

36 High Street, Cricklade Design and Access Statement & Impact Assessment

INTRODUCTION

36 High Street is a grade II listed building on the western side of the main High Street in Cricklade town centre,. The listing is quite brief and as follows:

Offices. C18. Rendered front, lined as ashlar, Welsh slate roof. Two storeys and attic, 2 bays. Late C20 shopfront. Twelve-pane sashes to first floor. Moulded eaves. Central gabled dormer. No stacks

The existing building is laid out over three storeys with a complex history of additions and alterations. The ground floor elements are currently used as retail spaces. The floors above that level form a flat.

The existing sash windows on the East facing elevation at first floor level are now at the end of their natural life. They are not openable due to the openings having moved some years ago. This results in a lack of ventilation and represents a fire hazard for the occupants.

In addition to that, the absence of any insulation in the two original elements under discussion combined with the single glazing means that the building overheats severely during hot and dry spells of weather & is extremely cold in the winter months.

PROPOSALS

The proposals seek to replace the four east facing sash windows at first floor level numbered 1-4 below.



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All of the existing windows affected are traditional box sashes that pre-date the legislation requiring recessed, overlapping reveals. Secondary glazing has been fixed to the inner frames.

All of the openings have been measured internally on site and the drawings submitted with this application reflect these dimensions. Before any replacement windows are confirmed the necessary scaffolding will need to be erected to allow a local joinery firm to measure the openings prior to fabrication.

The replacement windows will all be in painted hardwood using traditional sections and will match the existing.

11mm ultra slim double glazed units manufactured by HistoGlas will be used for all the windows. Their technical information can be found in the following link:

[HD11 Thin Double Glazing: only 11mm thick | Histoglass](#)

All glazing will be fixed and finished externally as per the suppliers instructions using Kawo Elastokitt as an alternative to linseed oil putty.

The external layer of glazing will be Cylinder glass manufactured in a traditional way as per the link below.

[Cylinder glass: genuine glass for historic properties | Histoglass](#)

IMPACT ASSESSMENT

The scope of the proposals are extremely limited. The use of thin double glazed units when compared with single glazing is almost impossible to see. The use of traditional cylinder formed glass replicates the type of glazing that would have originally been used.

All external finishes will be made good to match the existing.

The windows are now in a parlous state and the replacements will allow the owners to secure the building for the future.

SUMMARY

The windows in question are at the end of their life and the replacements are essential to the ongoing use and protection of the building.

The schedule attached to the application contains a detailed list of the windows and a reference scheme to correspond with the drawings provided.