

ANNEX I

HERITAGE STATEMENT

1) A description of the heritage asset and its setting:

The property, built in the early 21st century, belongs to the Cobbs Corner conservation area (plan attached), and forms part of a residential area of Sydenham.

The property has been divided into two flats (Ground Floor Flat and Upper Flat), and the front facing windows in both flats are to be replaced at the same time, by the same developer, with the aim in both cases of preserving the historical design of the windows.

The windows to be replaced are single glazed, wooden, sash windows of the same style as the majority of those in neighbouring properties on the odd-numbered side of Collingtree Road (the properties on the even numbered-side of Collingtree Road are more recently constructed properties of a different design).

Certain properties in the same terrace as number 5 appear to have replaced their windows previously with a more modern style plastic window, however the intention with this development is to maintain the design of the windows being replaced.

2) An assessment of significance:

The architecture of the property forms part of the historic character of the area which, as mentioned above, is of similar architecture to other properties on the same side of the road (odd numbered properties).

The property is part of a terrace of houses (odd numbers from number 1 – number 39).

3) An explanation of the design concept for the proposed development:

The windows are to be replaced on a “like-for-like” basis with the same design as the windows being removed.

Certain windows in neighbouring properties have been replaced with a plastic modern design, however in order to maintain the architectural characteristics of the property, the windows shall be wooden and of the same design as the originals.

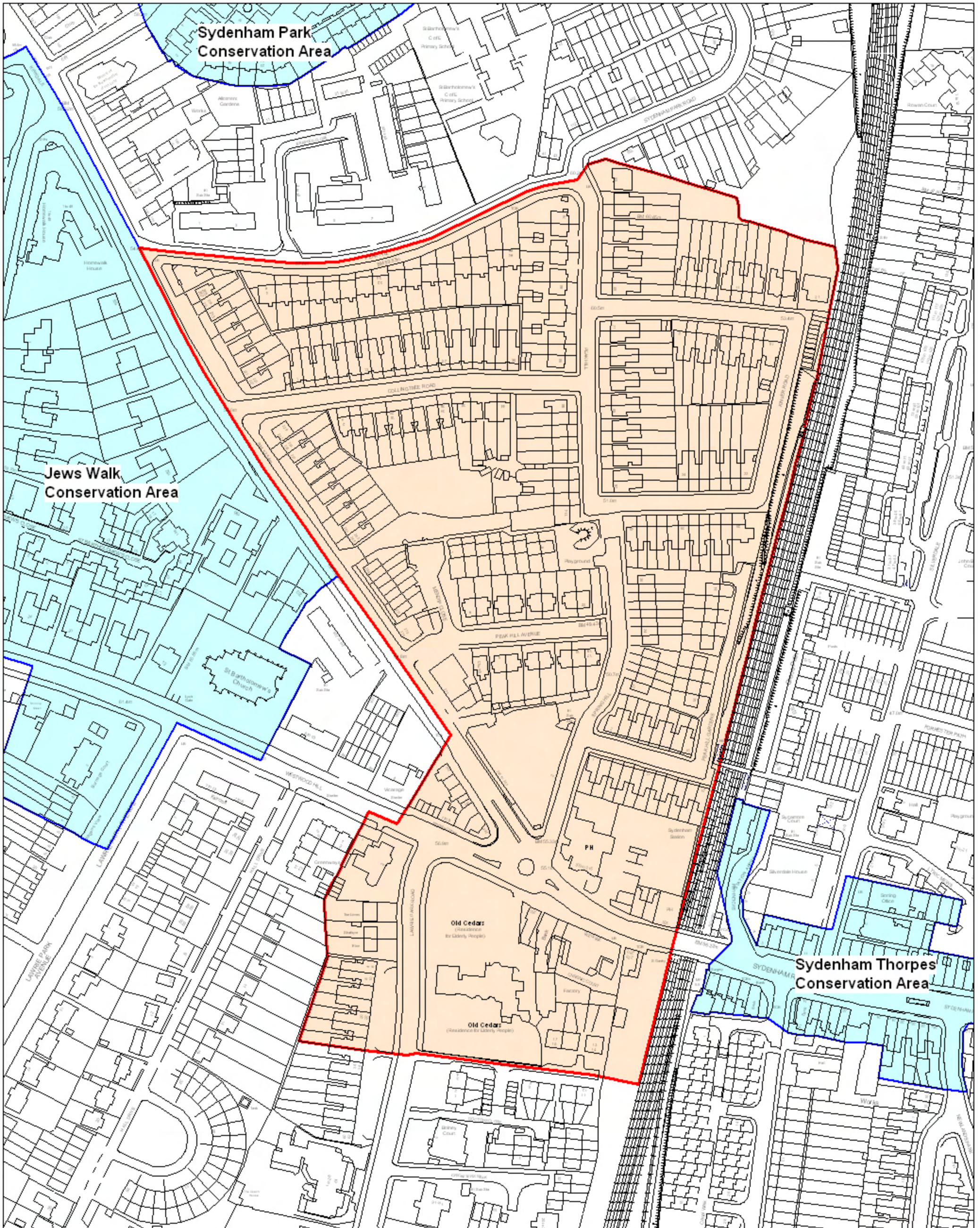
The replacement windows are to be double glazed (currently the windows are secondary glazed), with a view to improving heat maintenance in the property.

4) Describing the impact of the proposed development:

The replacement windows shall be visible from the roadside but shall not aesthetically change the original features of the property. They shall maintain coherence with the design of windows of other buildings on the same side of the road (excluding those which have been previously developed to include modern plastic windows).

The replacement of the windows will preserve the character and appearance of the property, whilst improving heat maintenance, in line with environmental concerns.

Cobb's Corner Conservation Area



- Conservation Area
- Adjoining Conservation Area

Designation: 2007
Appraisal: No
Article 4 (2): No
Area: 10.39ha

