



Wandsworth  
Sash Windows

<b>Internal Reference</b>	<b>L28032 - Van Den Bergh</b>
<b>Property Address</b>	34 King George Square
<b>Post Code</b>	TW10 6LG
<b>Applicant</b>	Roma Van Den Bergh
<b>Agent</b>	Sanford Group Limited t/a Wandsworth Sash Windows
<b>Local Authority</b>	London Borough of Richmond upon Thames

## Heritage Statement

**Heritage Category:**

Listed Building

**Grade:**

II

**List Entry Number:**

1192589

**Date first listed:**

10-Jan-1950

**List Entry Name:**

CENTRAL BLOCK OF KINGSMEAD AND GROVE ROAD HOSPITAL

**Statutory Address:**

CENTRAL BLOCK OF KINGSMEAD AND GROVE ROAD HOSPITAL, GROVE ROAD

**Listing Details:**

1. 5028 GROVE ROAD

Central block of Kingsmead and Grove Road Hospital (Formerly known as Grove Road Institution (Central Block))

TQ 1874 24/43 10.1.50

II

Wandsworth Sash Windows is a trading name of Sanford Group Limited  
Company Reg. No.: 10550497 VAT Reg. No.: 263 2750 10  
Directors: N Smith M Smith T Smith



BRITISH WOODWORKING  
FEDERATION MEMBER  
Made in Britain



CERTASS

2. 1786. Brick built. Three window centre with 2 projecting wings. Segmental headed casement windows. Brick. Two storeys with clock in small stucco pediment above inscription recording the erection of the building for the benefit of the poor of Richmond and Kew. Former Richmond Workhouse.

Listing NGR: TQ1883174183

**1) Introduction and methodology:**

This Heritage Statement has been prepared alongside the supporting documents to assess the historical and architectural significance of the existing windows to the Grade II listed property.

This report has been compiled through a methodology of a combination of a site visit to the property and the surrounding area as well as exploratory research in the history of the site. The purpose of this heritage statement is to outline the existing and proposed within the context of the listed building, through the lens of the historical significance and the proposals impact on the public realm's appreciation of the listed building.

The work proposed has taken into consideration the historical significance of the site as such it has been considered to be sympathetic to both the local and wider heritage, influenced by both precedence on the building as well as environmental factors. Preserving both the historical and architectural significance of the site is important to both the applicant and ourselves, therefore this statement will explain how the proposal maintains this significance whilst still providing a tangible improvement to both the living conditions and energy efficient of the listed building, in the emerging and worsening climate crisis this is especially relevant.

This report is written by Rio Jablonski, Head of Planning Department at Wandsworth Sash Windows, as the planning agent on behalf of the applicant who are the owners of the Grade II listed property.

**2) Proposal:**

The proposal is to replace the sash windows on the flat with slim lite double glazed timber replacements. The casement window will be reglazed with vacuum glazed Landvac.

