



# REPLACEMENT WINDOWS AT HARVINGTON HALL FARMHOUSE

*Harvington Hall Farmhouse is a Grade II Listed property, which is located to the east of Harvington Hall a Grade I listed Medieval and Elizabethan moated manor house.*

The old farmhouse is believed to date from the early 17th century, though parts of the building had been remodelled c1700 and extended in the mid 19th century. However, some late 20th century alterations have been made, including low quality softwood casement windows and steel side hung casement windows from the 1950s, which were generally in poor condition.

The existing timber window frames were swollen and difficult to open. There was significant decay due to the high internal humidity, mainly caused by condensation forming on the inside of the single glazing, which had to be cleaned down regularly to avoid moisture pooling on the cills.

According to the owner, the whole house smelt of damp, was always cold and the air inside was stale and musty.

Various options for the windows were reviewed with the local conservation officer, including the repair of the existing timber frames coupled with secondary glazing or the introduction of slimline double-glazed units, which were considered too heavy for the existing frames.

The pre-application advice had listed Pilkington Spacia™ as an approved glass for the refurbishment of certain Listed buildings, as the 6.2mm vacuum glazed units were the slimmest available that could fit into the existing frames. However, as the timber frames were so very badly

degraded, it was decided that completely new windows would be the most sensible option.

Having decided to use vacuum glazing, the owner got in touch with Gowercroft Joinery, a Pilkington Spacia™ dealer which specialises in the manufacture of high-end windows with a traditional hand-crafted aesthetic.

After discussing the project, it was apparent that their Richmond flush casement would be a good fit, as it had an overall sympathetic period look with slender sections and traditional styled ironmongery. Modern features required for the performance of the window like the seals and gaskets were neatly concealed within the joinery.

The planning application was passed without issue and a total of 25 Richmond casement replacement windows and two heritage-style doorsets were installed in Accoya® with Pilkington Spacia™ glass.

The impact of these changes to the fabric of the building has been positive, bringing a unity to the fenestration and, according to the owner, the air feels “healthier” and the house is warmer and more comfortable.

*Above, Gowercroft's Richmond flush casement and heritage-style doorsets made from Accoya® with Pilkington Spacia™ have been installed on the left hand side of the property.*