

Heritage statement, 327A Richmond Road, Twickenham. TW1 2PB

**Proposed replacement of sliding sashes in front bay sash window
and replacement of front door and frame**

Applicant - Sheila Storey, owner occupier

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Proposed replacement of front bay window and front door

A. Introduction

1. This statement accompanies a planning application for the replacement of the front bay sliding sash windows and front door to the application property.
2. The applicant is the owner occupier of the application property.
3. The application property is a converted self-contained 1-bedroom **basement flat** within the Cambridge Park Conservation no. 21 area. It forms part of a house that was originally constructed circa in the late 19th century, although the exact date of construction is unknown. It is believed the house was converted into 4 flats circa 1988.
4. The application property has its own entrance, which is down 6 steps, under the porch of the above flats, with the front door at a right angle to the road and not visible. There is a sloping front garden and a small wall adjacent to the footpath. See photograph below of application property.



Application property

5. See photograph below showing building and application property (basement flat)



327 Richmond Road

6. The application property forms part of a semi-detached house on a row of 10 semi-detached properties (5 houses) of similar age, construction and condition that have all been converted into flats (referred to in this statement as the “**row**”). The application property and the flat above it (on the upper ground/first floor), like all properties along the row, each have a bay with sliding sash windows at the front.
7. The application property is the second basement flat on the row, heading from Poplar Court towards Twickenham, being the left-hand side of the first house (when facing the house).

B. Condition of the application property and surrounds

8. The application property is generally in a good state of repair and the front garden well kept. However, the front bay window of the property is rotten, unsightly and offers little protection or insulation from the weather, dirt, vehicle fumes and noise of passing traffic. The 2 side

sliding sash windows in the bay are permanently shut due to years of over-painting. The middle/main sliding sash window of the bay is broken and must be wedged (e.g. with a book or piece of wood) to keep it open when necessary.

9. The windows rattle when it is windy and when buses or large vehicles pass outside and the noise of any passing traffic can be heard. The application property is on the main Richmond Road (A305), which is very busy most times of the day from early morning and well into the evening. As the application property is only approximately 200 metres from the traffic lights at Poplar Court/Richmond Road/St. Margaret's Road, the noise is marked at peak traffic times as traffic idles outside the application property whilst queuing for the traffic lights.
10. The existing timber front door is rotten around its window panes. It is south west facing and in full sun during the summer for around 5 hours a day. There is no porch and the door is therefore also exposed to the rain. The impact of the sun and rain has caused repeated expansion, contraction and warping and in order to be able to open and close the door, it and the frame have had to be shaved at the bottom and sides a number of times and there are now significant gaps at the bottom and sides. Again, this allows cold, noise, fumes and dirt to permeate into the flat and during heavy rain, rain ingresses. Slugs are also able to get into the property through the gaps.
11. The lack of insulation in each case means the flat is cold and there is a considerable amount of heat being lost to the outside.
12. The front door is secured only by a Yale and single mortice lock and offers little security protection. The sliding sash windows are single glazed and could easily be broken to gain access.

Windows in the immediate vicinity of the application property

13. All of the properties along the row have the same window configuration, with white bay sash windows on the basement and upper ground/first floors and non-bay windows on the upper two floors. Along the row, the windows appear to be a mixture of timber and uPVC, with some in better condition than others - see examples in document "Windows Richmond Road - examples". Some of the windows seem to be poor quality uPVC windows and of varied design - for example, at house number 319A, the basement bay window is not sash, but a plain full pane, with a small window opening at the top.

Front doors in immediate vicinity of the application property

14. The front doors of the basement flats of the row are not visible from the road, being at right angles to the road. They lack uniformity and are of a range of styles, colours and materials. See examples in document "Front basement doors Richmond Road - examples".
15. Note in particular in the examples document:
 - a. one does not have the "traditional" appearance of the others (see number 319A);
 - b. at least two appear to be composite (see numbers 313A and 317A).

C. Conservation area/heritage

16. The conservation area statement describes the character of the area as a cohesive area of 19th century development, with a mixture of Victorian and Edwardian houses of varying styles. The conservation area has been extended several times since its original designation.

17. The conservation area statement describes the **problems and pressures** within the conservation area as including loss of traditional architectural features and materials due to unsympathetic alterations. The **opportunities for enhancement** are stated to include preservation, enhancement and reinstatement of architectural quality and unity.

D. The proposal - replacement double glazed accoya timber sashes to front bay windows and replacement front door and frame

18. The applicant is the owner occupier of the application property and has lived in the property since purchasing it in July 1999.

19. The applicant is seeking planning permission for the replacement of the sliding sashes of the front bay window with made to measure double-glazed accoya timber sashes, painted white to match the existing sashes, and the replacement of the front timber door and frame with a high-quality composite door and frame, painted black, to match the colour of the entrance door to the upper flats (see photograph at paragraph 5 above). Both the window and door are visually in keeping with the existing structures and the conservation area.

20. The main considerations for this proposal are the impact of the proposal on the:

- a. character and appearance of the property;
- b. character and appearance of the local area; and
- c. neighbouring amenity – i.e. the impact upon a neighbour's outlook, privacy, sunlight/daylight and any noise and disruptions.

21. The application addresses these issues and demonstrates the development is acceptable and makes a positive contribution to the conservation area.

22. Other considerations are energy saving and security.

Windows

23. Given the condition of the front bay window at the application property, it is assumed the existing window is the original and was fitted either on construction of the property or on conversion to flats.

