



**Didsbury CE Primary School
Elm Grove, Didsbury, Manchester, M20 6RL**

Window Replacement

HERITAGE STATEMENT

Cowan Building Consultancy
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Date: March 2022 Our Ref: 3602



1.0 Introduction

- 1.1. This document has been prepared in support of the Listed Building Consent application made by the Governors of Didsbury C of E Primary School, Elm Grove, Didsbury, Manchester, M20 6RL for the replacement of timber frame windows to various locations to the main school building.

Reference should be made to Cowan & Co drawings Nos. 3602/SLP, SK01 & SK02.

2.0 Statement of Significance

- 2.1. The school is designated as Grade II listed by Historic England, and is dated 1910 on the rainwater heads. The original school building is constructed in the Arts and Craft style, the building ranges from one to two storey areas.
- 2.2. The proposed window replacement works relate to the southern area of the main school building and elevations predominately facing Gilbrook Road and Grange Lane



3.0 Issues

- 3.1 The original building feature timber frame windows single glazed. A number of these windows are now exhibiting significant deterioration, despite regular maintenance carried out by the school. General failure and wet rot infestation are having a significant affect on the structural integrity of the window components and consequently they are failing to operate correctly.
- 3.2 The school are experiencing a number of issues due to the deficiencies with the existing window components. Many of the timber frames are subject to wet rot and cannot be securely closed or indeed opened. The poor-quality single glazing is not safety glass and is therefore not suitable for use within an educational establishment. The single glazing results in acute solar gain during summer months and air leakage and heat loss during the winter months.

Typical examples of the timber single glazed windows exhibiting signs of deterioration





4.0 Proposals

- 4.1 The proposed works relate to the replacement of a selection of the timber windows.
- 4.2 The proposal is to replace a number of the existing windows with new timber frame double glazed components. The design and style of the new windows will match the design of the original components to ensure that the historic character of the listed school building is maintained.
- 4.3 The replacement windows will greatly benefit the school which is currently suffering from severe leaks and draughts due to the distorted frames which is resulting in significant heat loss during colder weather. Water ingress through the distorted frames is also causing damp internally and damage to the adjacent internal plaster wall finishes.
- 4.4 The proposed design of the window area to be a direct like for like replacement of the existing window frames in relation to material, frame colour and window design and size. This will ensure that the works will have no visual impact on the listed building and do not detract from the appearance of the building.
- 4.5 The requirement to provide new efficient windows is a requirement to ensure the future development of the school with a well-maintained structure and building fabric.

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