

Heritage Statement

Proposed Replacement Windows at 43 Lower Road, CHORLEYWOOD, WD35LQ

The main strategy consideration in an assessment of the design of the proposed development have been investigated and outlined in this statement.

The proposed scheme, by preserving all of the existing features will make a positive contribution and the alterations to the wall shall seek to safe guard the main listed building(s) and is an appropriate design / reuse its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

We have given due consideration to the proposed works and their impact on this heritage assets (Listed Building and Conservation Area).

The site lies within the Conservation Area. The heritage context of the site and its surroundings shall not be adversely affected by the proposed works.

The adjacent dwellings and existing windows on the rear already have similar works undertaken in the past with replacement windows with double glazing fitted.

The proposed seeks to replace the existing with a like for like wall albeit a change of materials.

Where practical all the existing features shall be carefully removed and stored on site for reinstating.

Where the elements cannot be practically salvaged replacement items will be carefully matched.

The essential repair /building is in the spirit of NPPF 190.

Listed Building consent is sought for emergency repair / replacement works to the existing failed windows. The wall shall be rebuilt / restored to the original / existing design.

The proposals take the opportunity to incorporate modern discreet double glazing whilst retaining all of the existing architectural fabric of the existing windows including features of interest, as well as re-establishing the original form.

The main strategy consideration in an assessment of the design of the proposed development and have been fully investigated and are outlined in this statement.

The proposed scheme, by preserving all of the existing features will make a positive contribution and the alterations to the wall shall seek to safe guard the main listed building(s) is an appropriate design / reuse and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.

The facade is considered to be of a heritage asset the proposed works seek to maintain the features to ensure that the heritage significance area is not affected.

The changes required shall be undertaken in a planned way and shall have a positive impact on the heritage significance. All features of the main wall shall be retained.

This proposal shall reinstate the original style /form and retain the original architectural detailing, not least reinforcing the building's original character but better revealing the architectural and historic significance of this heritage asset thereby resulting in a public benefit.

The proposed works shall seek to retain the original window style all of the original architectural features are such to carefully conserve this heritage asset.

The main window style will remain wholly legible the works have been carefully thought through with the retention of all of the existing features.

The adjacent dwellings along with some windows in the existing building have had similar works undertaken in the past.

The dwelling is considered to be of a heritage asset the proposed emergency repairs works seek to maintain the features to ensure that the heritage significance of the wall is not affected.

The proposed rebuilding and repairs would wholly preserve the original walls' architectural character

The proposed works retain the original plan form of the wall, and all of the original architectural features are such to carefully conserve this heritage asset.

The proposed shall contribute positively to the visual appearance of the wall within its wider context as a unified composition of imposing buildings of architectural and historic significance thus contributing positively to the character and appearance of the Conservation Area.

The information submitted demonstrate how the proposals make a positive impact upon the Listed Building by restoring the architecture of the building to a safe and sound condition.

Every effort has been made to ensure the proposals, whilst meeting the required structural stability do not harm the architectural integrity of the listed building or the character and appearance of the conservation area.

The proposed development would be executed to a very high standard wholly respecting the architectural integrity and significance of the existing building and surrounding area.

Given that the proposed development does not 'lead to substantial harm to or total loss 'of significance' of designated heritage assets, Policy 201 of the NPPF does not apply.

The proposals take the opportunity to restore the architecture of the original building, and to reinstate period features and enhance the significance of the designated heritage asset externally. Nothing that is central to the significance of the listed building is harmed or lost in the proposed scheme.

The proposals will not result in any substantial harm in a manner that is consistent with the buildings' significance; the urgent repair works would bring a public benefit ensuring the heritage asset is conserved whilst enhancing the character and appearance of the surrounding area consistent with the Government's intentions for the historic environment.

The proposal would maintain the Listed Building use. The works are considered to be the optimum viable method of structural support and the ability to maintain the wall in heritage terms.

The proposals are considered to preserve the historic fabric, character, appearance and features of architectural and historic interest of this listed building and its setting

The proposed works are in line with the historic and conservation guidance and shall not affect the character of the existing walls or wider buildings.

The works are essential and will not cause harm to the existing buildings. Given the matching and very simple form we suggest that the current proposal would comply with the relevant policies.

The proposals deliver heritage benefits including the reinstatement of the existing walls plan form, retaining all of the original features and the reinstatement of the wall's integrity. Taking into account these material considerations, and having regard to the statutory tests, the proposals are we believe wholly acceptable.

Historic Building Impact

We have carefully assessed all the proposed aspects and elements which constitute the historic and special architectural interest/character of the building. In doing so we have carefully designed a solution to the space requirements, which limit the impact on the existing historic and special architectural interest/character of the building.

We do not consider that the proposed works have any negative adverse impact on the fabric of the building. The works are limited to the failed wall.

We have sought to provide a robust and comprehensive approach in our proposed solution to make the internal spaces more workable and to provide a flexible solution which shall enhance the appreciation of the dwelling and surrounding areas as a whole.

The approach we took at the very start of the design process was to minimise the external disruption, and to work with matching detail design features, the design took into consideration the minimal impact.

The proposed works shall be undertaken with minimal disruption to the existing main dwelling.

In line with the Supplementary Planning Document the proposed design shall be of the highest quality, which will not detract from the existing building and surrounding area.

The proposed development respects the existing building, and local character, and shall not impact on the building's setting.

In line with the SPD which encourages individual high quality, works which will be executed to a very high standard.

The solution which we felt respected the existing dwelling and all historic features and to enhance the relationship to the existing building, we shall maintain all of the existing details which are prominent on the other main walls.

The special character and fabric of the Listed Building will with the introduction of existing identical features will ensure minimal disruption.

The proposed work and detail will maintain a sympathetic visual balance, and the retained architecture features shall be maintained, along with the materials, colour and texture.

The works required to safeguard the historic fabric should we feel not raise any conflict with the conservation authorities, and we hope that the urgent structural works merits support.

The materials shall complement each other in terms of colour mix and texture. They are sensitive within the local setting and are low maintenance. All existing material shall be used so that they relate to the historic character of the building.

The host dwelling has a predominant character set in the communal grounds the main buildings are substantial the proposed with the careful mix of local materials shall provide a subservient complementary element to the existing building.

In line with the Supplementary Planning Document the proposal have been limited to only elements which are in keeping with the surrounding area.