

DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 3 ALMSHOUSES, STOWLANGCROFT, BURY ST. EDMUNDS, SUFFOLK, IP31 3JN.

FRONT ELEVATION- DORMER WINDOW ONLY TO BE REPLACED.



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace the front dormer window and all the windows to the rest of the property including the rear door. The property is an end terrace with a dormer to the roof and decorate moulding over the front ground floor window and door, neither of which are to be changed.

The property is listed and its description on Historic England's website is;

" 2/133 Nos. 1-3 inclusive, The 15.11.54 Almshouses (formerly listed as Almshouses or Church Cottages)

GV II Terrace of 3 houses, built as 4 almshouses in early C17. Red brick in English bond. Plaintiled roof with 4 gabled casement dormers. An axial C17 chimney of red brick with a sunk panel in the base and twin attached octagonal shafts. An internal end chimney at each gable, also with octagonal shaft. One storey and attics. 4 windows. 3-light mullioned windows with chamfered reveals and moulded pediments: rendered to simulate ashlar work; leaded lights. Nail studded boarded entrance doors, also with pediments above: the doors are C19/C20 replacements.

Listing NGR: TL9584168176 "

The current windows are Black Timber to the dormer window to the front while the remaining frames are white crittal, single glazed with a horizontal bar to the frames.

As replacements in Crittall are not practical we are hoping that our timber replacements will be acceptable as they are in traditional materials and while different in design will enhance the property as they will all be the same to the rear.

SURROUNDING AREA: The surrounding properties are very similar in style and design with the heavy stone surrounds and diamond lead patterns to the front. St George's church is to the north west of the property and there is a front lawn area with a stone wall separating the property from the street.

AMOUNT: There will be 7 new windows and one new rear door to the property.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's casement windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level.

The Anglian casement has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual home owners.

Our proposed window to the front dormer will be black timber with double glazed sealed units and diamond leads. To the remainder of the property they will be white timber double glazed sealed units.

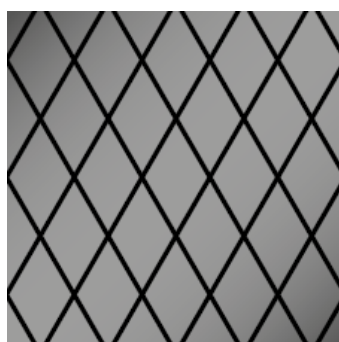
Following the previous refusal we have changed all the windows to flush fit with "dummy vents" to the two pane frames to ensure equal sightlines to the frames. The windows with 3 panes have either an opening or dummy vent to each end to balance the overall window. We have added the transom to the Lounge window as requested to reduce the glass size down and have reduced the thickness of the sealed units in the original house down to 14mm while the ones to the extension which is more modern are the standard size.

We are removing the horizontal bar from the new windows as while this was a feature of crittall style windows these are to be different while being in sympathetic materials to the property.

This way the property is benefiting from having quality Timber double glazed windows which will enhance the property and the surrounding buildings while giving our customer the much needed upgrade in performance.

In addition draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

The new door will be timber with an anthracite grey finish RAL 7016 in the same panelled design. Diamond leads to the Dormer frames



Diamond



Leaded

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The new windows will be casements throughout the property. They will be in Timber. There are no changes are to be made to the front door or ground floor window which are the ones situated in the stone surrounds.

Being in both black timber (front) and white timber elsewhere they will replace the current windows in the same colour.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style and will look visually improved from the current windows. The windows to the original property will be the slimline 14mm sealed units to hide the effect of double glazing while the rest are acceptable at the standard size. The diamond leads in the dormer windows will match the appearance of the other on the row. The dormer window nor the ones to the rear will be under close scrutiny from passers-by.

The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still be in the same state of disrepair and be in need of regular upkeep. They would also continue to deteriorate year upon year.

Our customer does not want to replace the windows with single glazing as they would not provide any additional benefit to the overall energy efficiency and look. This property has many windows to maintain and these replacement in Timber will improve the look of all the elevations.

Furthermore Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING OR ITS SETTING.

We have considered carefully the proposed changes to the property and feel that the new windows and door should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Our Accreditations



Crittall windows are beginning to show deterioration.



Rear elevation and extension



Front Dormer Window

