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Job	STANLAKE PARK MANOR HOUSE
Subject	HERITAGE ASSESSMENT AND IMPACT STATEMENT
Date	June 2025
Ref	2401-17846

HISTORY

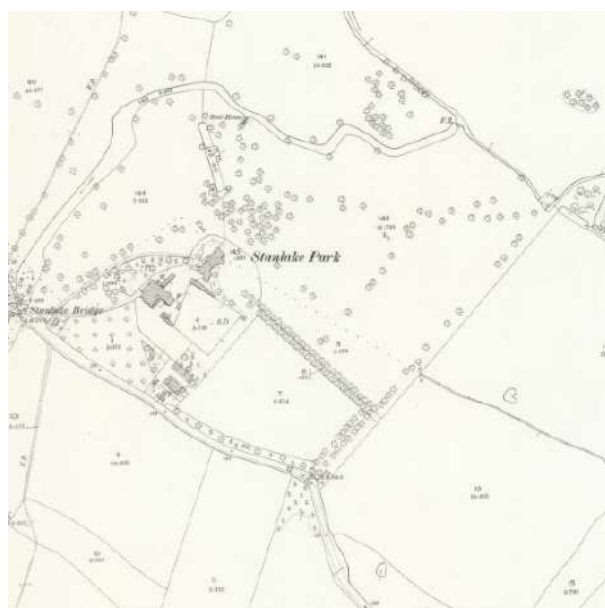
A Heritage Appraisal of the Manor House has been undertaken by Justin Ayton and the following summarises his research and information related to this application.

Justin Ayton was English Heritage's Historic Buildings Inspector for Bristol & Gloucestershire from 2004 until early 2013, before which he was a Conservation & Design Officer for the Royal Borough of Kensington & Chelsea; Justin received a degree in History of Art & Heritage Management from the University of Buckingham in 1997, & an M.A. in Architectural History from the Courtauld Institute of Art in 1998.

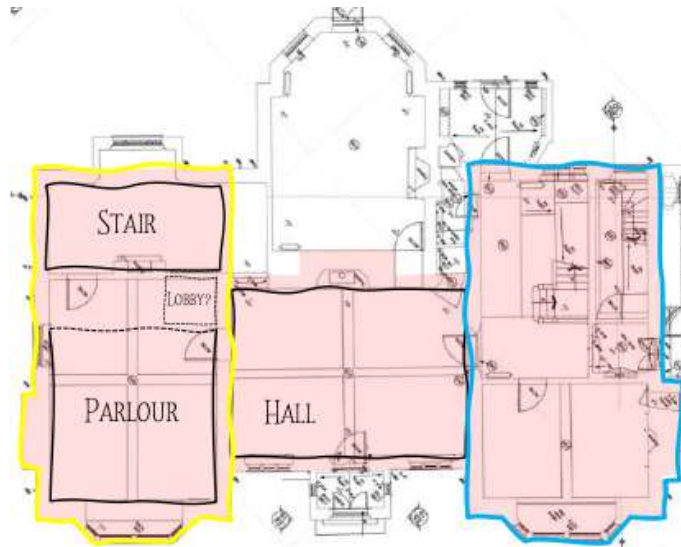
Justin Ayton's Heritage Appraisal includes the following comments:

The house probably dates from the early 17th century, and the north (principal) elevation appears to have retained its original form with projecting wings and canted window bays.

Justin Ayton states that the original plan of the main portion of the manor house was symmetrical, as one would expect. He notes that the stairs in their current location have been relocated and speculated as to their original location.



OS 1897 extract showing Stanlake Park



Justin Ayton, assumed original H shaped layout

The Manor House was substantially (and rather unsympathetically) extended to the south west in the 18th century to form a large 3-storey service wing. This wing has now been reduced in scale to 2 storeys.

Context

Stanlake Park is one of a number of high-status houses built in the area in the late 16th century and early 17th century. The prevailing style of that period includes brick elevations, 45° projecting bays on the principal elevation, steep-pitched gables at about 52°, stone or brick mullioned leaded windows, brick corbelled verges, and three storey elevations with the 2nd floor within the roof gables.



Hinton House, late 16th century, about ½ mile from Stanlake Park

Other high-status houses in the area of the 16th and 17th centuries include

- Hurst House (now Hurst Manor) 1530, rebuilt in the 19th century
- Hinton House late 16th century
- Haines Hill 16th century
- Hurst Lodge 17th century

Stanlake Park north west elevation

This application seeks consent to reinstate the window bays on the principal elevation to their original form, and the following research and assessment relates specifically to these areas rather than the building as a whole.

The elevation is brick with evidence on the side elevation of tuck pointing. The front elevation has been subject to extensive and clumsy cement-based mortar repointing and the tuck pointing has now been lost.

The elevation has stone features including gable copings, string courses and window mullions. The stonework has been amateurishly repaired with cementitious render, which itself has failed. The original windows were set into the stone mullions, with metal-framed casements and leaded lights. The 2nd floor window surrounds are moulded brick with a cement render finish. The cement render is now in poor condition.

The ground and 1st floor windows have a strap moulding that divides the principal windows in two. This detail also appears at another local Grade 1 listed building, Hurst Manor, also originally Elizabethan, suggesting that this detail was common in this area.



Stanlake Park from the north, John Buckler, 1820



Anonymous sketch, 1828

The sketch from 1828 shows a larger scale view of the north corner, which confirms the window mullion layout with leaded window panes.

In the 19th or early 20th century the two ground floor projecting window bays were 'improved' and the windows were remade, omitting the subdividing mullions, to reduce the amount of window framing and open up the views. Windows 6, 7 and 8 were replaced at the same time (see elevation). The left-hand ground floor window is timber and now in very poor condition. The right-hand replacement timber window is in better condition, but the window surrounds are poor.

Other 19th or early 20th century 'refinements' include a cement render string course over the original 2-course projecting platband, and the change from leaded windows to plain glass.

Extensive 'repairs' were undertaken in the 20th century by previous owners to try to address damage to the brickwork and stonework. Most of these repairs were inappropriate, using cement-based mortar.

The window surrounds including stone, render and timber have been painted in a matt paint, although a small portion of stone is unpainted.

Recent like-for-like repairs by the current owner have been sympathetically undertaken using specialist conservation contractors.



Right hand bay, ground floor, showing unpainted sandstone, painted sandstone mullions, and painted Victorian/Edwardian sash window



Left hand bay ground floor detail showing timber window and surround, timber cill, and render side panel, all in very poor condition. Also note tuck pointing now disappeared, with cement mortar repairs



Left hand bay ground floor showing timber window surround, timber cill, and render side panel, all in very poor condition. Also note tuck pointing now disappeared, with lime mortar repairs and inappropriate cement-based repairs (left hand side wall, lower section)

Internal

Parlour Ground floor

Justin Ayton notes that the wainscoting is typically late 17th/early 18th century, suggesting that the parlour was remodelled or updated at this time.

The ceiling treatment is 19th century Greek Revival.

Principal Bedroom, 1st floor

The room immediately above the parlour has what appears to be Victorian dado panelling.

Application

This application is to replace the front elevation window surrounds in sandstone to match the original windows, and to replace the non-historic single glazing with slim line double glazing.

Windows

The front elevation of the mansion block has retained much of its original late 16th century form and window layout, as can be seen by comparing the current elevation with the drawings above, dating from the early 19th century. However, alterations have been undertaken in the late Victorian or Edwardian period, as follows (see drawing 2401-EX-3c for key to window numbers)

- | | |
|-------------|--|
| All windows | <p>leaded windows replaced with single panes</p> <p>All windows, string course and plat band have been painted</p> |
| Window 1 | <p>stone window surround replaced with timber sash windows</p> <p>With 2 over 2 sashes</p> |

Window 4 stone window surround adapted to accommodate
Timber sash windows behind with 1 over 1 sashes

Windows 6 - 8 stone window surround replaced with timber windows

Other works Other alterations to the north west elevation include

Plat band brick plat band rendered in cement based render

string course moulded brick upper string course rendered in cement based
render

Condition As noted above, the ground floor left hand bay is in very poor condition. The window mullions are formed in timber, which has rotted badly, causing the brickwork spandrel panel above to drop. The brickwork has been repaired with helibar reinforcement and lime mortar pointing, but the window bay has continued to collapse, which have necessitated acrow prop support (see photos).

The glazing on the front elevation appears to have been replaced about 100 years ago or less. The glass is flat and has been fixed into the side of the stone window surrounds, with no fixing rebate to protect the junction. Many of the windows have moved in their openings creating air gaps. The small multipane leaded fixed glazing and casements shown in the 1828 sketch above have been replaced with plain glass with no leading.

The effect of the replacement plain glazing has been to create a rather vacant-looking elevation that is not representative of the Elizabethan original. Historic England often favour retaining non original alterations as a reflection of the historic evolution of a building. However, in this instance the change from leaded windows to plain glass windows is not considered to enhance the reading or understanding of the building, and the plain windows create a relatively modern appearance that is unsympathetic.

The windows on the front elevation are a combination of original sandstone to the ground and 1st floor, original brick with rendered finish to match the profile of the sandstone to the 2nd floor, and late 19th/early 20th century replacement timber windows. The windows are now a combination of fixed glazing puttied into the stonework, metal framed casements, and timber sashes. The fixed glazing and metal casements are in particularly poor condition, with gaps around some of the windows and metal frames where the stonework has moved.

The remaining original stonework is in poor to very poor condition, with extensive cracking and poor cement-based render repairs. The non-historic timber windows are also in poor condition.

Assessment Robin Crane (RIBA SCA) and specialist conservation structural engineer Clive Dawson of Hockley Dawson have inspected the front elevation, the related interiors, and the collapsing projecting bay. Clive Dawson's assessment is that the brickwork and foundations below the ground floor window are structurally sound, but that the brickwork above ground should be rebuilt and the ground floor window replaced.

The remaining windows on the front elevation have also been assessed. These are a mixture of timber, brick and stone, and are generally in poor to very

poor condition. The plain glass is a relatively recent replacement in lieu of the original leaded windows.

Proposals

It is proposed to undertake the following works

North bay

Support the 1st floor joists and 1st floor window head with scaffolding and needles, ensuring that any existing historic fabric is cushioned with compressible insulation between the historic fabric and any temporary supporting structure.

Carefully remove the facing brickwork and number each brick, for reassembly in the correct order. Carefully remove the ground timber window. Carefully remove the 1st floor stone window, and store the stained-glass window insert for reuse in the same location.

Form new sandstone window surrounds as shown on the attached details.

Replace the ground floor window frames and surrounds to the left and right canted window bays in sandstone mullions, reflecting the pre 19th century mullion arrangement of 4 panels over 4 panels, with fixed glass panes and casements as shown.

The replacement mullions have been designed to weather-protect the junction between the stone and metal window frame, with the windows recessed behind a rebate in the stonework. This junction has proved to be very problematic with the original sandstone mullions, with many casements now unable to open (or close), and fixed lights with gaps between the glass and the stonework surround, due to structural movement, failure of the original stone, or failure of previous cement-based stonework repairs.

The replacement glazing will be leaded to reflect the size and proportions of the windows as shown in the 1828 sketch above.

Glazing

The glazing is flat and about 100 years old or less. Historic England take a sequential approach to the retention or replacement of windows, depending on the window's historic significance. The non-historic glazing at Stanlake Park has no significance with regards to evidential value, historic value, aesthetic value or communal value.