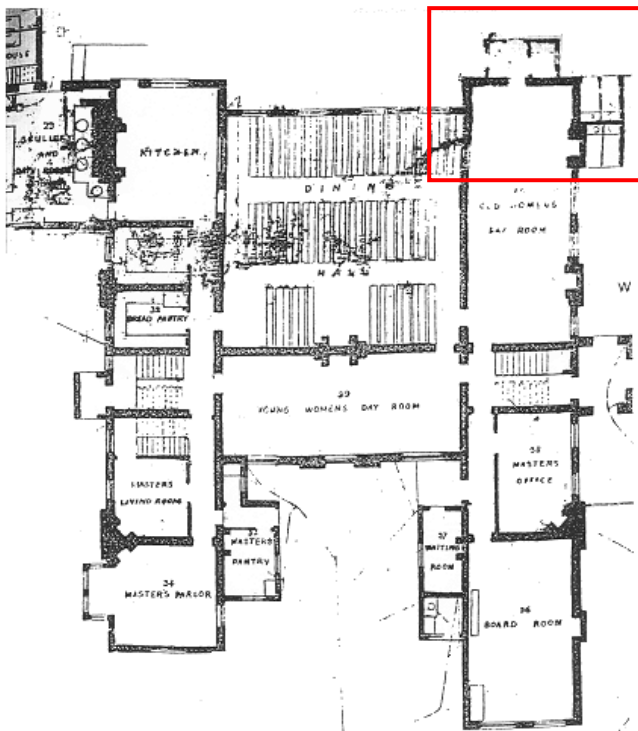
**3) Planning history:**

There is no relevant planning history on the building for the replacement of the windows, this is despite many of the windows being of a newer replacements due to the differences in sash horns. This likely shows that since the 1950's some of the windows have been replaced on the property without listed building consent.

#### 4) Historical context

Area –

The site is the converted former Richmond Workhouse which was erected in 1786-7, the building is in a H shaped plan with the main entrance to the south side. The plaque on the building states that the building was “Erected by the Munificence of His Majesty George the III for the use of the poor of Richmond and Kew.”.



*Figure 1 1886 plan of extension to building*

Extensions, alterations and changes were made in the 19<sup>th</sup> and 20<sup>th</sup> centuries to reflect updates in the requirements for Workhouses in the Poor Law Amendments, change of use of the building to infirmary and then military hospital. After the war the building was renamed to Grove Road Hospital, with the site converted to residential use 200 years since it was built in 1986.



Figure 2 Front elevation of overall building, 2001



Figure 3 Front elevation of building, 20th century

The differences between figures 1-3 show the change of the building with the removal of the additions to the building in between the wings.

Site –

Figure 1 shows the building as it was in 1886, the flat where the windows are located has been highlighted by a red box. As can be seen in the plan, the ground floor flat has been amended to the present with the addition of the windows which in the 19<sup>th</sup> century were not present or were in

use as doorway. During the works to amend the building to the infirmary and then subsequently to residential use the ground floor windows have been replaced and amended from doors to windows, as well as the creation of new openings.

**5) Description of the proposed works:**

The proposal is to replace the existing tired and inefficient windows with timber replacements with historically sensitive glazing that provides significant energy efficiency improvements.

The existing window has deteriorated substantially so is detracting from the aesthetic appeal of the listed property, the new timber replacements would add to the visual appeal of the elevation and the new windows would be durable adding to the enjoyment of the listed property for years to come.

With the proposal, the existing frames will remain where sash replacement is proposed. Reglazing of the window on the rear elevation will not need the replacement of the timber.

**6) Current situation:**

The existing single glazing in the window is highly inefficient and detrimental to the long-term wellbeing of the residents of the property.

Despite the current owners efforts to invest substantial time, money, and care into maintaining the windows throughout the years, this approach is unsustainable in the long term due to rising energy costs and rapidly deteriorating timber. In light of the need for future proofing the window and ensuring comfortable living conditions, it is essential to propose a replacement with energy efficiency glazing. This will help achieve net zero whilst having a minimal impact on significance.

Upgrading the windows to slim lite double glazing or in W4 case Landvac vacuum glazing will significantly improve its energy efficiency and thermal performance, reducing heat loss and enhancing comfort within the building. Additionally, implementing modern draught seal techniques will help prevent drafts and moisture ingress which will damage the timber and the building further if left alone. These efforts will not only preserve the historical character of the listed building but also enhance its long term sustainability and ensure a more comfortable living environment for its occupants for many generations.

#### 7) Significant of heritage asset

The listed building provides a significant heritage importance to the area, much of the historical buildings in the area have been removed with the existing buildings being the main H plan building and the former entrance lodge.

The windows that are proposed to be changed are important to the overall significance of the building along with the other windows on the property. The use of timber windows in both a sash and casement design are important to the architectural and heritage appeal of the property. Maintaining the aesthetics of the windows is important to the perseverance of the historical asset.

