

Design and Access & Heritage Statement

For secondary glazing in a listed building

**Gannock Farmhouse,
Sandon**

Ref: DAHS/2420



Gannock Farmhouse

PREPARED BY DONALD PURKISS and ASSOCIATES LLP

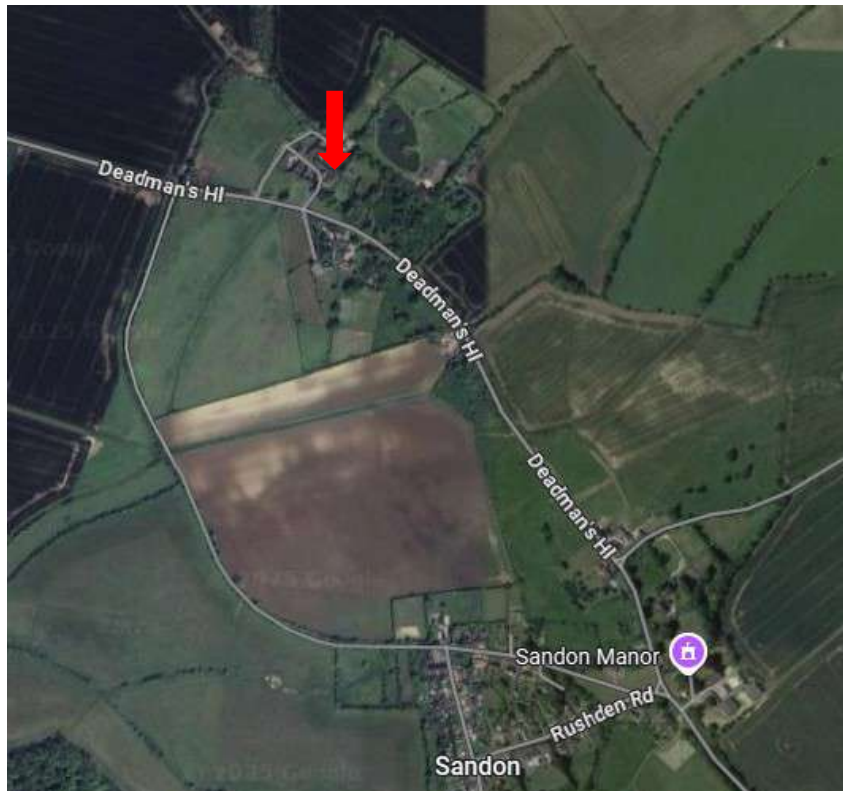
ON BEHALF OF Mr and Mrs Ashton

June 2025

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Introduction

Gannock Farmhouse is a Grade II listed building situated northwest of Sandon, in a small hamlet. Gannock Green sits in front of the farmhouse and the associated barns and farm buildings which have mostly been converted to residential dwellings or residential ancillary use. There are a small number of residential buildings on the other side of Deadman's Hill road to the south of Gannock Green. There is no agricultural use left associated with the remaining collection of buildings at Gannock Green.

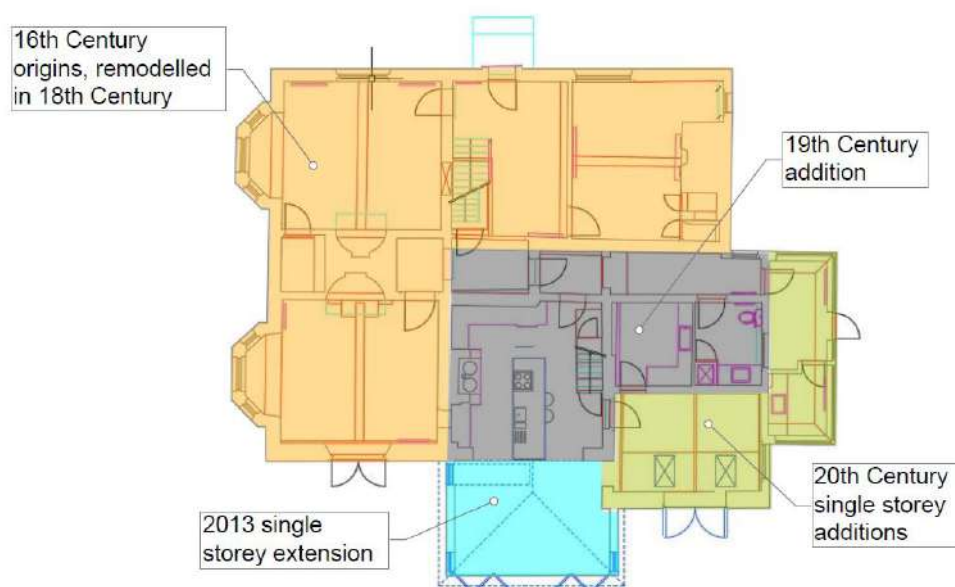


Aerial view of Gannock Farmhouse and its relationship to Sandon



Aerial view of Gannock Farmhouse and the surrounding converted barns

Gannock Farmhouse has 16th Century origins but was remodelled in the early 18th Century and altered and extended in the 19th Century. The 19th Century additions have been built as a second L-shape nestling into the original L-shape of the property. This has formed long internal valley gutters, again in an L-shape between the original and extended elements. A single storey rear lean-to would appear to be of early 20th Century origins together with a single storey utility side extension. A further single storey rear extension to the kitchen was added in 2013.



