

## DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: BROADVIEW, THE SQUARE, SANDFORD, CREDITON, EX17 4LN

## FRONT ELEVATION



## **CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE**

Anglian Home Improvements have been contracted to replace the 4 front windows to the property which is a mid-terrace.

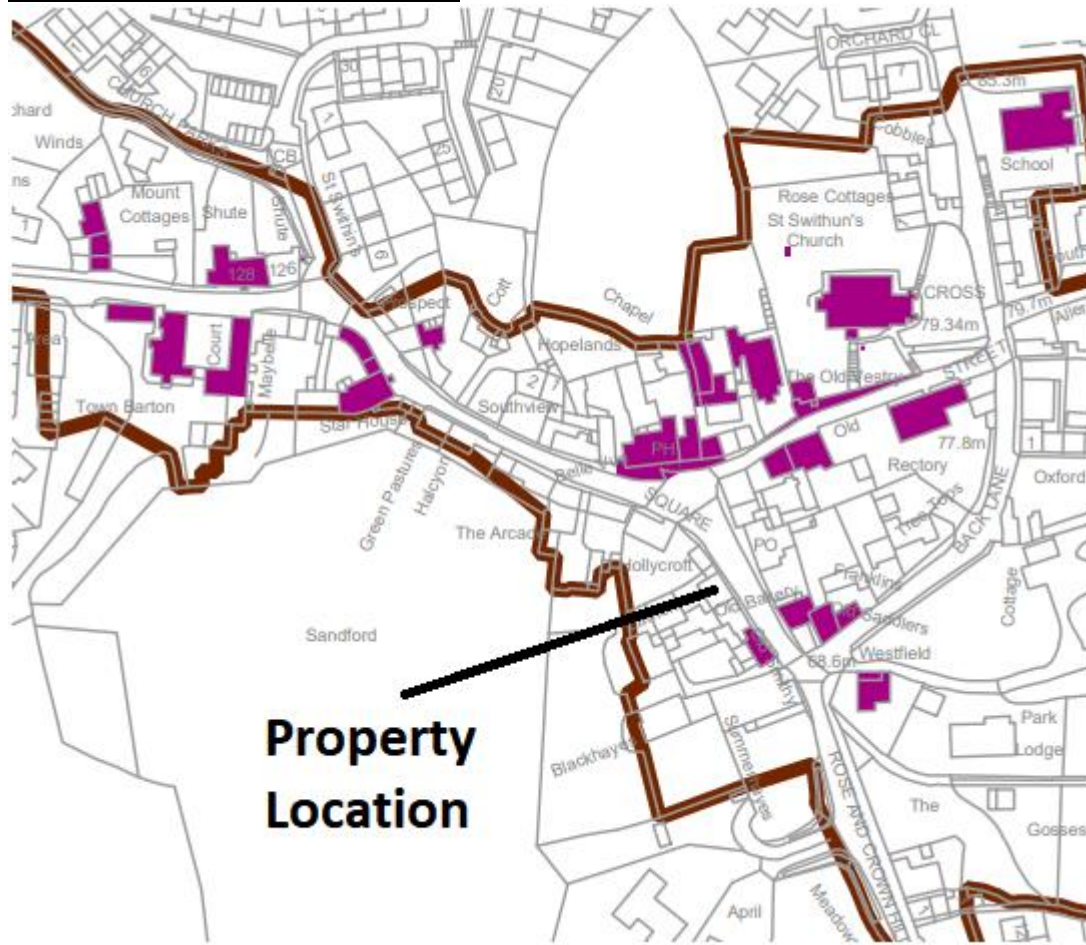
There are no plans to change the front door.

The current windows are white timber with single glazing with cottage bars to the frames.

We now intend to replace these windows with white timber sliding sashes that will replicate the ones that are there currently there while giving our customers the much-needed additional warmth and security to the property that upgrade to double glazing can provide.

The property falls into a Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties. There is a listed building in the row and the adjoining property has a thatched roof. The property to the right; however, is quite modern in style with PVCu windows.

### **SANDFORD CONSERVATION AREA**



**SURROUNDING AREA:** The surrounding properties are very similar in style and design with white timber windows with cottage bars.

**AMOUNT:** There will be 4 new windows 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 Sliding Sash Timber 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 Sliding Sash 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. These windows will only enhance the Conservation area and its surrounding properties.

The photographs below shows part of our Timber Sliding Sash range. There are no horns on the existing windows to replicate so these would not be included.



**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 sliding sashes as to match the existing. They will have the same opening designs and will be in the existing brick openings and no changes are to be made to the front door area. Being in white timber they will replicate the current windows 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 condition and our customer wants to upgrade.

Our customer does not want to replace the windows with single glazing again as they would not provide any additional benefit to the overall energy efficiency and look.

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.