#### 8) Heritage impact assessment:

Windows on heritage structures form an important and visually interesting part of the façade, the design of each window tells an interesting story about the history of the building. Proposing a historically sensitive replacements that both sits within the existing structure whilst providing sufficient energy efficiency, is an important part of new work on listed properties in the current energy and climate crisis.

Guidance for Traditional windows shows that the replacement with slim lite and vacuum glazing will be suitable:

*“Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building.”*

Recent 2024 guidance shows that the use of slim lite and vacuum glazing will also be supported

*“The use of slim-profile or vacuum double-glazing can allow the installation of double-glazing in historic buildings alongside the retention of existing window frames.”*

#### 9) Policies:

National:

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – legislation which provides for the designation & protection of listed buildings and & Conservation Areas.
- The National planning policy framework, Dec 2023, in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Historic England, Traditional Windows: their care, repair and upgrading, 2017.
- Adapting Historic Buildings for Energy and Carbon Efficiency Historic England Advice Note 18 (HEAN 18), July 2024
- Local planning polices

10) **Consideration of policies:**

NPPF 199 – 202: ‘When considering the impact of a proposed development... great weight should be given to the asset’s conservation... any harm to the significance of a designated heritage asset should require clear and convincing justification... where a proposal will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal... including where appropriate, securing it’s optimum viable use.’

Paragraph 20 of the government Planning Practice Guidance clarifies ‘public benefits’: ‘public benefits may... deliver economic, social or environmental objectives (NPPF p8)... they should be of a nature or scale to be of a benefit to the public at large and not just the private benefit. However, benefits do not have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure it’s future as a designated heritage asset could be a public benefit. Examples include: sustaining or enhancing the significance of a heritage asset and the contribution to its setting; reducing or removing risks to the asset; securing the optimum viable use of a heritage asset in support of its long term conservation.

- SOCIAL: ‘to support strong, vibrant and healthy communities... to meet the needs of present and future generations... that reflect current and future needs and support communities’ health, social and cultural well-being.
- Historic homes cannot be preserved in one place in time, they must be sensitively renovated to ensure that they remain aspirational and enjoyable places to live, preserving their future as a viable home to live in.

- A property which could have a negative impact on the owners' health (due to unreasonably cold temperatures) may increase pressures on local health services.
- ENVIRONMENTAL: ... mitigating and adapting to climate change, including moving to a low carbon economy.
- The UK government has made a net zero pledge, and part of this is ensuring that all homes (including historic ones) are more carbon and thermally efficient. Privately owning a property means that you have the right to live in it, or rent it out. From 2025, it will be a legal requirement for all rental properties to achieve an EPC rating of a C. Exemptions will only be given where there are no further improvements that can be made to the property. Ensuring that future owners of the property are able to ensure it's continuing optimum viable use as a residence, replacing the glazing in the windows will enable the property to be compliant with this future change to legal requirements.
- (Adapting Historic Buildings for Energy and Carbon Efficiency )

Part 71. Questions of scale and balance are important. A proposal which causes a high degree of harm for minimal, or questionable, environmental gains is unlikely to be acceptable, especially if those benefits could be achieved in other, less harmful ways. **However, the balance is likely to favour proposals which offer meaningful, long term environmental benefits (such as improving energy efficiency, thus reducing carbon emissions and helping to achieve Net Zero) whilst having a minimal impact on significance.**

Part 81. Installation of slim-profile or vacuum double-glazing within historic frames will generally be acceptable. **The use of slim-profile or vacuum double-glazing can allow the installation of double-glazing in historic buildings alongside the retention of existing window frames.** Many historic window frames will be capable of accommodating such glazing. Original glazing bars should be retained, and windows should be refurbished and draught proofed at the same time to fully benefit from double-glazing. Sash windows may need heavier weights to balance the increased weight of the glass. Exceptions in which such installations are unlikely to be acceptable will include windows which retain historic glass of interest, windows of historic or architectural interest whose frames / glazing bars cannot support slim-profile or vacuum double-glazing, and windows with leaded lights.