The HE publication Traditional Windows – Their Care, Repair and Upgrading, page 54, discusses circumstances when it can be appropriate to replace single glazing with slim line or vacuum double glazing

Slim line [or vacuum glass] double glazing could be considered in these circumstances:

where a historic window retains no significant glass, and has sufficiently deep glazing rebates and is robust enough to accommodate the increased thickness and weight of IGUs without significant alteration (for example, late Victorian or Edwardian 'one-over-one' sash window or a simple casement)

It is therefore proposed to replace the existing single glazing with slim line double glazing in a metal frame, set into new sandstone window frames.

Remaining Windows

It is proposed to replace the remaining windows on the front elevation in sandstone with leaded metal framed windows, to reinstate a consistent stone window treatment within a brick elevation across the principal elevation of the manor house.

Replacement stonework profile

The existing sandstone mullions and window surrounds have been analysed and measured. There are three basic horizontal conditions: splayed corner mullion, centre mullion, secondary mullion. There are three basic vertical conditions: window head, secondary transom and window cill.

The existing sandstone cross sections are shown on drawing 2401-EX-5. These show a consistent double sided quadrant design with applied vertical and horizontal strap mouldings. The strap mouldings are consistent with other historic windows in the vicinity. It is proposed to retain the strap moulding in the new window surrounds.

The proposed replacement window surrounds shown on drawing 2401-SK-11 match the existing sizes and profiles at Stanlake Park, but with the rear portion of the mullions and transoms rebated to allow for the windows to be rebated to weather-protect the junction between the window and the stone surround.

Impact and benefit

The proposed works will address severe construction issues with the original sandstone and brick window surrounds and mullions and the replacement timber windows. The defects and previous inappropriate works include

- badly damaged stone window mullions due to erosion and structural movement
- inappropriate cement render repairs to disguise stonework failures
- failure of the cement render repairs
- original leaded windows replaced about 100 years ago in inappropriate plain glass
- poor detailing of the 100-year-old replacement glass, and structural movement distorting the window openings, resulting in the glazing now not fitting within the openings, air gaps around the glazing etc, which are accelerating the general decay to the windows
- rotten and collapsing replacement timber windows, resulting in severe structural damage to the brickwork above, resulting in the window bay being supported on acrow props
- original leaded windows replaced with inappropriate timber sash windows with large areas of clear glass
- all windows, brick plat band and cornice details (both now cement rendered) painted dark brown, thus losing the original relationship of sandstone window surrounds to dark red brickwork

The proposed works will reinstate the principal elevation as it was originally, with stone window surrounds set into brickwork, with leaded windows as opposed to clear glass.

The proposed change from plain glass to leaded glass will restore the original multi pane leaded design that was lost when the glazing was replaced about 100 years ago.

The change from single glazing to slim line or vacuum glazing is supported by Historic England in appropriate circumstances and will significantly improve the thermal performance of the building.

Appendix

Listing Large country house. Late C16 with some C18 and later alterations. Brick with projecting plinth, moulded stone string over ground and first floor windows, moulded stone copings to gables and parapets between, ball finials to gables, tile roof with lead ridges, tall brick chimneys with moulded bases and heads, all with octagonal shafts except central stack which has rectangular shafts. 2 storeys and attic. North front: 3 bay central section with gable over central bay, large ground and first floor windows with mullions and transoms, central C19 brick porch incorporates old stone doorway with panel over. Gabled dormers over outer bays of central section. Flanking central section are gabled bays each with 6-light stone mullioned and transomed attic windows, and 2 storey angular bays below with similar windows except on ground floor which has C19 alterations. All lights are C19. South front:- Generally similar but has projecting centre with large C18 angular bay 2 storeys, and modern projecting ground floor extensions on each side. Some other windows on this front altered to C18 sashes. VCH Vol.111. p.249. B.O.E.Berkshire p.210.