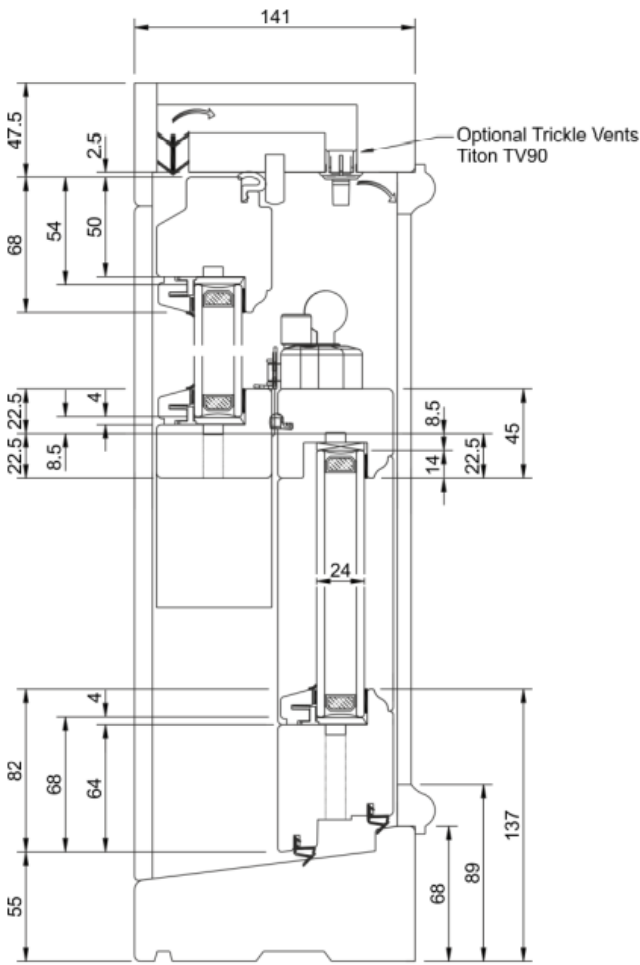
We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

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

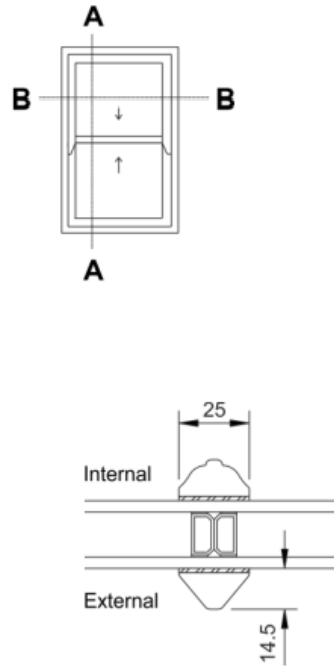
We have carefully considered the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

There will be no trickle vents to these windows

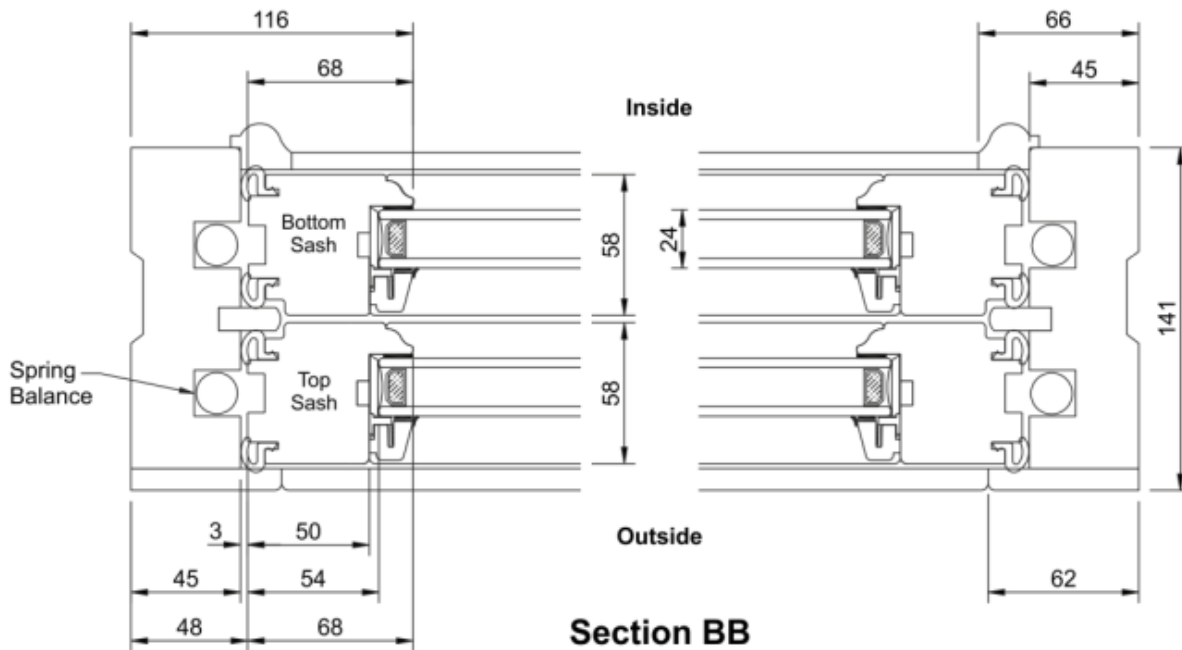
**Sliding Sash Spiral Balance Window - Vertical & Horizontal Sections.**



**Section AA**



**Cottage  
Plant-On Bar  
Detail**



**Section BB**

(GA/770 Rev: -)