

104 Ridge Road Design Statement - Windows

List Entry – Grade II, as part of the ‘BIRDS HILL ESTATE, 2-122, RIDGE ROAD’.

- RIDGE ROAD 1. 5255 Birds Hill Estate Nos 2 to 122 (even) TL 2232 9/102-114 II GV 2. 1906 by B Parker and R Unwin. This pioneer estate was designed for the Garden City Tenants Limited, and comprises 13 grouped terraces forming a cul-de-sac and village green layout. One and a half storeys. Mostly one window each with irregular frontages varied by arrangements of large and small dormers and gables. Tiled roofs with multi-form brick stacks. The centre feature of the village green layout is a giant gable taking up Nos 100 and 102. Roughcast walls. Mullioned casement windows with tile labels and glazing bars (some windows altered). Recessed entrances with arched doorways. Included as the earliest estate layout of its type, and the prototype of all future council house developments in the country. The concept of a village green layout was put forward in 1898/9 and published by Parker and Unwin in "The Art of Building a House". The Westholm scheme (qv) was also based on this idea.

The property is within the Letchworth Conservation Area

Heritage statement and justification for proposals:

- We propose the replacement of existing expired double glazed wooden windows with Mechanical Joint Flush Sash Eurocell Modus S upvc double glazed windows in the same configurations (barring a question about the back stairwell profile).
- No changes are proposed to the rough opening profiles of the house.
- The majority of the current wooden windows are in a poor state of repair (warped/rotten/blown panes), particularly in the front elevation where there are minimal recesses, leaving the windows and their frames particularly exposed to the elements.
- We intend that the proposals would not have any detrimental impact on the historic, architectural, or artistic significance of the original house and are hoping to strike a balance between traditional aesthetic, improved energy efficiency, reduced maintenance and longevity.

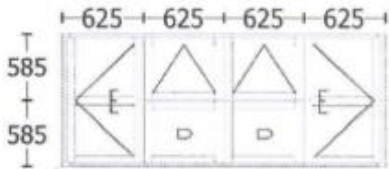
Appendix One – Proposed Changes & Profiles

Appendix Two – Proposed Product

Appendix One – Proposed Changes & Profiles

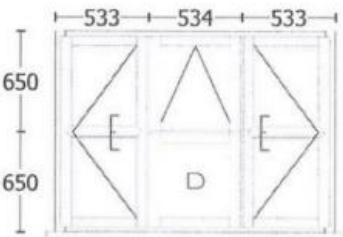


Front – Downstairs

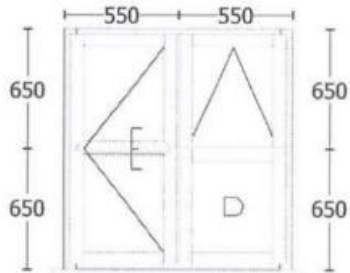


Size:	2500mm w x 1200mm h	
Frame colour:	White	
Reinforcing:	Thermal Inserts	Handle Type:
Handle colour:	Monkey Tail Heritage Black	
Cill:	150mm	
Cill colour:	White	
Drainage:	Base	
Glazing bead:	Ovolo bead	
Frame finish:	Ovolo	
4:20:4 Pilks KS Clear		

Front – Upstairs



Size:	1600mm w x 1330mm h	
Frame colour:	White	
Reinforcing:	Thermal Inserts	Handle Type:
Handle colour:	Monkey Tail Heritage Black	Joint:
Cill:	150mm	
Cill colour:	White	
Drainage:	Base	
Glazing bead:	Ovolo bead	
Frame finish:	Ovolo	
4:20:4 Pilks KS Clear		

