

DESIGN AND ACCESS STATEMENT

INTRODUCTION

The house was built circa 19th century and is located within the conservation area. It is Grade II listed (1102115 listed 08.11.49). It consists of a 2 storey building with yellow brick external walls, grey slates to the roof, 2 first floor front elevation sash windows with glazing bars in reveals under flat arches. It has a ground floor canted bay window with glazing bars with doric pilasters to the front elevation. The Side elevation on the right has a 6 fielded panelled main entrance door beneath a cut bracketed hood. All windows are painted white.

It is proposed to replace the decaying sliding sashes & glazing to the timber windows (1, 8-14) with new sliding sashes with heritage double glazed units similar to other houses in the street. This will bring uniformity of glass to all windows. The existing glass is 1.5mm thick maximum, which is very fragile, old and prone to cracking, as well as giving minimal thermal resistance. The glazing creates condensation which has decayed the timber dividing beads and opening sashes. Secondary glazing is not practicable due to the timber shutters to the windows. The existing sashes are rotten, joints have opened up and they cannot be opened without causing damage to the glass panels.

USE

The existing house will solely be for residential use only.

AMOUNT

The replacement glass will not alter the house size.

LAYOUT

The building elevations will not be affected.

SCALE

The building will not alter in size and scale. The windows will not alter in size or scale. The proposed glazing replacement will not alter the size or appearance of the timber windows.

LANDSCAPING

The existing landscaping and all boundary fences will be retained.

APPEARANCE

The new sliding sashes with heritage double glazed units will not alter the window appearance.

The timber sash and dividing beads will be the same section profile as the existing.

The new opening sash casements & glazing will match the existing in appearance, with the street scene unaffected.

Once the new sashes & glazing have been replaced, all the glass will be the same rather than the various replacement panels, bringing the property back to its original best condition and still be standing for another 50 years.

By doing all the above the proposed design will not affect the character of the existing building, but ensure it is maintained far into the future.

ACCESS

Vehicular and pedestrian access to the site and building will not be altered. Access to the house entrance is off the Hitchin Street which is unaltered, while the vehicular access off Park Lane.

CONDITION OF SASHES

The condition survey was carried out by a specialist joinery contractor, which details the sashes and the deterioration of the timber sections, failed astragals, swollen timber sections, fragility of the existing glass panels. All windows are failing due to time, contamination from road traffic, failure of the joints, they cannot be opened as they are swollen shut. This is a serious H&S issue as in the event of a fire emergency egress through the windows would not be possible.

The sashes will have to be replaced as they are unrepairable, and it would be uneconomical and particularly dangerous to attempt to do so. With the rising cost of energy the double glazing and new air tight sashes will reduce the heat lost dramatically, reducing the pressure on the Gas & Electrical grids. This will be in line of the government national energy plans. They will ensure the buildings integrity for another 50 years or more.

The existing timber sashes have lost much of their historic material and now consist of filler and silicon where the timber sections have decayed, thus now have little heritage value. Many of the old glass panes have been replaced over the years creating a patchwork quilt of different glass finishes. New sashes will bring uniformity back to the building as it had when originally constructed, and the sash frame and beading will match the existing. All timber will be Accoya. The existing windows are not in a great condition and look rather scruffy and tired. By installing new pristine, historically accurate replacements will actively enhance and preserve the character of the streetscape and conservation area. This will also restore the building's original architectural intent using the correct material.

The thermal upgrade forms part of a holistic energy-efficiency strategy aligned with Historic England's progressive retrofitting guidelines, lowering the building's carbon footprint without altering its external appearance.

New astragals to the front bay window will also ease the concerns of the owners who worry that the Knights templar school children may seriously injure themselves when they are being boisterous and play fight along the path, and have accidentally bumped into the window in the past. If they actually put a hand through a glass panel the whole window could collapse on them.

By replacing the sashes we will preserve the character of the building and reinstate the integrity back into the windows.

