

Manor House, Cross Lane, Holcombe

Proposals for Replacement Windows in a Grade II Listed Building

Building Regulations Statement

1 Background

The Manor House is a 4 storeyed Grade II listed building and has had very little maintenance and repair over the last 50 years. In many ways this can be seen as a good thing as it is little altered from the original Georgian house. However, it has recently been necessary to carry out urgent repairs to the roof, chimneys and gutters in an attempt to keep the weather at bay, and there is more that needs to be done. The owners are aware that living in a listed building can be challenging when balancing the needs of modern living and protecting what is special about our heritage. They are prepared to accept that some inconvenience comes with the responsibility of guardianship. The 2025/26 winter was cold in the Manor House even with full central heating supported by individual heaters and fires. The priority for the owners is to improve heat retention and reduce draughts.

Over six months the owners have undertaken extensive research into window frames and glazing and have sought a range of proposals from specialist contractors. The proposals now being submitted have been carefully considered to ensure that the building's heritage is not compromised and where possible it will be restored whilst significantly improving heat retention.

The Majority of the existing windows are timber casement frames. Most were installed c 1960/70. Many are in poor condition with deteriorating timbers and are leaky and/or are draughty. The frames on the front elevation are double glazed but are approximately 4mm x 4mm x 4mm units and not effective in retaining heat. The frames on the rear are single glazed. There is very little solar gain in the house due to the position of the house and the impact of trees and the hillside behind. This problem can be turned into an opportunity to restore something of the building's character.



Existing front (east) elevation



Existing rear (west) elevation

2 Proposals

There was an exchange of e-mails and discussions with building control officers during July to help finalise the proposals. The submission consists of the following.

Application form and certificate.

Statement.

Design and Access Statement

Wooden Sash Frames.

2684801 Manor House Install Wall Existing and Proposed

2684802 Manor House Front Elevation

Front Elevation Sash Windows

Ref No 1 Size B

Ref No 2 Size A

Ref No 3 Cross Sectional View of Sash

Ref No 4 Cross Sectional Upright View

VGUK Data Brochure - LandVac

Steelyte.

24mm+Plain+Insulead+Fixed

24mm+Plain+Steelyte+II+Opener

2684803 Manor House Back Elevation

Letter re Building Regulation compliance

Touchstone Brochure 2025

Front Door.

Cellar Door External

Cellar Door Internal

Front Door

Proposed Front Door Style

Internal wall.

2684801 Manor House Install Wall Existing and Proposed

Architrave Close Up Picture

Architrave Picture Existing and Proposed

Cornice Picture

Skirting Board Picture Existing and Proposed

Internal Door Existing and Proposed

Site and location plan 2684802 Manor House Front Elevation and ONS MAP BL8 4LY.

2.1 Window Frames

Please see Wooden Sash Frames **Wooden Sash Frames: Drawing 2684801 – Manor House Internal Wall (Existing and Proposed), Drawing 2684802 – Manor House Front Elevation, Front Elevation Sash Windows Ref No. 1 (Size B), Ref No. 2 (Size A), Ref No. 3 (Cross Sectional View of Sash), Ref No. 4 (Cross Sectional Upright View), and the VGUK LandVac Vacuum Glazing Technical Data Brochure** for the following.

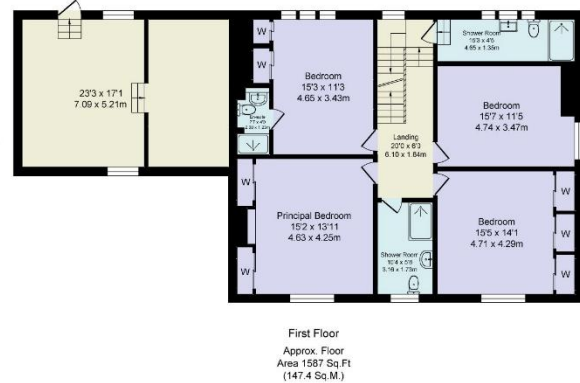
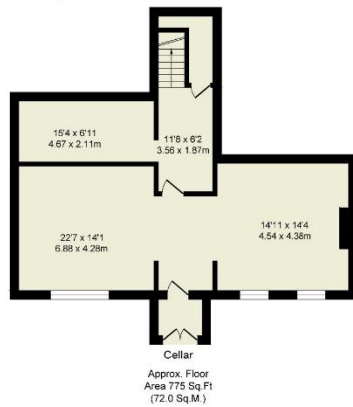
It is proposed to replace the window frames indicated (and individually numbered) on drawings 26/848/01, and 26/848/02 with double sliding sash timber frames with a central glazing bar and horns. These are primarily in the front elevation (type A) but also include the first floor window on the north elevation and window GF03 on the west elevation. This will help restore the historic elevations. The detail of the windows is shown on example photo Window 1 below and the submitted detailed drawings which provide elevations, sections, dimensions and positioning in the window openings. Type B frames are proposed for the squarer second floor windows on the front elevation. The windows will be double glazed with LandVac heritage vacuum glazing ([Vacuum Glazing UK | LandVac Vacuum Double Glazing Vacuum Glazing UK](#)). Their slim heritage vacuum glazing is only 8.3mm thick but achieves a U-value of 0.4w/m2.



