



DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 190 PARK LANE, OLD KNEBWORTH, KNEBWORTH, HERTOFORDSHIRE, SG3 6PS.

FRONT ELEVATION



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace all the windows to the property which is a semi-detached property. There are no plans to change the front door. The property has its front door situated on the side of the property away from the road and therefore we have labelled this elevation “front” as it contains the front door. The elevation that faces the road has no doors and is situated to the right of the front elevation and we have classed this as right elevation.

The current windows are white timber with single glazing and cottage bars.

We now intend to replace these windows with white flush timber casements that will replicate the ones that are there currently there while giving our customers the much-needed additional warmth and security to the property that double glazing can provide.

The property falls into the Old Knebworth Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties.

The property is also listed as is described on Historic England's website as:

Details

Old Knebworth TL 22 SW KNEBWORTH PARK LANE (north side)

3/157 Nos 188 and 190 (formerly listed as Nos 3 and 4 14.1.77 (Lodge Farm Cottages))

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Semi-detached pair of houses. 1903 by Sir Edwin Lutyens for the Earl of Lytton. M-fronted house. 2 storeys. 2 weatherboarded gable ends, the rest of the house in red brick. Plain tile steeply pitched roofs with a central red brick chimney stack. 3- light glazing bar casements. Tiled eaves. (Lutyens Arts Council Catalogue, 1981).

Listing NGR: TL2341020436

SURROUNDING AREA: The surrounding properties are very similar in style and design with the white windows and decorative bars to the glazing.

AMOUNT: There will be 9 new windows to the property.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged, as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's Flush Timber windows are that they are high quality Timber products and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level.

The Anglian flush timber casement has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

Our proposed windows are to be white timber with double glazed sealed units. This way the property is benefiting from having quality Timber double glazed windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance. In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

The photographs below shows part of our Timber range.



The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The new windows will be side casements to match the existing. They will have the same opening designs and will be in the existing brick openings and no changes are to be made to the front door area. Being in white timber they will replicate the current windows and will be made using traditional materials.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style and will look visually improved from the current windows. The mounted bars have a spacer behind to give the impression of an integral glazing bar. The property is set back from the road and has heavy screening which will reduce any visual impact these changes may have.



The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still be in the same state of disrepair and be in need of regular upkeep. They would also continue to deteriorate year upon year.

Our customer does not want to replace the windows with single glazing again as they would not provide any additional benefit to the overall energy efficiency and look. This property has many windows to maintain and these replacement in Timber will improve the look of all the elevations.

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

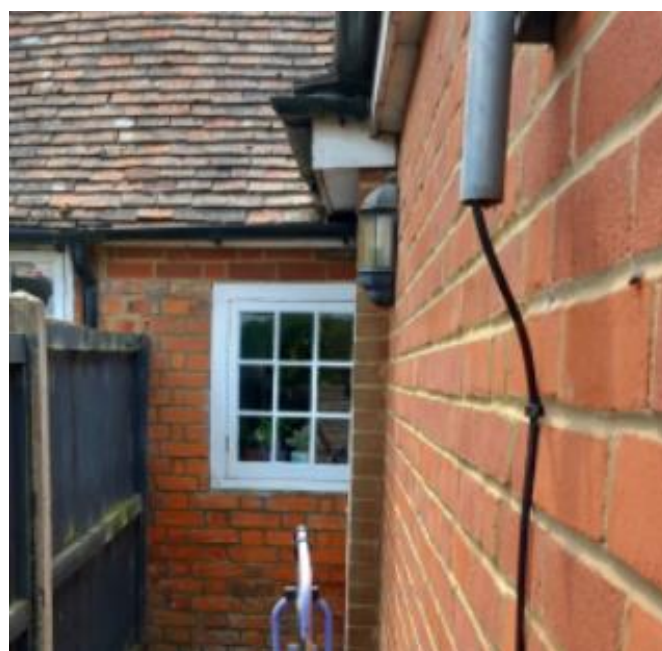
We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING OR ITS SETTING.

We have carefully considered the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Therefore, no additional harm will be caused by these new windows and the public benefit is the property owners can reduce their heating costs then reducing their carbon footprint which will not only help the property owners but the wider community long term. We have used sympathetic materials in the design.

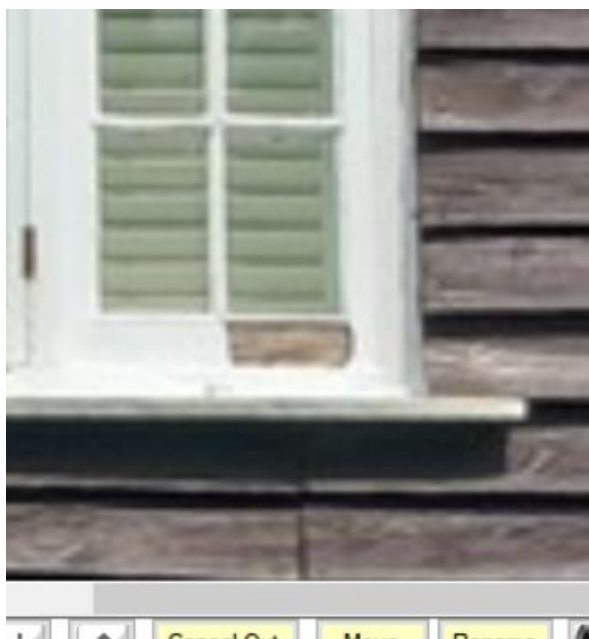
REAR ELEVATION



SIDE OF PROPERTY -BUT FACING THE ROAD



Timber is beginning to show deterioration and heavy layers of paint



SUPPORTING INFORMATION FROM OUR CUSTOMER

We are submitting this application for Listed Building Consent to replace the existing windows in our Grade 2 Listed property due to their deteriorating condition and the need to improve the home's energy efficiency, whilst preserving the historical character. The current windows are single glazed and in poor condition, with visible signs of black and green mould, timber decay, and sections of wood breaking away from rot. This deterioration has resulted in poor insulation, excessive heat loss, and persistent damp issues inside the property. To protect the interior and ensure a more stable living environment, we are seeking consent to install sealed, energy-efficient replacement windows that will maintain the building's historic aesthetic.

The extent of the visible damage, as evidenced by rot and mould growth, timber decay and material degradation strongly indicates that full replacement is the most practical and responsible solution. I have provided photographs of the affected windows to illustrate their current condition.

Advice received was that the position of the of the local authority would be that any replacement of our windows would need to preserve the special character of the building, and generally would be supported provided they were made of timber and used colours, glazing layouts and designs that reflected the existing character of the property. Advice was given that there was a preference for mending materials, however should replacement be absolutely necessary this can be supported subject to the above advice.