

Heritage Statement

Heritage Asset:

Listing Status: None

Conservation Area: Madrid Road

Age: Early 1900s, most likely inter-war

Characteristics:

- Brick-faced front, side and rear with a rendered front
- Timber sliding sash and casement windows
- uPVC casement windows
- Mock Tudor timbers
- Bay windows

Surrounding Development:

- No surrounding development
- Property is not part of any current development

Street Scene:

- Primarily residential
- Variety in surrounding building forms
- Suburban

Assessment of Significance:

Impact on area's Historic Character:

The building is part of a road of houses of the same construction and aesthetic. Changes to the front elevation of the property would likely have a measurable impact on the area's historic character, this is however tempered by the fact that several houses along the street have had their existing windows replaced by uPVC units.

The rear and side elevations do not contribute as heavily to the areas historic character, owing to the reduce visibility of these elevations. It was observed that in the majority of cases observed via satellite imagery, properties along this street possess significant rear extensions which have been observed as being built in a contemporary style that is wholly unsympathetic to the conservation area's historic character. This does create a precedent; however, it must be noted that a significant amount of historic damage is not generally acceptable; this has been taken into account in this application.

Building context:

- Part of a street of early 1900s properties

- Semi-detached house

Distinctive Architectural Features:

- Mock Tudor timbers
- Bay windows

Contribution of the Setting:

The building is the same architectural style as others in the street with a brick face on the front, side and back and rendered front first-floor.

Impact of Proposed Development:

Proposed Development Visibility:

The front elevation of the development would be visible from public view. The side elevation is mostly obscured from view from the street, whilst the rear elevation is completely obscured. Minimal difference would occur visually to the building design as timber windows will be used on the front elevation and uPVC windows on the side and rear, with like-for-like timber doors on all elevations. All glazing will change from single glazing to double, this will be a slim (4,6,4) glazing however, this will necessitate the use of thicker frames for the timber windows.

Proposed Development Impact:

The current timber sliding sash and casement windows will be replaced with timber windows on the front and side, uPVC windows will be installed on the rear elevation. All windows will match the existing designs as best possible, with the single glazing being replaced with double-glazing, this will be (4,6,4) glazing for all timber framed windows.

The new timber doors will be of the same style, with the only difference being double glazing for the windows, this will be (4,6,4) glazing.

Mitigation Methods:

All replacement windows and doors will be painted to match the colours of the existing units that they replace. Their designs will be as visually similar as possible, with the replacement units opening using the same methods and in the same orientations.

For all replacement timber doors and windows, any leaded pane designs on the existing windows will be replicated as best possible. The double-glazed windows will be slim (4,6,4) glazing, in order to preserve visual similarity with the existing windows.

Since the existing timber windows and doors are most likely composed of hardwood (most probably Oak), it was decided that the replacement timber windows and doors will be composed of Oak as well. Due to the constraints of the manufacturer of the replacement doors and windows, this Oak will be knot-free and laminated to enhance durability; this unfortunately, will have an impact on the heritage value of the replacement windows, but we believe that this is suitably balanced by their enhanced durability and the increased lifespan that is expected from these windows.

| Feature | Description | Significance to building | Conservation Area | Proposed Works | Possible Impact | Justification |
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| 8 windows (Front Elevation) | Timber casement windows on the front elevation. (W1-8) | High/Mid | Madrid Road | Like-for-like timber window design replacement. Single glazed to double glazed with slim (4,6,4) glazing. | Positive environmental impact. Minor aesthetic changes due to slight changes in the design of the frames due to the double-glazed windows. | Increased energy efficiency of the property. Minimal design change, similar frame geometry, similarly designed leaded panes on exterior face. Poor condition of the existing windows. |
| Single window (Side Elevation) | uPVC casement window on the side elevation (W18) | Low | Madrid Road | Like-for-like uPVC window design replacement. Single glazed to double glazed. | Positive environmental impact. Neutral aesthetic impact due to the replacement of the uPVC window. | Increased energy efficiency of the property. Current window is not original. Current window is in a poor state of repair. |
| 4 windows (Side Elevation) | Timber casement windows on the side elevation (W12-13, W15, W19) | Low/mid | Madrid Road | Like-for-like uPVC window design replacement. Single glazed to double glazed. | Positive environmental impact. | Increased energy efficiency of the property. Many windowpanes are not original. |

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| | | | | | | Current windows are in a poor state of repair. |
| 10 windows (Rear Elevation) | Timber casement windows on the rear elevation (W9-11, W16-17, W20-24) | Low/Mid | Madrid Road | Like-for-like uPVC window design replacement. Single glazed to double glazed. | Positive environmental impact. Slight aesthetic deviations from the original windows due to the increase in frame thickness. | Increased energy efficiency of the property. Many windowpanes are not original. Windows are currently in a poor state of repair. |
| 1 window (Rear Elevation) | Timber sliding sash windows on the rear elevation (W14) | Mid | Madrid Road | Like-for-like uPVC window design replacement. Single glazed to double glazed with slim (4,6,4) glazing. | Positive environmental impact. Minor visual change with slightly thicker frames due to the change in material. | Increased energy efficiency of the property. Very low visibility to window. Current glass panes are not original. |
| 1 door (Front Elevation) | Timber door on the front elevation | High/Mid | Madrid Road | Like-for-like timber door design replacement. Single glazed to double glazed with slim (4,6,4). | Positive environmental impact. Minor visual change with slightly thicker frames being necessitated for the double-glazed windows. | Increased energy efficiency of the property. Minimal design change. Replacements will be carefully designed to match the |

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| | | | | | | existing doors in all aspects. |
| 2 doors (Rear Elevation) | Timber doors on the rear elevation | High/Mid | Madrid Road | Like-for-like timber door design replacement. Single glazed to double glazed with slim (4,6,4) glazing. | Positive environmental impact. Minor visual change with slightly thicker frames being necessitated for the double-glazed windows | Increased energy efficiency of the property. Minimal design change. Replacements will be carefully designed to match the existing doors in all aspects. |