

Internal Reference	L24141 - Street
Property Address	2A Orchard Hill, Carshalton
Post Code	SM5 3PF
Applicant	Linda Street
Agent	Sanford Group Limited t/a Wandsworth Sash Windows
Local Authority	Sutton

Heritage Statement

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1357585

Date first listed:

1/3/1974

List Entry Name:

1A and 2A, Orchard Hill

Statutory Address:

1A and 2A, Orchard Hill

Listing Details:

ORCHARD HILL 1. 4430 CARSHALTON Nos 1A and 2A TQ 2764 SE 20/130 II 2. C19 weatherboarded structure with front of 2-storeys, 2 window bays to Orchard Hill. Pyramidal slate roof; 1 brick stack to rear and another to front. Sash windows 3 panes wide. 4 flush panelled doors.

Listing NGR: TQ2788664403

Wandsworth Sash Windows is a trading name of Sanford Group Limited
Company Reg. No.: 10550497 VAT Reg. No.: 263 2750 10
Directors: N Smith M Smith T Smith

Introduction and methodology:

This Heritage Statement has been prepared alongside the supporting documents to assess the historical and architectural significance of the existing window to the Grade II listed property.

This report has been compiled through a methodology of a combination of a site visit to the property and the surrounding area as well as exploratory research in the history of the site. The purpose of this heritage statement is to outline the existing and proposed within the context of the listed building, through the lens of the historical significance and the proposals impact on the public realm's appreciation of the listed building.

The work proposed has taken into consideration the historical significance of the site on Orchard Hill as such it has been considered to be sympathetic to both the local and wider heritage, influenced by both sustainability and historical factors. Preserving both the historical and architectural significance of the site is important to both the applicant and ourselves, therefore this statement will explain how the proposal maintains this significance whilst still providing a tangible improvement to both the living conditions and energy efficient of the listed building, in the emerging and worsening climate crisis this is especially relevant.

This report is written by Rio Jablonski, Head of Planning Department at Wandsworth Sash Windows, as the planning agent on behalf of the applicant who are the owners of the Grade II listed property.



Figure 1 Front Elevation, W1 and W2



Figure 2 Rear Elevation, W3 and W4



Figure 3 Right Hand Side Elevation

Proposal:

Timber Sash and Full Replacement of windows on the property.

Understanding the site:

The semi-detached house is part of a row of five different houses within the town of Carshalton within the London Borough of Sutton. The property features prominent timber sash windows on the front and rear elevations, these windows have both vertical and horizontal glazing bars that separate the glazing into individual panes. Single glazing is the glazing within these windows. As the building is part of a group listing, the windows both existing and proposed should match the neighbouring property in their style as not to disrupt the synergy within the group listing.

The windows that are existing on the site are in a poor condition, this is due to the weathering damage and the impact moisture has on rotting the timber. This poor condition is seen the most at the base of the sashes and frames, where the moisture builds up.

Weatherboarding is present on the exterior of the house, this is white painted timber, when the house was built in the mid 19th century this weatherboarding technology was new technology due to the innovations in faster and cheaper timber milling.

Historical context:

The property is Grade II listed and is within the Carshalton Village Conservation Area, first listed in 1974 with the neighbouring property 1A. The timber sash windows are important to the façade of the property and form an important part of the buildings historical importance, as such retaining the use of timber and the sash window design is significant.

Description of the proposed works:

The proposal is to replace the existing inefficient single glazed windows with historically sympathetic replacements with slim lite double glazing. The proposed timber windows will match the glazing pattern and be of a timber construction. Slim lite double glazing is proposed for this window as it would bring significant improvements over the existing single glazing.

The existing windows have deteriorated substantially so are detracting from the aesthetic appeal of the listed property, new timber replacements would add to the visual appeal of the elevation and the new windows would be durable adding to the enjoyment of the listed property for years to come.

Current situation:

The existing single glazing in the window is highly inefficient and detrimental to the long-term wellbeing of the residents of the property. Despite the current owners efforts to invest substantial time, money, and care into maintaining the windows throughout the years, this approach is unsustainable in the long term due to rising energy costs and rapidly deteriorating timber. In light of the need for future proofing the windows and ensuring comfortable living conditions, it is essential to propose a sash replacement with new glazing and full replacement where needed due to the poor condition of the window. Upgrading the window to slim lite double glazing will significantly improve its energy efficiency and thermal performance, reducing heat loss and enhancing comfort within the building. Additionally, implementing modern draught seal techniques will help prevent drafts and moisture ingress which will damage the timber and the building further if left alone. These efforts will not only preserve the historical character of the listed building but also enhance its long term sustainability and ensure a more comfortable living environment for its occupants for many generations.

Heritage impact assessment:

Windows on heritage structures form an important and visually interesting part of the façade, the design of each window tells an interesting story about the history of the building. Proposing historically sensitive windows that both sit within the existing structure whilst providing sufficient energy efficiency, is an important part of new work on listed properties in the current energy and climate crisis.

