

DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 17 MIDDLE STREET, WING, OAKHAM, LEICESTERSHIRE, LE15 8RZ

FRONT ELEVATION



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace most of the windows to the property as shown on the plans 30353002. The property is semi-detached and the building is a grade II listed building which is described on Historic England's website as:

WING MIDDLE STREET (West side) Nos 15 and 17

(Formerly listed as Nos. 13 and 15)

GV II

Pair of houses, probably mid C18, though not a single build, since a straight-joint separates them. Coursed rubble with stone tiled roof. Two storeys. The left hand house is a two-unit plan with centrally placed doorway with chamfered timber lintel. Left of it, a two-light casement and a blocked fire window with chamfered timber lintel. Right of it a three-light casement. The right-hand house has a new doorway to the left and a full-height canted ashlar bay window with thin wood angle mullions, possibly replacing former stone. Various two-light casements above. Coped gables, gable and axial stacks. To the left, a lower additional bay with Welsh slate roof and two-light casement window.

Listing NGR: SK8918803130

There are no plans to change the front door.

The current windows are white timber with single glazing and crucifix style vertical bars to the frames.

We now intend to replace these windows with white timber flush casements that will enhance the property and surrounding area.

The property falls into the Wing Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties. It was stated in the previous application report that the current windows are modern casements with no historical significance.

SURROUNDING AREA: The surrounding properties are very similar in style and design with the white timber windows. The adjoining property has a single horizontal bar to the middle of the frames which is what we are hoping to replicate.

AMOUNT: There will be 13 new windows in total 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. The windows will match in style and design as closely as possible.

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 Timber flush 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.

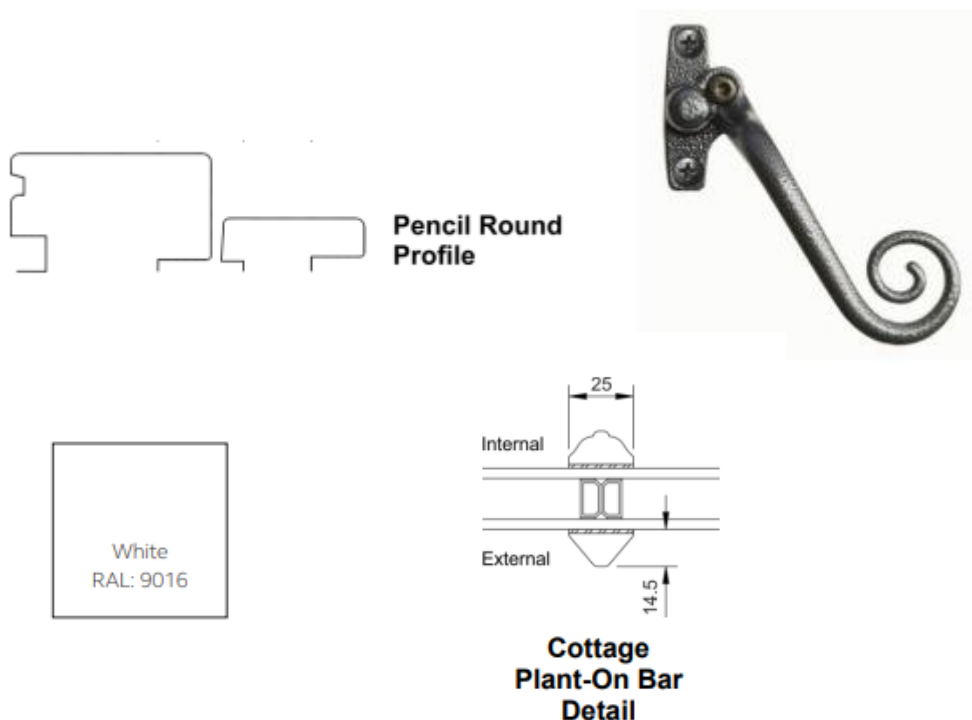
The Anglian Flush Casement has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

Our proposed windows are to be white timber with double glazed sealed units. 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.

While the previous approval mentioned the fact that trickle vents were not to be used under new guidance all windows should have trickle vents installed wherever possible to allow adequate ventilation to the property. We have followed the guidance to have flush casements with a central bar.

The details below show the profile to be used, the handle type and the finish is to be white RAL 9016.



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 flush casements instead of the modern top hung casements currently on the property. These will mirror the neighbouring property and no changes are to be made to the front door area. Being in white timber they will replicate the adjoining property much better and will be made using traditional materials.

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 mounted bars have a spacer behind to give the impression of an integral glazing bar.

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. There was a previous approval for double glazing in 2020 and this application is giving the exact designs and specification that our customer now wants.

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 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.

