2. Further comments on the design and access statement

The work package to which this listed building application relates includes maintenance of all the windows and their sills in the property to include stripping, repainting and repairing where necessary. This work is being overseen by HRG Services and they see no problems in carrying out this work entirely within the Historic England's guidelines, with the exception of the subject window.

In discussion with HRG it became clear that there were three options for dealing with this exception:

1. Option 1 is to erect scaffolding on the flat roof of the kitchen extension at the rear of the property and to work on the window from this. The problems here are: a) the property has no rear access so the scaffolding would need to be all brought through the (small) house and b) the kitchen ceiling has developed a major crack which appears to have been the result of a neighbour from No 8 working from a ladder stood on the roof in order to access the rear of his property.
2. Option 2 is to do as much as possible from inside the property and accept that this will not be of the same quality as the work on the other windows. This is the cheapest option but the drawbacks are that because this window is the most difficult to access and it is in the most exposed location it is likely to be the one most in need of TLC. Also this option does nothing to help solve the access problem for future owners.
3. Option 3 is to replace the window with an almost identical window but with two opening casements instead of the existing one fixed and one opening. This will allow the replacement window to be fitted and fully maintained from the inside of the property. This is the most expensive option in the short term, but is likely to have lower long term maintenance costs. The downsides of this option are that we will not be retaining all of the original fabric and the associated need to apply for listed building consent. However the existing opening casement does not appear to be original, but appears to be a period item reused from another, smaller window, possibly from one of the adjacent properties when their rear window was replaced.

Of these we chose option 3 as being the least worst of the three.