24. The proposal is to replace the three single glazed sliding sashes with new double glazed accoya timber sashes, painted white, in line with the existing sashes.

25. The new sashes will be fitted into the existing sash boxes, which will be refurbished at the same time as the new sashes are installed. The new sashes will be made as bespoke replicas of the existing sashes, copying the existing window colour, style, dimensions and moulding detail. The glass will be:

- a. type - 4-16-4 low-E double glazed

- b. cavity and gas - 12mm Argon
 - c. toughened - upper and lower sash
 - d. U-value - 1.3
 - e. painted in white to match the refurbished sash boxes.
26. The window installer is FENSA registered and their registration number is 13835.
27. The only difference with the existing sliding timber sashes is the proposed double glazing.
28. The replacement sliding sashes will preserve the character and appearance of the existing sashes and the bay window and protect the architectural heritage.

Front door

29. The front door to the application property and the front door to the upstairs flats are of currently different styles and colours (see below). The existing front door to the application property is brown timber of a traditional style, with small windows in the top half of the door. The main door to the upstairs flats is black timber, with two rectangular windows in the top half of the door.

Application property front door



Main door to upstairs flats



30. The proposal is to replace the existing timber front door with a made to measure traditional style high-end composite door manufactured by Rockdoor Ltd. Rock doors come in a range of modern and traditional designs and the proposal is for a traditional "Illinois" design, which is modelled on a traditional timber door, with deep timber-effect mouldings and featuring a wood grain effect, which looks like a timber door.
31. The Illinois door is a traditional style door in keeping with the age of the property. It is not identical to the current door in that there are two rectangular glass panes in the top half of the door, rather than smaller panes as in the existing door, to allow more light into the hall. It is similar to some of the other doors in the row. It is also similar in design to the main front door to the application property. The proposal is for the replacement door to be black externally. This would further align aesthetically with the main front door to the property.
32. Further details relating to the replacement door can be found in the following documents:
- a. "Ref Sheila Storey RD Illinois Black.pdf" - computer generated image and details of the proposed door;
 - b. Rockdoor-Brochure-April-2022-email.
33. The Rockdoor website can be found here <https://www.rockdoor.com/>.
34. The door furniture for the proposed door has been selected to best reflect a traditional design, with a traditional looking lock and finger pull. To be clear, the door will not have an external handle, as is the case with some composite doors (e.g. see number 313A Richmond Road in the attachment "Front basement doors Richmond Road - examples") - Rockdoor provides the option of a door with or without an external handle. The door furniture can be changed if the Council prefers.
35. As explained above, the door is positioned such that it bears the impact of the sun and rain, which has caused repeated expansion, contraction and warping and in order to be able to open and close the door, it has had to be shaved at the bottom and sides a number of times and there are now significant gaps at the bottom and sides. If the door is replaced with another timber door, the same problems will ensue. As they are made from uPVC, Rock doors are not impacted by rain. Further, Rock doors are designed to overcome issues caused by heat and the company offers a "no-bow" guarantee.
36. Rock doors are extremely secure and offer peace of mind, particularly for those living in basement properties.

E. Impact of the proposal

37. The main considerations for this application are:

(i) Impact on character and appearance of the property

38. The application property is a basement flat, with a sloped front garden. The front bay sash window is visible from the road/footpath and the front door is at right angles to the road, so is not visible except from an angle and looking down, when walking along Richmond Road towards Poplar Court.

39. As described in section D above, visually, both the proposed replacement sliding sashes and door will be entirely in keeping with the existing sashes and door; the only difference will be in the materials for the door and glazing of the windows. There will be no loss of traditional architectural features as both will be sympathetic to the property. Indeed, the alterations will be a significant visual improvement to the property as both the existing sashes and door are in a poor condition - the alterations will preserve and enhance the architectural quality of the building, whilst being in keeping with the original design.

(ii) Impact on the character and appearance of the local area

40. As described in section D above, visually, both the proposed sashes and door will be entirely in keeping with the existing window and door; the only difference will be in the materials and glazing. There will be no loss of traditional architectural features as both will be sympathetic to the property and the Richmond Road and Cambridge Park conservation area.

41. As can be seen from the photographs in the document "Front basement doors Richmond Road - examples" the front doors along the row lack of uniformity in colour, design and quality of the doors. The proposed door is similar in design to numbers 313A, 317A and 323A, although 313A has a handle, rather than a traditional type lock (which is not in keeping with a traditional design and which will not be a feature of the proposed door).

42. The existing sliding sashes and door will be sympathetically replaced, the sashes in accoya timber and the door will have the appearance of timber. The high quality accoya timber sliding sashes and traditional design Rockdoor would preserve and enhance the architectural quality of the area, being of better quality and visual appearance than most, indeed, if not all, of the bay windows and basement doors along the row, whilst still being in keeping with the original architecture along the row. The alterations will be a significant visual improvement to the property consistent with the conservation area policies and provide an opportunity to enhance the appearance of the Richmond Road and Cambridge Park conservation area, setting a standard for future similar developments along the row.

43. They will also considerably improve the thermal efficiency of the application property. The development will enable the applicant to enjoy the effect of modern and efficient glazing and a properly sealed front door, which preserves the original appearance and charm of the existing window and door. This will secure the property for future generations.

(iii) Impact on neighbouring amenity

44. There is no impact on neighbour amenity.

45. There is no increase in the overall size of the window or door openings or glazed areas and the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties.