

Heritage Statement

Repair to first floor front elevation window by replacing bottom sash panel

Flat 1, 144 Clapham Manor Street
London
SW4 6BX

This is a supplementary document to the Listed Building Consent application
Planning Portal reference PP-12568306
Lambeth Planning reference 23/03466/LB



Front Elevation

Red box indicates proposed work to replace sash panel

1. Site Address

Flat 1, 144 Clapham Manor Street, London, SW4 6BX

2. About the Application Site

The application site is

- A Grade II Listed building

The application site is not:

- A scheduled ancient monument
- A site of archaeological interest
- Within a designated conservation area
- A non-designated heritage asset (including locally listed buildings)
- Within a registered historic park and garden
- In the setting of / adjacent to one of the above

3. The Nature of the Heritage Asset

The heritage asset is a flat in a Grade II Listed building; Historic England List Entry 1184330.

4. The Setting, Form, Significance and Materials of the Heritage Asset

Clapham Manor Street runs from Clapham High Street to the south to Larkhall Rise to the north. It consists of typical Edwardian and Victorian houses (many of which have been converted into flats), new flats from circa 1970s onwards, pubs and restaurants and public buildings such as a doctor's surgery and leisure centre.

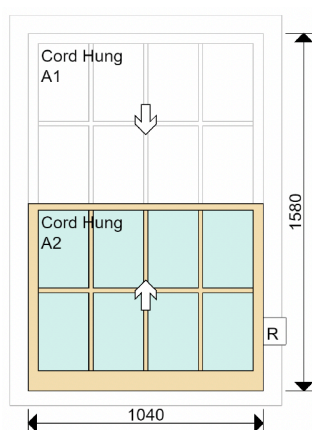
In 2001 the buildings of 140, 142 and 144 Clapham Manor Street were renovated and converted into seven flats. The postal address is now 144 Clapham Manor Street. The original buildings were built in the mid-19th century.

The building consists of two stories, built of stock brick with a parapet front. There is a central carriageway entrance. This are gauged flat brick arches to sash windows with glazing bars. The parapet front and central carriageway entrance are of significance.

5. The Proposed Work

The bottom sash window panel in the first-floor front elevation window has rotten joints (shown by the red box on the front-page picture). A specialist sash window company, The Sash Window Workshop, has inspected the window and concluded that the panel is beyond repair. They have proposed to replace the panel with a new one which will be identical in appearance, made from the same material (wood) and be of the same construction technique (timber single glazed putty faced). Note that only the affected panel will be replaced, the rest of the window will be left unaltered.

Technical Description of Work

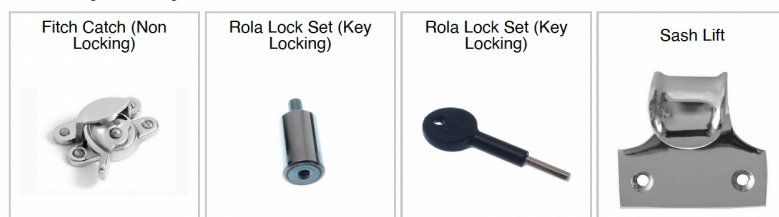


Item Weight: 12.5 Kg

Draughtseal and Overhaul and Fit 1 New Bottom Sash in Accoya

Repair: 1 x Replace half pulley stile
Moulding: Ovolo, 20 mm Glazing Bar
Sash Horn: Top: No horn, Bottom: No horn
Bottom Sash: 4mm Clear Float Toughened
Paint / Finish: Internal: Standard White, External: Standard White. Exposed timber to be touched up only, no full redecoration service provided.
Ironmongery: 1 x Fitch Catch (Non Locking), 1 x Rola Lock Set (Key Locking), 2 x Sash Lift in Polished Chrome

Plantation Shutters: Remove and Re-fit. Draught sealing existing with new lower sash - Existing is beyond repair as joints rotten. New sash will be like the existing - Timber Single glazed Putty faced



6. Impact on the Significance of the Heritage Asset

The proposed work will not affect the significance of the heritage asset or to its appearance as it is minor and the replacement sash panel will be made from the same material (wood) and be of the same construction technique (timber single glazed putty faced) as the existing panel.

7. Preserving or Enhancing the Heritage Asset

The proposed work is in keeping with 144 Clapham Manor Street and will preserve the heritage asset.