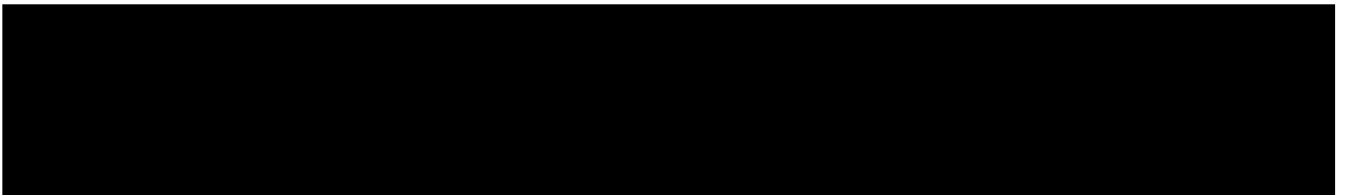


Design, Access and Heritage Statement
Relating to Proposed Works at 15 Lansdown Parade,
Cheltenham, Gloucestershire, GL50 2LH



Site

The site at which the works are proposed, 15 Lansdown Parade, Cheltenham, GL50 2LH, is part of a Grade II* listed terrace of Georgian date (List entry number 1333176) in the Lansdown area of Cheltenham.

Design

The proposed works, to which this statement relates are:

The replacement of the majority of existing windows and external doors at 15 Lansdown Parade, Cheltenham, GL50 2LH with bespoke, modern, wooden-framed, slimline double-glazed, windows and doors.

The house currently has a variety of windows, some original and others which are replacements of various dates and in a variety of non-matching styles. The four doors in question are all non-original, single-glazed and ill-fitting, making them very draughty. All, except for one window (main bathroom LBC), are single glazed, resulting in wastage of a great deal of heat into the environment through the glass. It is currently estimated that some 50-70% of heat is lost through these windows and doors. In addition, the glass in the majority of the windows and doors is not up to modern safety standards and the large panes are a significant safety risk in the event of an adult or child falling against them.

The proposed replacement windows and doors will be manufactured by Timber Windows Cotswolds, a company specialising in replacement windows and doors for period properties. Existing box sash windows will be replaced with new, period style box sashes with cords and weights, carrying slim-line krypton-filled double-glazed units which will be sympathetic to the style of the existing windows and will be consistent throughout.

Existing late twentieth century replacement windows will be replaced with double-glazed windows of a style more in-keeping with this period property and consistent with one another (rather than the odd mixture at present). Three of the external doors (kitchen rear, lower front, balcony) will be replaced with double glazed doors in keeping with the property. The fourth door (lower bedroom), currently a re-purposed internal door, will be replaced with a new sash window.

Full details of the proposed changes can be found in attachment 1.

Access

Since the property is a private dwelling and the work is on the exterior of the building and roof, there will be no impact on the access of any individuals to the property.

Heritage and Impact

Lansdown became a popular suburb of Cheltenham in the Georgian period. Grand residential properties were developed as villas, terraces and crescents along wide streets with parks and green spaces to create a pleasant aspect. Situated midway along Lansdown Parade, No.15 is one of 23 properties in the terrace. Dating to the later Georgian period (1836) the terrace may have developed from a row of semi-detached villas (as shown on early maps of the area). However, today the buildings in the terrace are characterised by their uniform ashlar frontages with slate roof and iron railings to the front. Typical of the period, architectural embellishment is concentrated on doorways and windows. The front doors along the terrace are typically under Greek Doric porches, some with additional pediments. Further architectural details mentioned in the Listing description for the terrace include roll edge steps, and 4 panel doors with overlights. The properties do not have uniform window designs, varying between and within individual buildings.

The interiors of the properties are also considered to contribute to their significance. No. 15 is not mentioned specifically in the Listing description, however, internally there are many surviving period features including cornicing and ceiling roses, balustrades and stone stairs, window shutters, a fireplace and many of the original doors with brass fittings which are well preserved.

The proposed replacement windows have been designed to be sympathetic to the existing windows, retaining weighted sashes where they are currently installed and replacing existing casements with ones of similar design, thus retaining the character of this beautiful parade of houses, whilst reducing maintenance and substantially reducing the carbon footprint of the building. We believe that this proposal will enhance the property and make it fit for the 21st century, without reducing its heritage value.

A number of the properties in Lansdown Parade have been granted Listed Buildings Consent to undertake major modifications and modernisation in recent years. Such changes are a continuation of the natural evolution of these marvellous living residences.

