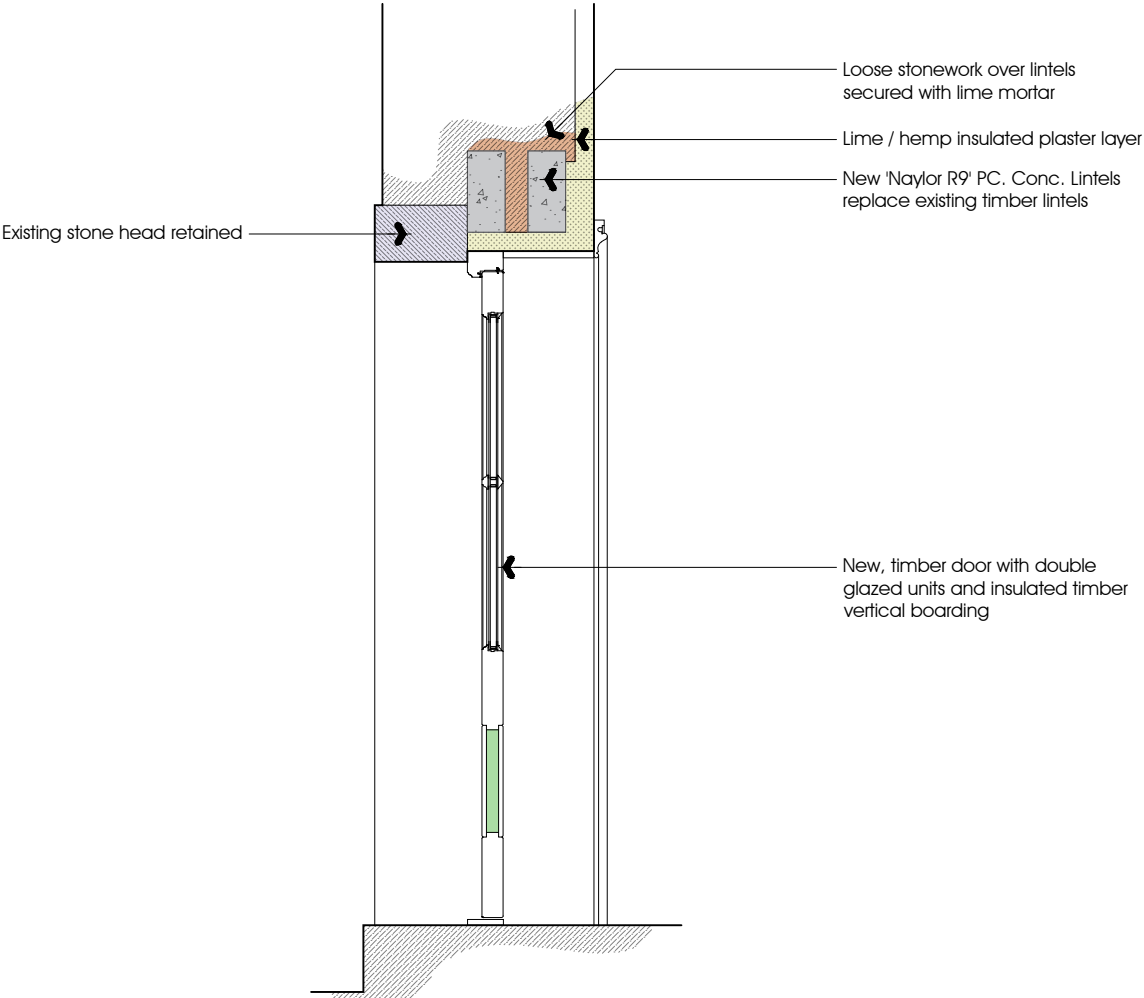
Door Details, D3

Scale 1:20

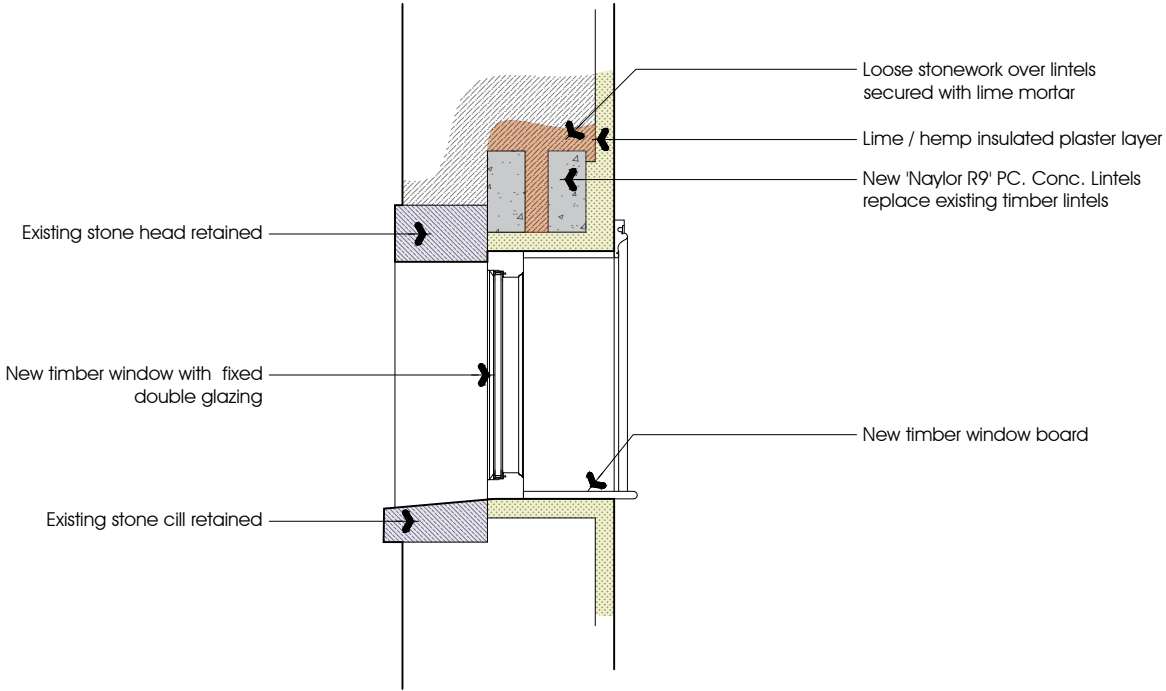


Plan

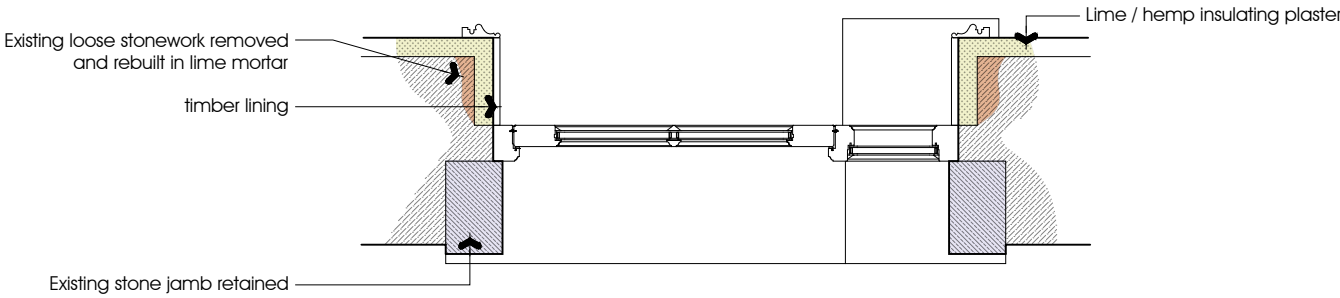
NOTES:
1: This drawing is for Planning Application purposes only