SITE PHOTOGRAPHS & LOCATION PLAN



Front elevation – openings 1, 8, 9



Rear elevation – openings 5, 11-13



Rear FF windows – openings 11-13



Front door side FF elevation – opening 10



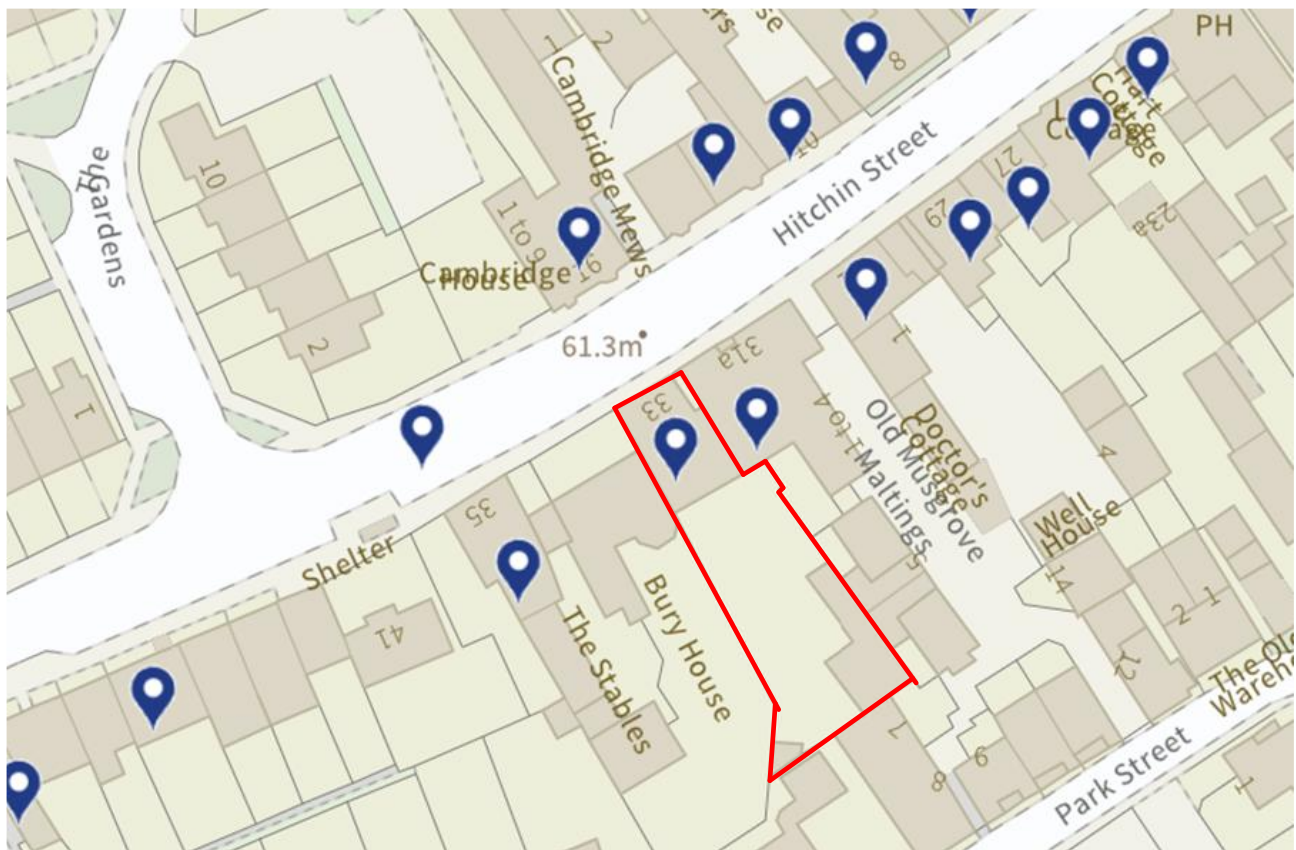
Side elevation Bathroom FF window



Bathroom window internal view – opening 14



Window shutters to front elevation – opening 1



Location Plan



Conservation map