List entry number: 1307996

Details

SANDON GANNOCK TL 33 NW (North side) 4/53 Gannock Farm House GV II Large house. C16 origins. Remodelled early C18. Extended and altered C19. Red brick with some timber framing probable, all roughcast. Machine tiled hipped roof. Originally an L-shaped plan perhaps reflecting an earlier hall and cross wing, additions in angle of L to form a square block. 2 storeys and attics. 3 broadly spaced bays to front. Central entrance, 2/3 glazed and 1/3 panelled door, recessed with early C19 surround, pilastered jambs, dentils to shallow pediment all in a C20 gabled porch. High plinth, 2 plat bands. Ground floor: 2 tripartite glazing bar sashes in reveals, first floor central glazing bar sash, flanking tripartite sashes. Boxed eaves. Central gabled dormer. Left gable end C18 red brick stack. Plinth and plat bands continue on left end with 2 small sashes. Roof hipped to right return, 2 broadly spaced bays. C19 gault brick ground floor canted bay windows with slate roofs. First floor flush frame tripartite sashes. On ridge to centre is a large C16 axial stack with 6 conjoined octagonal flues. Roof hipped to rear with ground floor French windows. To rear inside angle of L are C19 lower 2 storey gault brick and knapped flint additions, a hipped wing to rear and a gable end to left with kitchen entrance. Interior: early C18 staircase with alternate fluted column and vase balusters, fluted newel posts, moulded handrail.

A number of alterations were subject to a retrospective application made by the previous owners in December 2010. The current owners and agent gained consent for internal alterations, a single storey rear extension and new windows in 2013 (13/00989/1HH & 13/00990/1LB). Recent approvals have been gained for converting the loft (25/00426/LBC), adding a porch canopy (25/00428/LBC & 25/00427/FPH), replacing the windows with alterations to the boot/utility room (25/00429/LBC) and for a detached car port (25/00430/FPH).

This application seeks consent for removing existing secondary glazing to two windows and for adding secondary glazing to these and other windows as detailed on the following pages.

Condition of existing windows

The following photographs and notes show the condition of each window from the inside. The window references can be seen on drawing 2420.16

W1 - Family room



W1	Description	Notes
Window type	Sash. Eight upper panes and eight lower panes	
Window frame	Appears to be original frame – early 20 th Century	Good condition
Window sashes	Original sashes from early 20 th Century	Good condition
Draught seals	None present	
Glass	Single glazing – early 20 th Century	
Mouldings	Ovolo with horns externally and internally	
Operation	Top and bottom painted shut	
Shutters	None present	

Utility/boot room windows

These have not been included in this schedule as they are due to be replaced in accordance with recent consent 25/00429/LBC.

W2 - Hall adjacent to boot room



W2	Description	Notes
Window type	Sash. Three upper panes and six lower panes	
Window frame	Late 20 th /early 21 st Century frame	
Window sashes	Late 20 th /early 21 st Century sashes	Spring balance
Draught seals	Yes	
Glass	Modern single glazing	
Mouldings	Plain oversized with no mouldings	
Operation	Fully working bottom sash.	
Shutters	None present	

W3 – Office



W3	Description	Notes
Window type	Sash. Four upper panes and four lower panes	
Window frame	Appears to be a 19 th Century frame.	Reasonable condition.
Window sashes	19 th Century sashes	Reasonable condition. No quadrant fastener
Draught seals	No	
Glass	Original glass	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Painted shut	
Shutters	None present	

W4 - Office



W4	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	Appears to be a 19 th Century frame.	Reasonable condition. Window has racked significantly in the past.
Window sashes	19 th Century sashes	Reasonable condition. No quadrant fastener
Draught seals	No	
Glass	Original glass – single glazing	
Mouldings	Ovolo mouldings with no horns	
Operation	Painted shut	
Shutters	None present	

W5 – Living room



W5	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	Presumed to be 19 th Century	Reasonable condition
Window sashes	Presumed to be 19 th Century	Some decoration required. External putty loose and coming away in places
Draught seals	Yes	Worn.
Glass	Original glass – single glazing	
Mouldings	Ovolo mouldings with no horns	
Operation	Fully working top and bottom	
Shutters	Lifting sash shutters	Fully working