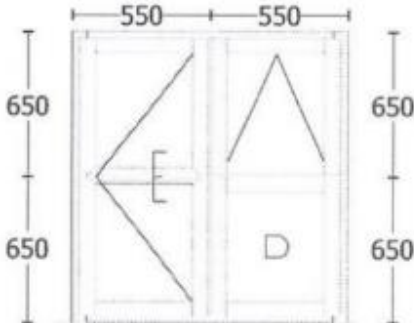


Size:	1100mm w x 1330mm h	
Frame colour:	White	
Reinforcing:	Thermal Inserts	Handle Type:
Handle colour:	Monkey Tail Heritage Black	
Cill:	150mm	
Cill colour:	White	
Drainage:	Base	
Glazing bead:	Ovolo bead	
Frame finish:	Ovolo	
4:20:4 Pilks KS Clear		

Back – Kitchen

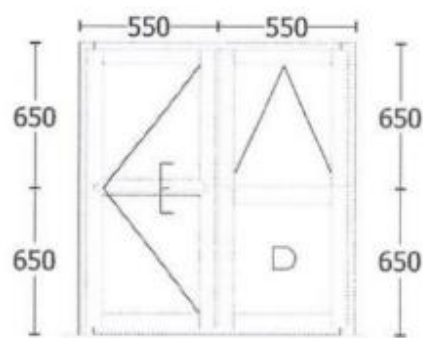


x2 – One reversed to match current configuration

	Size:	1100mm w x 1330mm h	
	Frame colour:	White	
	Reinforcing:	Thermal Inserts	Handle Type:
	Handle colour:	Monkey Tail Heritage Black	Joint:
	Cill:	150mm	
	Cill colour:	White	
	Drainage:	Base	
	Glazing bead:	Ovolo bead	
	Frame finish:	Ovolo	
	4:20:4 Pilks KS Clear		

Back – Stairwell

For functionality (i.e. allow air to trickle even in bad weather) could we consider adjusting the existing profile to include a top hung half as below. Alternatively, we would propose keeping the existing profile with a left side hung window and fixed right side.



Size:	1100mm w x 1330mm h	
Frame colour:	White	
Reinforcing:	Thermal Inserts	Handle Type:
Handle colour:	Monkey Tail Heritage Black	Joint:
Cill:	150mm	
Cill colour:	White	
Drainage:	Base	
Glazing bead:	Ovolo bead	
Frame finish:	Ovolo	
4:20:4 Pilks KS Clear		

The rear bedroom window was replaced singly in 2018, unlike the other wooden frames it is in a good state of repair with proper weather seals. As it is in the rear of the property, functions well, and is not visible from any public locations, we hoped to propose not replacing it at this time.

Appendix Two – Proposed product (Relevant section taken from the Eurocell Modus Windows and Doors Consumer Brochure)

Introducing
modus® 



Mechanically jointed flush sash window

Advanced technology in a traditional casement window

Modus S, the mechanically jointed flush sash window. Specifically engineered to eliminate the tell-tale diagonal weld of standard PVC-U windows. Choose Modus S to create the look of traditional windows whilst delivering a virtually maintenance-free and highly energy efficient system to your customers.

At a glance:

- + Costs up to 25% less than the nearest equivalent products
- + Precision engineered internal mouldings for the mechanical joint
- + Unique 75mm six-chamber profile system
- + Achieves the new A++ Window Energy Rating and a 0.7 U-value, surpassing passivhaus standards
- + 12 year profiles guarantee*
- + Perfect for premium properties, conservation areas and self-build projects
- + Virtually maintenance-free

*White profiles only



**Modern innovation
creating traditional
aesthetics**

Take a closer look

Through product innovation Modus S offers an additional route for PVC-U windows that would normally not be considered due to restrictions of aesthetics or planning. The precision-engineered internal mouldings that create the mechanical joint gives the look and feel of wood and aluminium by creating a flush sash with perfect square joints, without the need for welding.

- + Realistic woodgrain finish
- + Full range of Modus colours available
- + Smooth, flush fitting profile
- + Flush frame design inside and out
- + Advanced profile design and fabrication
- + Leading energy efficiency

