

External Opening Condition Schedule – East Elevation Only: Kirkby Grange Farm, Flockton, Wakefield, WF4 4AH



May 2026


Overview: There are 4no openings on the east elevation, 3 of which are primary to serve each of the three storeys, with 1 small opening also serving the first floor. The 3 primary openings all display significant delamination and degrading of the architectural stone surrounds. Many of the stone window surrounds would benefit from some remedial work in the form of repair/replace intervention.

There is no evidence that any of the window units are original to the house. However, many appear from the 20th century and have character. Their integrity and performance have been undermined over time by the deterioration of the cut stone surrounds and from multiple repairs.

All windows are proposed to be replaced with new units as white painted timber Accoya slimline double-glazed units (Histoglass HD10 thin double-glazing system, or similar approved) to match the existing style. The stone surrounds are also proposed to be replaced.

The key is the aesthetic appearance of the windows and the stone surrounds. The existing designs are to be replicated in order to protect the character of the listed building.

Item	Location and Window Type	Condition	Repair/ Replace recommendation	Image
Ground Floor				
GF.01	Dining Room Stone window surround configured to 10no openings each containing a '1 light' single-glazed timber window.	Original design and stonework. Extensive loss of stonework and points of delamination and deterioration to the stonework, especially to the cill. Numerous open cracks in stonework. Loss of stonework already apparent due to delamination and flaking. Window units generally fair but not original. Loss of surrounding fabric undermines thermal efficiency.	Carefully remove existing timber window units from within the stone surrounds. Carefully defrass the stonework to enable condition assessment. Investigate replacement of spilt stonework. Carefully replace stonework, like for like. Re-point open joints (where required) with lime mortar. Install new painted timber slimline double glazing window units to match existing layout and configuration.	
First Floor				
FF.01	Bedroom Stone window surround configured to 10no openings each containing a '1 light' single-glazed timber window.	Original design and stonework. Extensive loss of stonework and points of delamination and deterioration to the stonework, especially to the cill. Numerous open cracks in stonework. Loss of stonework already apparent due to delamination and flaking. Window units in poor state of repair and not original. Loss of surrounding fabric undermines thermal efficiency.	Carefully remove existing timber window units from within the stone surrounds. Carefully defrass the stonework to enable condition assessment. Investigate replacement of spilt stonework. Carefully replace stonework like for like. Re-point open joints (where required) with lime mortar. Install new painted timber slimline double glazing window units to match existing layout and configuration.	

FF.02	<p>Bedroom</p> <p>Stone window surround configured to 1no opening each containing a '1 light' single-glazed timber window.</p>	<p>Original design and stonework.</p> <p>Extensive loss of stonework and points of delamination and deterioration to the stonework, especially to the cill. Numerous open cracks in stonework.</p> <p>Loss of stonework already apparent due to delamination and flaking.</p> <p>Window unit generally fair but not original. Loss of surrounding fabric undermines thermal efficiency.</p>	<p>Carefully remove existing timber window units from within the stone surrounds.</p> <p>Carefully defrass the stonework to enable condition assessment.</p> <p>Investigate replacement of spilt stonework.</p> <p>Carefully replace stonework like for like.</p> <p>Re-point open joints (where required) with lime mortar.</p> <p>Install new painted timber slimline double glazing window units to match existing layout and configuration.</p>	
Second Floor				
SF.01	<p>Bedroom</p> <p>Stone window surround configured to 1no opening each containing a '3 light' single-glazed timber window.</p>	<p>Original design and stonework.</p> <p>Extensive loss of stonework and points of delamination and deterioration to the stonework, especially to the cill. Numerous open cracks in stonework.</p> <p>Loss of stonework already apparent due to delamination and flaking.</p> <p>Window unit generally fair but not original. Loss of surrounding fabric undermines thermal efficiency.</p>	<p>Carefully remove existing timber window units from within the stone surrounds.</p> <p>Carefully defrass the stonework to enable condition assessment.</p> <p>Investigate replacement of spilt stonework.</p> <p>Carefully replace stonework like for like.</p> <p>Re-point open joints (where required) with lime mortar.</p> <p>Install new painted timber slimline double glazing window units to match existing layout and configuration.</p>	