

Planning Reference No:	P09/0208
Application Address:	Nantwich Museum, Pillory Street, Nantwich
Proposal:	Replacement Windows
Applicant:	CNBC Facilities Management
Application Type:	Full Planning Permission
Grid Reference:	352176 365199
Ward:	Nantwich
Earliest Determination Date:	22 nd April 2009
Expiry Dated:	7 th May 2009
Date of Officer's Site Visit:	30 th March 2009
Date Report Prepared:	31 st March 2009
Constraints:	Conservation Area

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES:

- Impact on the character and appearance of Nantwich Conservation Area
- Impact on the character and appearance of the host building

1. REASON FOR REFERRAL

This application was to be dealt with under delegated powers however the application was made by Crewe and Nantwich Borough Council.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a red brick building (circa 1888) located within the Nantwich Conservation Area and also the boundary of Nantwich Town Centre. The building is slightly set back from the adjacent property and is characterised by three narrow gables facing towards Pillory Street with large casement windows. To the side of the building is an access to the Cocoa Yard, from which is the side access to the building. To the rear of the building is a 1990's two storey extension to the museum.

3. DETAILS OF PROPOSAL

The application proposes the replacement of 15 of the existing windows. The existing windows are single glazed softwood window frames and treated with white gloss paint. It is proposed that the windows be replaced with double glazed softwood frames and treated with white gloss paint. Windows 1-5 which are visible from Pillory Street are replaced with like for like design of window frames, along with window 6 which is not visible from public vantage points. The scale and parameters of windows 7-15 will remain as existing with changes proposed in the number of glazing panes for each of the windows.

4. RELEVANT HISTORY

7/14759 - Planning permission was approved for extensions to the museum on 26th November 1987

7/20002 – Advertisement Consent was approved for Projecting and wall mounted advertisement on 21st August 1991

P96/0312 – Outline planning permission was approved for the extension to museum on 25th June 1996

P98/0864 – Planning permission was approved for a museum extension on 10th December 1998

P99/0195 – Planning permission was approved for Enchantments to main entrance on 10th May 1999

P02/0257 - Advertisement Consent was approved for Hanging Sign and Display Case 25th April 2002

5. POLICIES

Local Plan Policy – (The Borough of Crewe and Nantwich Adopted Replacement Local Plan 2011)

BE.1 (Amenity)

BE.2 (Design Standards)

BE.7 (Conservation Areas)

Other Material Considerations

Nantwich Conservation Area Appraisal (Adopted 02/05/06)

6. CONSULTATIONS (External to Planning)

None received at time of writing report

7. VIEWS OF THE TOWN COUNCIL

None received at time of writing report

8. OTHER REPRESENTATIONS

None received at time of writing report

9. APPLICANT'S SUPPORTING INFORMATION

Design and Access Statement (*March 2009, Bower Edleston Architects*)

The building has been extended over the years in separate stages, the original part of the building fronts onto Pillory Street. The application relates to the replacement of windows in the relatively modern two storey centre section of the building and the older part fronting Pillory Street.

The existing windows represent a multitude of architectural styles, which reflect the period in which they were installed. Some of the older windows along the side of the museum are approaching the end of their lifespan.

The proposal seeks to replace a number of existing windows with new softwood painted and double glazed frames, so that the replacement glass will provide almost 100% UV screening to protect displayed artefacts whilst providing mitigation of thermal loss.

Windows onto Pillory Street (W1-W3) the pattern will replicate the existing, elsewhere a sash window pattern has been adopted. All windows will be made from softwood, double glazed and painted white.

Pre-application advice received from Conservation Officer stating that the windows should be set back behind a rebate in the brickwork, in exactly the fashion of the existing windows. The horns of the sash windows will be constructed out of a 90mm deep timber section that will be profiled to reproduce the authenticity of a traditional sash window. The top frame member which was judged to be too small will be increased in depth to ensure that 2 1/8th inch is visible externally at the head taking into account any projection of the surrounding brickwork.

Windows with opening casements are required in some locations (W11-W15 and W7) as these provide ventilation to habitable rooms, however these windows replace the most recent frames in the newer part of the building. The replacement windows will provide a degree of enhancement and uniformity.

10. OFFICER APPRAISAL

Impact on Conservation Area

The main issue surrounding this planning application is the impact that the proposed replacement windows would have on the character and appearance of the host building and the Conservation Area. Policy BE.7 (Conservation Areas) of the Local Plan states that an alteration to a building will not be permitted unless it harmonises with the building and conservation area by retaining or restoring traditional features, reflecting the scale, form and character of the building and using materials traditionally characteristic of the area.

Windows 1 to 3 front onto Pillory Street and contribute towards the distinctive character of Nantwich Museum. As existing these windows are large single glazed windows each with 12 rectangular panes and 3 curved panes under the soldier course lintel, the softwood framework is finished with white gloss paint. It is proposed that these three windows be replaced with 3 windows of the same proportion and detail and fitted with double glazing, the windows will be constructed from softwood timber and treated with white gloss. Window 4 is on the side elevation of the original building. It is proposed that the new window will be a like for like replacement with the existing circular window with the only alteration being that the window will be double glazed. Only these 4 windows are visible from Pillory Street, it is considered that the proposed windows, providing that they are constructed from timber, recessed as existing and treated in white gloss paint, will appear very similar to the building as existing and would therefore have no detrimental impact on the streetscene, character and appearance of the conservation area or host building itself.