Window 1

Cross Lane, Holcombe
Total Approx. Floor Area 5367 Sq.ft. (498.6 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Please see details Steelyte: 24mm Plain Insulead Fixed, 24mm Plain Steelyte II Opener, Drawing 2684803 – Manor House Back Elevation, Letter re Building Regulation Compliance, Touchstone Brochure 2025 for the following.

At the rear (west) the casement window frames indicated on drawing 26/848/03 will be replaced with Touchstone Steelyte and Insulead frames (<https://www.touchstoneglazing.co.uk/>) as per the submitted detailed specification and drawings ref Steelyte II Opening Casement and Insulead Fixed. Touchstone Steelyte will be used for opening windows. These are narrow section lead coloured stainless steel frames. Insulead are fixed frames with a lead coloured flexible adhesive with no frame. Both are 24mm Argon filled DG units with an outer pane of crown glass to reduce mirroring and have been given A++ thermal efficiency certification by the BFRC. These were recently used at Higher House (grade II listed) in Holcombe and some external and internal photographs of this are shown below. The company has an impressive portfolio of works and has recently replaced windows at the Piece Hall, Halifax, and Ledston Hall (Grade 1), Castleford.



Touchstone windows at Higher House, Holcombe

2.2 Internal Wall

Please see Internal wall: Drawing 2684801 – Manor House Internal Wall (Existing and Proposed), Architrave Close-Up Photograph, Architrave Existing and Proposed Photograph, Cornice Photograph, Skirting Board Existing and Proposed Photograph, and Internal Door Existing and Proposed Photograph

The ground floor wall between the hall and the sitting room to the south (as shown on the submitted floor plans) was removed during the 20th century. It is to be rebuilt to the original width and with a new doorway with a 6 panel door and architrave, skirting and cornice that copy those in the hallway. All as shown on drawing 26/848/01.

2.3 Doors

Please see Doors: Cellar Door External, Cellar Door Internal, Front Door, Proposed Front Door Style

The main entrance door will be replaced with a bespoke solid door with raised fielded panels as shown on image Door 1 below. The fairly recent outer boarded, braced and ledged basement door below will either be replaced 'like for like' or repaired as its lower section has rotted away.



Door 1

3 Compliance with Building Regulations Approved Documents B, K and F

Current Situation.

On the front elevation ground and first floors the window openings are generally 1.2m wide and 1.6m tall. The casement frames open both sides providing an escape space only slightly smaller than the opening size. In size they therefore comply as escape windows being more than 450mm in height and width and being more than 0.33 metre square.

Two of the first floor windows are below 4.5m above external ground level. The one above the central doorway is 3.83 metres above the stone slab platform at the front entrance and the one to the south is 4.38 metres above external ground level.

The sill of all these windows ranges from 870mm to 920mm above internal floor level at GF level, 850mm to 990mm at FF level and 750mm to 800mm at SF level. There is one window in the first floor north elevation that is the same size and position as those on the ground and first floor. This is 3.40 metres above external ground level. Our conclusion is that the ground floor windows and two first floor windows in the front elevation are escape windows as is the first floor window on the north elevation.

The second floor casement windows in the front elevation are 1.09m x 0.92m. They meet the size requirements for escape windows but are substantially above 4.5m above ground level.

The rear elevation has stone mullion windows throughout, many of which have fixed frames. There are opening casements on each floor. The ground floor windows sill levels are set 1.25m high above internal floor level. The first floor windows are over 4.5m above external ground level and second floor windows substantially above that. Although individually some windows may meet the size requirements they do not meet height above floor and ground level requirements and are not escape windows.

Window GF03 on the ground floor west elevation is a double casement window with dimensions 1.39m x 0.980m. It meets the width, height and area requirements and height above the internal floor. It is an escape window.

In summary, on drawing 26/848/02 windows GF01, GF02, FF01, and FF02 are escape windows and on drawing 26/848/03 windows GF03 and FF04 are escape windows.

Proposals.

The proposed windows on the ground and first floor front elevation will be double vertical sliding sashes with opening areas approximately 1.2m wide and 0.8m tall and each sash with an area of 0.9 metre square. All windows will have restrictors. Windows GF03 and FF04 on the north and west (rear) elevations will be the same. As the building is listed (in accordance with section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990) and in a conservation area there will be no trickle vents as these would harm the appearance and character of the building. The Planning Department will be asked to support this. No part of the new glazed areas will be below 800mm from the internal floor level. All windows that are currently escape windows will comply as escape windows as part of the proposals.

The proposals and details are shown on drawings for type A and type B for the sliding sash frames and drawings Steelyte II Opening Casement and Insulead Fixed for the new casement frames.

A wall between the ground floor hall and sitting room is to be rebuilt primarily to restore the original building layout. However, this provides an opportunity to improve the stairway as an escape route over 4 floors. Throughout the house the walls are generally stone, ceilings are thick lath and plaster and doors are solid. This gives some protection to the stairway as a means of escape. The new wall will add to a protected route. This is not a proposal to meet the building regulations as this may not be possible in this listed structure. It will marginally improve fire safety for the occupants which helps to contribute to the proposals overall.

In conclusion, the proposed works will not make the situation worse and due to the restoration of the ground floor wall will provide some marginal improvement.

M Nightingale Dip TP, Dip Arch Con.
July 2026
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