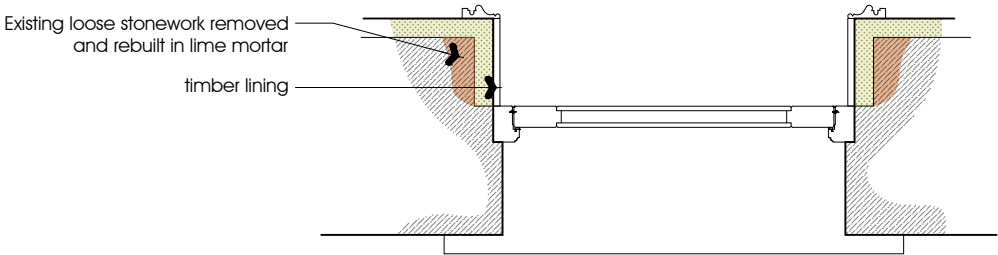
Section at Door



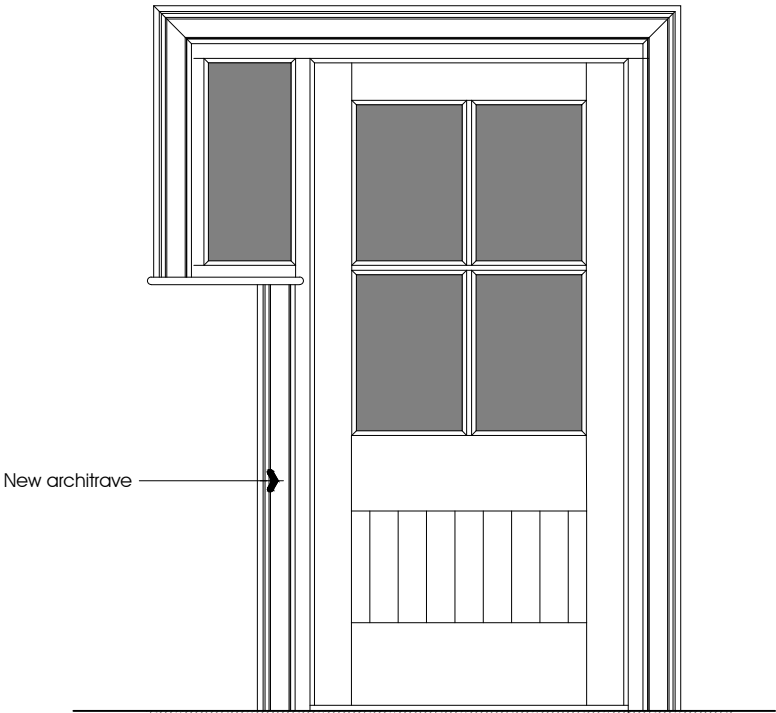
Section at Window



Plan Upper



Plan Lower



Internal Elevation

Door Details, D4

Scale 1:20