Windows 5 and 6 are sited on the side elevation of a single storey element of part of the original building, however are not visible from public vantage points. These existing windows are single glazed 8 paned sash windows treated with white gloss paint. The proposed

replacement windows will be double glazed however the design and style of the window will be like for like.

Windows 7-10 proposed slight alterations to the number of panes each window has. These windows appear to have deteriorated significantly and require replacement. Although the replacements will not reflect directly the style of the original opening, it is considered that the design of the replacement windows, which will be constructed from softwood timber and treated with white gloss paint, will not result in material harm to the character and appearance of the building.

Windows 11 – 15 are sited within a more modern extension to the rear of the building and are as existing square 9 pane casement windows with an opening light. These will all be replaced with a square 4 paned sash window constructed from softwood timber and finished in white gloss paint.

The parameters of the windows to the side and rear of the building, which are not visible from public vantage points, will remain as existing and the proposed style of the windows themselves will help to preserve the historical character of the building and Conservation Area.

11. CONCLUSIONS

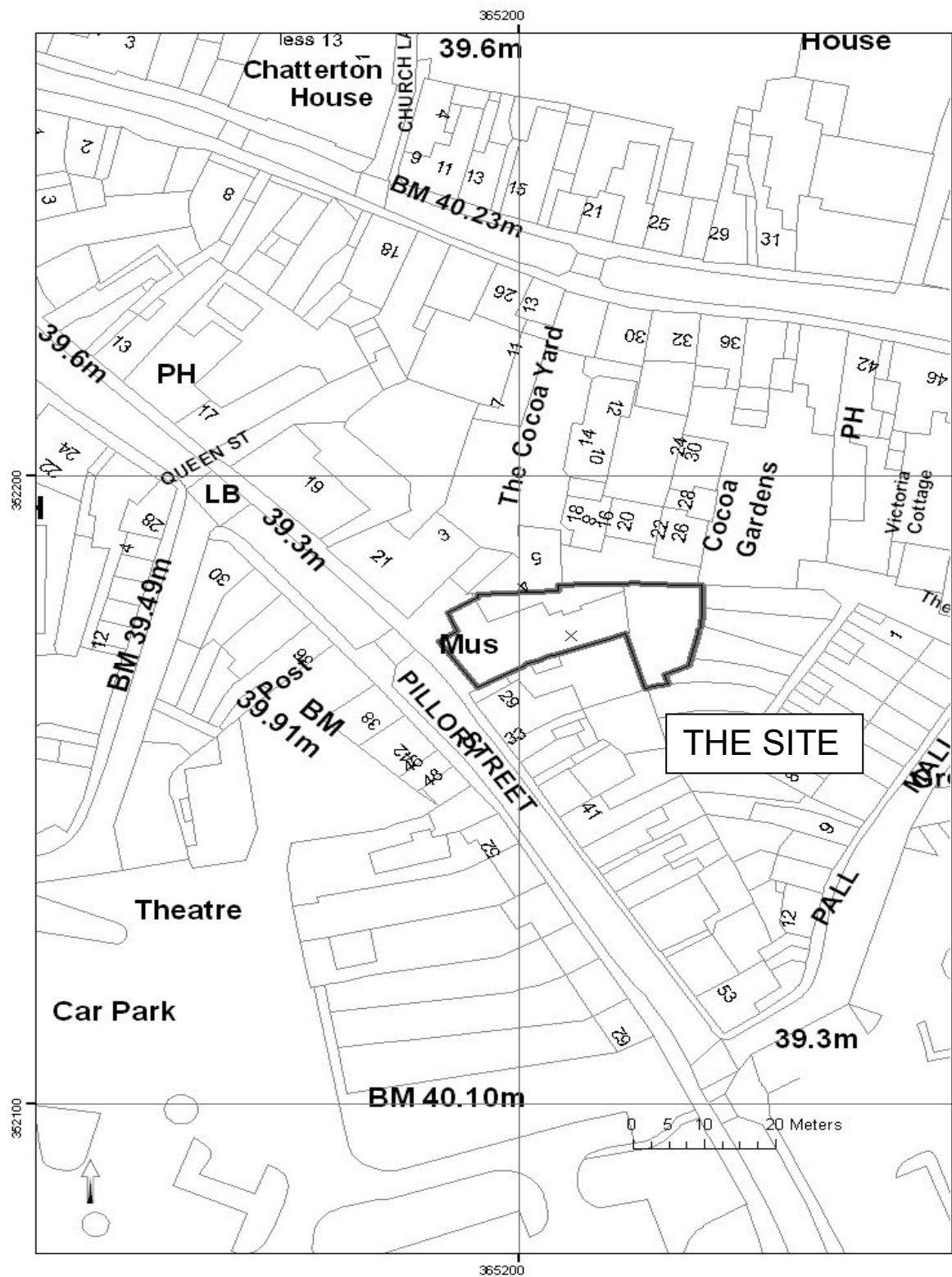
It is considered that the proposed replacement windows, which are of a similar style and character to the existing windows would help to preserve the character and appearance of the Conservation Area, host building and streetscene.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:-

- 1. Standard**
- 2. Plans**
- 3. Materials to be timber**
- 4. White finish**
- 5. Reveal as existing**

LOCATION PLAN:



P09/0208 – Nantwich Museum Pillory Street Nantwich

N.G.R; - 365.208 352.177

Reproduced from the Ordnance Survey Map with the permission of HMSO.

© Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to legal or civil proceedings.

Cheshire East Council licence no. 100049045.

Not to Scale