W6 – Living room (part of bay window)



W6	Description	Notes
Window type	Sash. Single pane top and bottom	
Window frame	Presumed to be later 19 th Century	Good condition
Window sashes	Presumed to be later 19 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Non opening	No sash cords
Shutters	Lifting sash shutters	Fully working

W7 – Living room (part of bay window)



W7	Description	Notes
Window type	Sash. Two upper panes and two lower panes	
Window frame	Presumed to be later 19 th Century	Good condition
Window sashes	Presumed to be later 19 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Working bottom sash	
Shutters	Lifting sash shutters	Fully working

W8 – Living room (part of bay window)



W8	Description	Notes
Window type	Sash. Single pane top and bottom	
Window frame	Presumed to be later 19 th Century	Good condition
Window sashes	Presumed to be later 19 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Non opening	No sash cords
Shutters	Lifting sash shutters	

W9- Dining room (part of bay window)



W9	Description	Notes
Window type	Sash. Single pane top and bottom	
Window frame	Presumed to be later 19 th Century	Good condition
Window sashes	Presumed to be later 19 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Non opening	No sash cords
Shutters	Lifting sash shutters	Fully working

W10 - Dining room (part of bay window)



W10	Description	Notes
Window type	Sash. Two upper panes and two lower panes	
Window frame	Presumed to be later 19 th Century	Good condition
Window sashes	Presumed to be later 19 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Painted shut	
Shutters	Lifting sash shutters	Fully working

W11 - Dining room (part of bay window)



W11	Description	Notes
Window type	Sash. Single pane top and bottom	
Window frame	Presumed to be later 19 th Century	Good condition
Window sashes	Presumed to be later 19 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo mouldings with horns inside and out	
Operation	Non opening	No sash cords
Shutters	Lifting sash shutters	Fully working

Single storey kitchen extension

These windows and doors are not included in this schedule as the windows and doors are all 21st Century and are double glazed.

W12 – Bedroom 4



W12	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	Presumed to be 20 th Century	Reasonable condition.
Window sashes	Presumed to be 20 th Century	Reasonable condition.
Draught seals	No	
Glass	Original glass – single glazing	
Mouldings	Ovolo mouldings with external horns only	
Operation	Fully working	
Shutters	None present	Secondary glazing casement windows

W13 – Bedroom 3



W13	Description	Notes
Window type	Sash. Six upper panes and six lower panes	
Window frame	Presumed to be 19 th Century	Reasonable condition. The frame has racked in the past.
Window sashes	Presumed to be 19 th Century	Reasonable condition.
Draught seals	Yes	Worn
Glass	Original glass - Single glazing	One cracked pane in the upper sash.
Mouldings	Ovolo with internal and external horns	
Operation	Working bottom sash	
Shutters	None present.	

W14 – Bedroom 3



W14	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	20 th Century	Good condition. Fitted within a racked opening
Window sashes	20 th Century	Good condition
Draught seals	Yes	
Glass	20 th Century single glazing	
Mouldings	Ovolo. Horns internally and externally.	
Operation	Fully working central window	Spring balance mechanism.
Shutters	None present	

W15 – Bedroom 2 En-Suite



W15	Description	Notes
Window type	Sash. Six upper panes and six lower panes	
Window frame	Presumed 19 th Century	Good condition
Window sashes	Presumed 19 th Century	Good condition
Draught seals	Yes	
Glass	Original glass – single glazing.	
Mouldings	Ovolo. Horns internally and externally	
Operation	Bottom sash working.	
Shutters	None present	

W16 – Bedroom 2



W16	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	Presumed 19 th Century	Reasonable condition.
Window sashes	Presumed 19 th Century	Reasonable condition.
Draught seals	Yes	
Glass	Original glass – single glazing	
Mouldings	Ovolo mouldings with no horns	
Operation	Bottom sash working	
Shutters	None present	

W17 – Bedroom 2



W17	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	20 th Century	Good condition
Window sashes	20 th Century	Good condition.
Draught seals	Yes	
Glass	Original glass – single glazing	
Mouldings	Ovolo mouldings. Horns internally and externally	
Operation	Working bottom sash	
Shutters	None present	

W18 - Bedroom 1



W18	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	
Window frame	Presumed 19 th Century	Reasonable condition
Window sashes	Presumed 19 th century	Reasonable condition.
Draught seals	Yes	
Glass	Original glass – single glazing	One cracked pane
Mouldings	Ovolo mouldings. Horns internally and externally	
Operation	Working bottom sash	
Shutters	None present	