The proposal to replace the front and rear sash windows will have an impact on the façade. Due to the existing condition of the windows and its non-originality, it is assessed that the proposal will have a positive impact on the special interest of the building despite the use of slim lite double glazing in a listed property.

Slim lite double glazing has been approved in many listed buildings due to its ability to allow for integral glazing bars and the lack of the double reflection due to the slimness of the spacer between the two panes of glass.

Condition:



Figure 4 Window W1

Window W1 is on the front elevation, the window has sash horns on the top sash but not on the bottom sash. The work proposed is for sash replacement and draughtseal around the sashes, the frames of the sashes will remain with the proposal. Around the bottom of the sashes and where the glazing meets the timber there are signs of wear and tear on the timber.



Figure 5 Window W2



Figure 6 Window W2 Sash

W2 on the first floor front elevation has a matching glazing pattern with W1, the proposal for this window is for sash replacement and draughtseal. The timber has begun to rot at the bottom of the sash and the existing single glazing is energy inefficient.



Figure 7 Window W3

Window W3 is proposed for full replacement including the frames around the sashes. The definition of the timber and the moulding style show that this sash window is not original, and thus has very little historical value. The proposal would be for a new timber sash window to be installed with slim lite double glazing; the glazing bars would remain integral as with the other proposed sash replacements.



Figure 8 Window W4



Figure 9 Window W4 Cill



Figure 10 Window W4 Cill closeup



Figure 11 Window W4 Sash

The work proposed for this window is for sash replacement alongside cill replacement. The sash and cill of this window are in a poor condition with cracks and rotting of the timber.

Property planning history:

- T1. holly reduce in height by 2 meters and trim sides. - G1. leylandii hedge reduce in height by 1.5 meters and trim side. - G2. leylandii hedge reduce in height by 1.5 meters and trim side.

Ref. No: TREE2019/00081 | Status: No Objection

- Listed Building application for the replacement of hardstanding and provision of a picket fence up to a maximum height of 0.9m at front.

Ref. No: C2015/71430 | Status: Application Granted

- Replacement of hardstanding and provision of a picket fence up to a maximum height of 0.9m at front.

Ref. No: C2015/71417 | Status: Application Granted

Policies:

National:

The legislation relating to the historic environment is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act are of particular relevance to this case, because they place a duty on the decision maker to have special regard to the desirability of preserving the special interest and setting of a listed building.

Consideration has been given to the following national and local planning policy and guidance relating to the historic built environment:

- The Planning (Listed Buildings and Conservation Areas) Act 1990 – legislation which provides for the designation & protection of listed buildings and & Conservation Areas.
- The National planning policy framework, July 2021 (Rev.), in particular chapter 16.
- Publications by English Heritage, notably Conservation Principles 2008, which sets out guidance for the sustainable management of the historic environment.
- Historic England, Traditional Windows: their care, repair and upgrading, 2017.

Consideration of policies:

NPPF 199 – 202: ‘When considering the impact of a proposed development... great weight should be given to the asset’s conservation... any harm to the significance of a designated heritage asset should require clear and convincing justification... where a proposal will lead to less than substantial harm... this harm should be weighed against the public benefits of the proposal... including where appropriate, securing it’s optimum viable use.’

Paragraph 20 of the government Planning Practice Guidance clarifies ‘public benefits’: ‘public benefits may... deliver economic, social or environmental objectives (NPPF p8)... they should be of a nature or scale to be of a benefit to the public at large and not just the private benefit. However, benefits do not have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure it’s future as a designated heritage asset could be a public benefit. Examples include: sustaining or enhancing the significance of a heritage asset and the contribution to its setting; reducing or removing risks to the asset; securing the optimum viable use of a heritage asset in support of its long term conservation.

- This application does not propose making any changes to any of the original fabric of the building.
- ECONOMIC: n/a
- SOCIAL: ‘to support strong, vibrant and healthy communities... to meet the needs of present and future generations... that reflect current and future needs and support communities’ health, social and cultural well-being.
- Historic homes cannot be preserved in one place in time, they must be sensitively renovated to ensure that they remain aspirational and enjoyable places to live, preserving their future as a viable home to live in.
- A property which could have a negative impact on the owners’ health (due to unreasonably cold temperatures) may increase pressures on local health services.
- ENVIRONMENTAL: ... mitigating and adapting to climate change, including moving to a low carbon economy.
- The UK government has made a net zero pledge, and part of this is ensuring that all homes (including historic ones) are more carbon and thermally efficient. Privately owning a property means that you have the right to live in it, or rent it out. From 2025, it will be a legal requirement for all rental properties to achieve an EPC rating of a C. Exemptions will only be given where there are no further improvements that can be made to the property. Ensuring that future owners of the



property are able to ensure it's continuing optimum viable use as a residence, replacing the glazing in the windows will enable the property to be compliant with this future change to legal requirements.