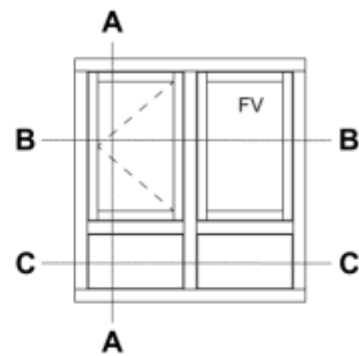
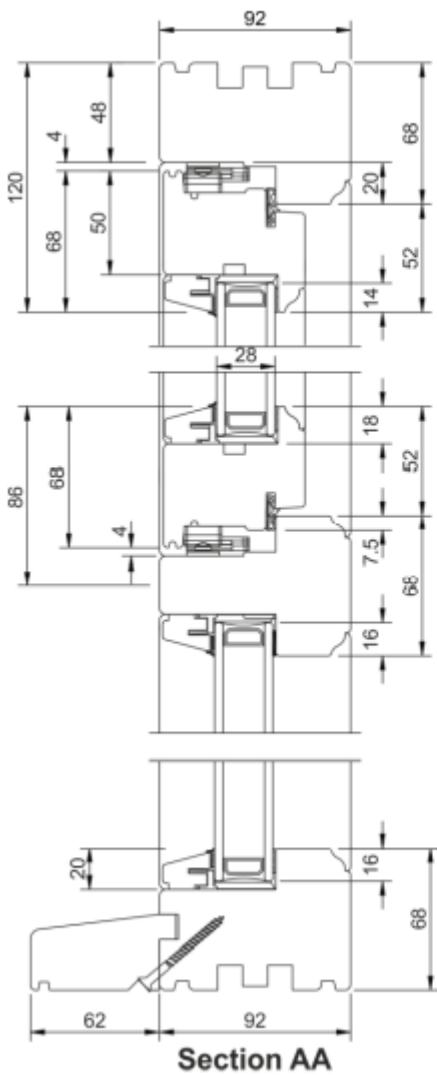
Our Accreditations

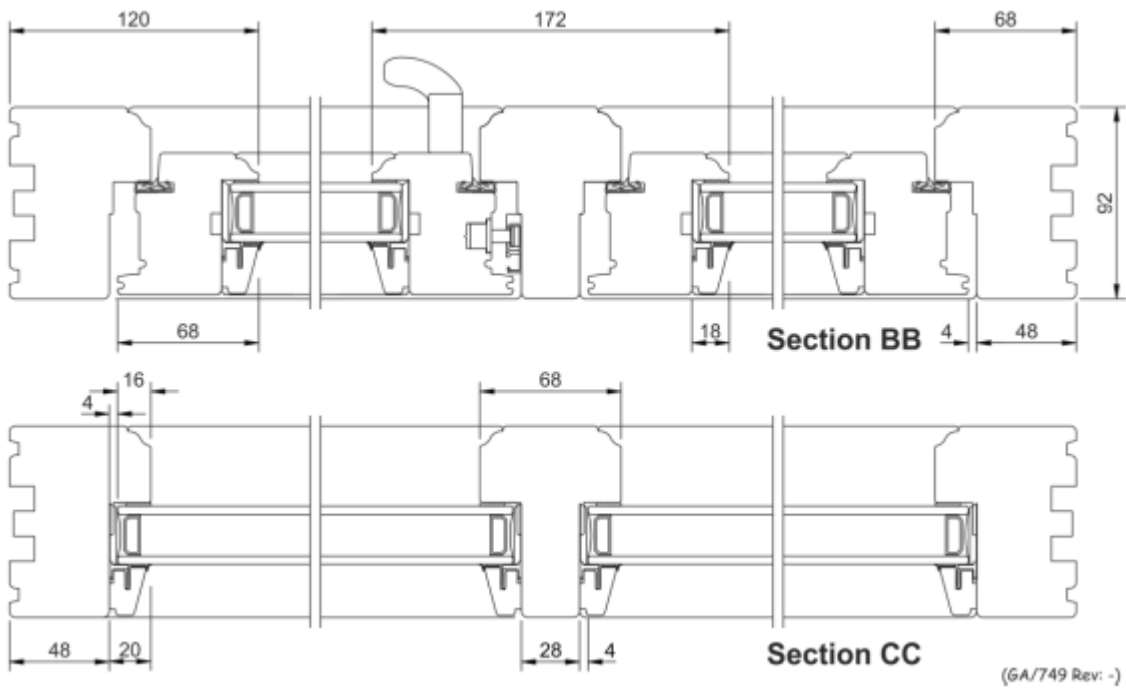


REAR ELEVATION



Flush Casement - Double Side Hung - Vertical & Horizontal Sections.





Window are getting beyond repair

