

HERITAGE STATEMENT

65 Wolsey Road, Moor Park, HA6 2ER

Introduction

The following Heritage statement is being provided to support the planning application submitted. An application was submitted earlier this year for the same window replacement, the earlier application was refused principally on the basis that it was felt that there was inadequate information to support the proposals and the windows could possibly be repaired. Set out below is the additional information relating to the revised application.

The application proposes a replacement of all existing windows from single glass metal Crittall windows to double glazed casement windows. Keeping the number of windows and the profile of the windows identical to the existing windows.

The same lead Elizabethan/diamond lattice glazing design will remain on the replacement windows at the front of the house ensuring that the Arts and Craft characteristic of Moor Park are upheld, whilst those at the rear of the property will remain without the lattice design as per the existing windows.

Site and surroundings

65 Wolsey Road comprises of a large three storey detached dwelling house with a tiled pitched roof located on the eastern side of Wolsey Road.

The house has stepped ridge height on the front and rear of the building with clay tiles hanging in roof form. The rear has been extended to a single story and the third storey loft space has been built with extended tile roofing.

The house benefits from a spacious garden in the front and rear of the dwelling. The rear garden is bounded by hedges and fences. The front garden has fences on the sides to the neighbours and has an open garden to Wolsey Road. The front garden provides car park space and turning areas for all cars with access to Wolsey Road.

The building is not statutorily or locally listed but is located within the Moor Park Conservation Area. There are no statutory buildings in proximity or would be affected by this proposal.

The conservation area was introduced in 2005 by direction.

Planning History

1. In February 1954 a planning permission was given for a dwelling including a garage under reference w/230/54 it is believed the house was not constructed at this time.
2. In May 1963 a similar planning permission was given for a dwelling including a garage under reference w/931/63. It seems that the house was only built under this approved planning permission and is therefore not a pre 1958 dwelling.
3. In December 1972 under the approval w/5/72 a bedroom in the front of the house was added above the garage.
4. In January 1980 under approval 8/53/80 a 2 bed and bathroom extension was constructed in the loft space.

Statement of significance

The application site is located within the Moor Park conservation Area. The conservation area was first designated in 1995. The special character and appearance of the area is set out in full in the Moor Park Conservation Area appraisal (2006) and Management plan(2007).

65 Wolsey Road is considered to have a neutral presence within the conservation area and does not feature with in any important views.

The property is not a listed building.

The property is not a pre 1958 dwelling.

The Proposal

The application is to replace the existing windows in the front, rear, and side elevations of the house.

The current windows are all Crittal single pane windows built with metal frames. The replacement Windows are to be of a similar profile and will also be in a white finish as are the existing windows. Those on the front of the property will remain with lead lattice Elizabethan/diamond glazing whilst those to the rear of the property will remain without glazing as per the existing design.

The existing windows, as can be seen from the attached condition survey are beyond repair and retention. Over the years the condensation which occurs with metal windows has, as is inevitable with metal and water, led to rust and the expansion caused by the rust has caused the glazing to crack and break. It is also causing the windows to twist due to the expansion created by the rusting and accordingly with some of the windows it is not possible for them to be shut properly. Not only does this cause problems with heating the premises due to draughts and heat loss, but it is also a security risk. The residents are forced to place plastic sheeting during the winter across the windows to avoid drafts as the windows cannot be closed properly.

The new identical Upvc dimension windows are double glazed and far more energy efficient. The Government are encouraging energy saving for domestic properties and the provision of new double-glazing windows adheres to this policy.

The glass will be toughened enhancing the safety of the residents both from a security standpoint and from a safety standpoint. Adding further benefit to the residence in lower energy bills.

Planning Policy

The property is not a listed building although it is accepted the whole area falls within the Moor Park Conservation area.

65 Wolsey Road's location within the conservation area does not preclude it from any alteration. Neither does the Article 4 direction disallow replacement of existing windows.

What these designations in fact propose and try to ensure that all proposals are appropriate to the area and maintain a similar aesthetic characteristic within the area.

In this respect however there does seem to be a substantial inconsistency as adjoining properties have been allowed to replace their windows with modern windows. As can be seen from photographs attached, the surrounding properties do not have metal/timber "traditional" windows. They all have replaced the traditional windows with the modern design like what is being proposed at 65 Wolsey Road.

Further substantial extensions and alterations have been granted by the council recently for next door at No 63, which has not only impacted the character of No 65 due to the works but the Conservation area in this vicinity, far more than the proposal to upgrade the windows at No 65.

In fact, the similar double-glazed windows are being used in majority of the properties on Wolsey Road and within Moor Park, the change proposed would only be in line with other houses that have been granted Planning permission both in design and material.

Upvc as a material for window replacements have been granted less than 3 years earlier to a property 4 houses behind 65 Wolsey Road as well as being allowed at other locations within the estate and the conservation area of Moor park.

Conclusion

Planning permission is sought for replacement of all existing windows to high energy efficient Upvc double-glazed windows as proposed.

The property makes a neutral contribution to the conservation area.

Neighbouring properties have similar modern double-glazed windows with Lead glazing already installed.

Accordingly, whilst the provision of replacement windows as proposed will have no detrimental effect on the character of the building or on the Conservation Area, bearing in mind that the appearance of the area in the vicinity and in particular the extensive works allowed earlier this year at the adjoining property. The replacement windows do provide a public benefit by reducing energy consumption and accordingly providing a substantial environmental benefit and the proposal is in accordance with the National Planning Policy Framework.



Alex BHARDWAI
4/12/23

63 walsley rd
"given house" planning permission



65
walsley
rd.



no. 50 walsley rd.
"Modern" design. 5/8
opposite 65 walsley rd.



46 walden road
"Modern" window design
opposite 65 walden rd.