



LEYDEN HOUSE  
THAMES BANK  
MORTLAKE  
LONDON SW14 7QR

PROPOSED REPLACEMENT LOFT WINDOWS

**HERITAGE STATEMENT.v2**

## 1.0 Introduction

The proposal is to urgently replace all 2<sup>nd</sup> floor casement windows and frames which are severely rotten and beyond repair.

## 2.0 Significance of Heritage Asset

This property has been the subject of a historical report which identifies that this house was originally constructed in the later 18thC to replace earlier houses on this site.

Leyden House is located on the banks of the Thames close to Chiswick Bridge and in a very historical section of the river. It is Listed Grade II and is in the Mortlake Conservation Area.

Considerable works were undertaken in the 1960s including rendering of the front façade and by 1976 the mansard roof was replaced with a simple 'A' framed roof including new casement dormer windows.



1944 (NMR)



1944 Front Elevation (NMR)



1961 (NMR)



1976 – Richmond & Twickenham Times

### 3.0 Proposed Development

This house has suffered somewhat from the use of poor quality materials in the late 20thC development where all the dormer windows were clearly replaced with very poor quality softwood which has also not been properly maintained. Consequently all the dormer windows are completely beyond repair.

Examination of the frames and glass clearly show that the windows are constructed using modern float glass and there are no windows of crown or handmade glass. The mouldings are simple modern ovolo section which is non historic. See photos below:



*Existing dormer window*



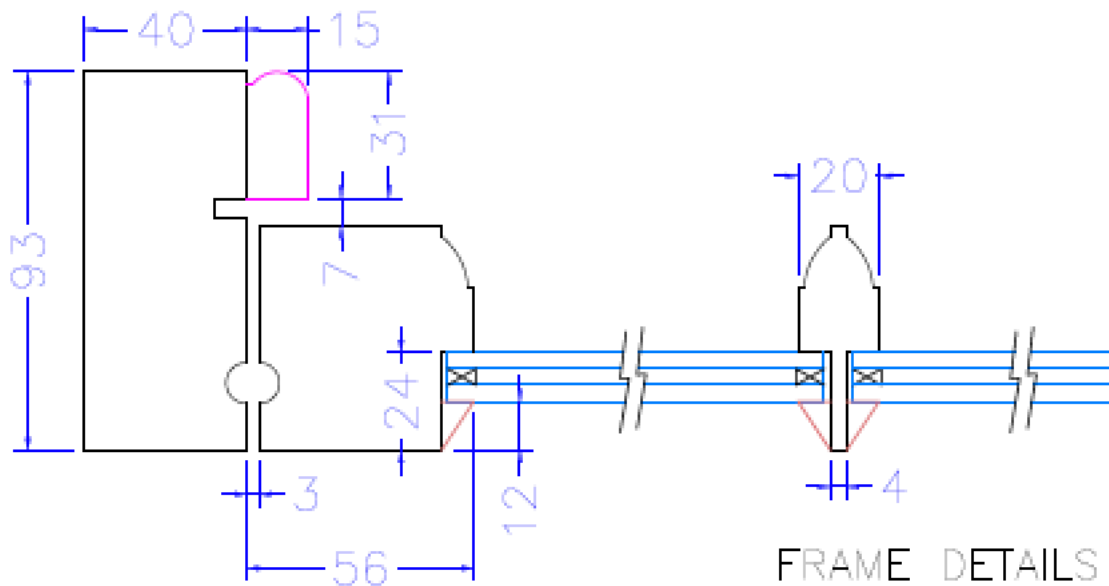
*Standard modern ovolo glazing bar*

All the windows have been examined in detail by two window joinery companies and both of these have unilaterally advised that all the dormer window sashes and frames have to be repaired.

The proposals are to take advantage of this necessity to replace the windows by using new Slimline double glazing in new timber frames to radically improve the thermal efficiency of the house.

The frame and glazing will be constructed to the detail shown below:





#### 4.0 Affect on Heritage Asset

Given that these windows date from the 1970s / 80s they are not an original component of the Listed Building.

The replacement windows will be identical in design and effectively be a like for like replacement excepting the minor detail of the use of slim double glazing.

This replacement will not have any effect on the Heritage Asset except, of course, the responsible repair and maintenance of the property for the preservation of the house.



*Rear elevations*

## **5.0 Climate Responsibility**

Glazing these new windows in Slimlite double glazing will have a major bonus for the energy efficiency of the house and will greatly reduce the thermal footprint of this house which is a responsibility of all householders under the Government's Climate Change commitment.

This proposal is a response to the Council's Development Management Plan (policy DM SD 1) as well as the adopted London Plan (2015) require a 35% reduction in carbon dioxide emissions beyond Building Regulations 2013.

We note that the Local Development Framework Core Strategy (April 2009): "The Borough will play its part in minimising climate change, maintaining finite resources and reducing adverse environmental impacts of any development. Buildings will be constructed in a sustainable way, energy use minimised and renewable energy maximised, to move towards carbon neutrality."

Since the above policies have been introduced the climate emergency has caused the Government to introduce even more ambitious policies towards a zero carbon country.

Reglazing in single glazing would be an irresponsible retrograde step in the light of these policies.