- Part 82. Replacement of windows which do not contribute to the architectural or historic interest of a building with double-glazed windows of appropriate material and pattern, will generally be



acceptable. Many historic buildings have windows which are relatively recent and do not contribute to a building's special interest. In such cases, their replacement with double-glazed windows of an appropriate material, glazing bar pattern and detailing is likely to either have a neutral impact or to enhance significance. This will not be so in the case of original or other windows which contribute positively to a building's special interest through both historic fabric and design. Such windows should not be replaced (although their panes could be replaced with slim-profile or vacuum double-glazing within the existing frames - see above). Stuck-on or applied glazing bars rarely replicate the character of historic windows and are unlikely to be acceptable.

#### Making changes to windows in listed buildings

Guidance Traditional Windows – Their Care, Repair and Upgrading sets out our position on making changes to windows in listed buildings.

The 5 principles are:

- Where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.
- Where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair, they should be replaced with accurate copies.
- Where historic windows or replacement windows of historic pattern survive without historic glass it may be possible to introduce slim-profile double glazing without harming the significance of the listed building. There are compatibility issues to consider as the introduction of double glazing can require the renewal of the window frame to accommodate thicker glazing, thereby harming significance.
- Where historic windows have been replaced with ones whose design does not follow historic patterns, these are unlikely to contribute to the significance of listed buildings. Replacing such windows with new windows of a sympathetic historic pattern, whether single glazed or incorporating slim-profile double glazing, may cause no additional harm. It also provides an opportunity to enhance the significance of the building, which is the desired outcome under national policy.

- Where a new window or re-glazing is agreed, the reflective properties of secondary and double glazing as compared to modern, polished single glazing, do not usually harm the significance of the building. But when new multi-paned windows are proposed, the desirability of reproducing broken reflections by individually glazing each pane should be considered. Where the aesthetic value of the building is high, then the impact on the whole of the relevant elevation should be considered, including the desirability of accurately matching other windows.

#### Energy efficiency improvements and whole-life carbon costs

Window improvements should be considered in the context of a whole building approach to energy efficiency. The whole building approach is a systematic process for devising and implementing suitable, coordinated, balanced and well-integrated solutions. As a result works are proportionate, efficient and effective, avoid harm to the significance of the building, and minimise risk of adverse impact on occupant or building health. Not all energy efficiency measures that work for new buildings are suitable for older properties because traditional building construction and materials work differently.

Whole life carbon costs of alterations, not just the potential saving in operational energy and carbon, should be factored in decisions. The whole life carbon cost is the carbon used throughout the lifespan of a building or building element, including construction, use, maintenance and demolition or reuse. Some alterations can cost more in energy and carbon than they save during their service life.

The amount of heat lost through windows may be a relatively small proportion of the total building, depending on the number, size and condition of the windows. Therefore, improvements beyond repair and draught sealing may not be cost effective in either financial or carbon terms. This underlines the importance of adopting a whole building approach.

#### 11) **Conclusion:**

The proposal has been considered within the parameters of the listing and the heritage value that the windows add to the group listing, the windows on the flat have been replaced during the buildings conversion to flats in the 1980's and thus have limited historical importance. This proposal will not damage the historical significance of the building and will be completed with historically

sympathetic materials and techniques, that bring a cohesive look to the building in line with the other windows on the property.

The work has been considered within the limitations of the listing and will allow for greater consistency visually on the site with the consistency of the sash horns, the windows will not negatively affect the listing due to the materials and design chosen which are supported in recent Historic England guidance.

As part of the whole house approach to improving energy efficiency, the insulative qualities of that the new sashes would provide with the enhanced slim lite double glazing and vacuum glazing, it is important to replace all the sashes on the property.

National and local policies have been considered within this proposal, the windows with the slim lite double glazing will allow for greater energy efficiency within the site. Currently the condition of the windows detracts from the appreciation both internally and externally of the listed building, to improve the windows would enhance the listed building in a way that does not infringe on the historical appreciation of the heritage asset.