

## Heritage Statement - 35 Paddock Road, Lewes

A heritage statement has been requested by the council as an addition to the planning permission that has been applied for 35 Paddock Road in order to replace dilapidated single glazed Windows, upgrading to secondary glazing in the process. The application also seeks permission in the replacement of the front porch which currently runs the risk of falling into the road during inclement weather. Recent assessments have deemed the porch to be at risk collapse.

35 Paddock road was previously a terraced property residing between 36 and 34. 36 was destroyed during World War 2 and the land now acts as the garden for 35.

35 Paddock road is not considered an example of significant architecture, age nor uniqueness. It is not listed and requires a renovation. It does however reside within a conservation area and so the impact of any change to the property must be assessed with regard to the impact of this.

### Proposal for new windows

The replacement of the single glazed windows should not constitute development. The "like-for-like" upgrade will replace the windows with the same shape and size. No additional windows will be added or removed. Visually, the character of the house will remain unaffected.

Double glazing is necessary from an environmental standpoint with regard to energy use. 35 Paddock road has poor central heating efficiency, owing to drafts from the dilapidated windows as well as poor thermal conductivity of the single glazed panes. Climate change is an ongoing consideration which should be at the forefront of all works and the introduction of double glazing will greatly reduce energy usage within the property during the winter months.

Due to the state of decay the windows are required to be replaced as soon as possible, the windows in their current state are allowing damp into the property, leading to mould which affects the resident.

Double glazing appears to be more common within the conservation area now, notably the large property at 15 The Avenue, which overlooks the paddock and has recently undergone renovation in which double glazing was added.

Likewise the council owned Paddock Cottage which is adjacent to 35 Paddock Road has recently been fitted with uPVC double glazed windows and front door.

For these reasons we believe there will be a beneficial impact on the character of the area due to the upgrade of windows in fitting with the upgraded houses surrounding. Neighbours have commented that the windows and porch are an eyesore and a hazard.

### Proposal for new porch

The front porch will be a like-for-like replacement. Currently the structure consists of a plastic roof, uPVC guttering, wooden panelling and single glazed glass on two sides and a further single glazed solid front door. The upgrade will be to replace the wooden structure with standard uPVC with aluminium core along with standard double glazing. The front door will be replaced too to match the current door.

In its current state the front door does not shut due to the state of the porch. A recent assessment has realised its deterioration over the past few months, the glass on one side has slipped, leaving a two inch gap. One side of the porch has rotted through, the wooden sill has washed away and there is a strong risk of the entire structure falling into paddock road. It is currently an eyesore and affects negatively on the character of its location.