W19 - Bedroom 1



W19	Description	Notes
Window type	Sash. Six upper panes and six lower panes to central window. Two upper panes and two lower panes to outer sidelights.	Window opening added in 2013
Window frame	21 st Century	Good condition
Window sashes	21 st Century	Good condition.
Draught seals	Yes	
Glass	Original glass – single glazing	
Mouldings	Ovolo mouldings. Horns internally and externally	
Operation	Working bottom sash	
Shutters	None present	

W20 – Bedroom 1 En- Suite



W20	Description	Notes
Window type	Sash. Two upper panes and two lower panes	Window position moved in 2013.
Window frame	Presumed 19 th Century	Good condition
Window sashes	Presumed 19 th Century	Good condition
Draught seals	Yes	
Glass	Original glass - Single glazing	
Mouldings	Ovolo with horns externally and internally	
Operation	Working bottom sash	
Shutters	None present	

W21 – Shower room

W21	Description	Notes
Window type	Sash. Two upper panes and two lower panes	
Window frame	Presumed 19 th Century	Good condition
Window sashes	Presumed 19 th Century	Good condition
Draught seals	Yes	
Glass	Original glass - Single glazing	
Mouldings	Ovolo with horns externally and internally	
Operation	Working bottom sash	
Shutters	None present	Casement secondary glazing with cracked pane.

W22 – Bedroom 5



W22	Description	Notes
Window type	Casement with two opening side hung	No mullion
Window frame	20 th Century	Good condition
Window sashes	20 th Century	Good condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Ovolo to frame. Square edge to casements	
Operation	Both working	
Shutters	N/A	

W23 – Bedroom 5



W23	Description	Notes
Window type	Side hung opening casement	Window opening added in 2013
Window frame	21 st Century	Good condition
Window sashes	21 st Century	Good condition
Draught seals	Seals	
Glass	Single glazing	
Mouldings	Ovolo. Vertical and horizontal glazing bars	
Operation	Fully working	
Shutters	N/A	

W24 – Bedroom 5



W24	Description	Notes
Window type	Side hung opening casement	Window opening added in 2013
Window frame	21 st Century	Good condition
Window sashes	21 st Century	Good condition
Draught seals	Seals	
Glass	Single glazing	
Mouldings	Ovolo. Vertical and horizontal glazing bars	
Operation	Fully working	
Shutters	N/A	

W25 – Bedroom 5 Ensuite



W25	Description	Notes
Window type	2No. opening casements with central mullion and horizontal glazing bars	
Window frame	Late 20 th Century	Reasonable condition
Window sashes	Late 20 th Century	Reasonable condition
Draught seals	None	
Glass	Single glazing	
Mouldings	Square edge to frame and casements	
Operation	Both casements working	
Shutters	N/A	

Proposals

Removal of existing secondary glazing

It is proposed to remove the casement secondary glazing to windows W12 (bedroom 4) and W21 (shower room). These are 20th/21st Century additions so are not historic.



Window W12



Window W21

The secondary casement glazing is more successful in the bedroom than in the shower room and, while it does help improve the thermal performance and reduce draughts, its visual appearance detracts from the sash windows. It is therefore proposed to replace with new secondary glazing which will match elsewhere in the house as set out in the following proposals. This will provide a consistent appearance.

New secondary glazing

New secondary glazing for all existing windows outlined in the condition schedule above with the exception of windows W5, W6, W7, W8, W9, W10 & W11, as all these windows still have working lifting sash shutters making it inappropriate and practically difficult to try and incorporate secondary glazing.

The proposed secondary glazing will need to be designed to suit each opening and type of window (sash or casement) as there is great variability throughout the house together with openings which are significantly out of square. However, the proposal is to use Selectaglaze windows or similar with a mixture of hinged, removable and vertical sliding units. Where necessary these can be coloured to match existing room décor or with the right specification, timber mouldings can be fitted to the edges of the secondary glazing to allow the frames to disappear behind a surface which can be decorated with the rest of the room. It is the principle of secondary glazing which is seeking consent with this application and details can be conditioned if required.

Pre-application advice

Whilst not formal pre-application advice, during a site visit with the Conservation Officer in April 2025 when considering the recently approved applications noted earlier, the windows were looked at in every room. The Conservation Officer was generally supportive of secondary glazing although not where shutters were present. He was keen for the existing casement secondary glazing to be removed and replaced with something more appropriate so that all the secondary glazing was consistent throughout the house where possible.

Impact on the listed building and the benefit

There is no harm proposed to the historic fabric. The visual impact of secondary glazing when carefully detailed will be negligible from outside and unobtrusive internally and can always be reversed without any long term detriment to the listed building. The thermal benefits will significantly reduce the heat lost through the fabric of the building as well as significantly reducing the energy required to heat it.