



DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 2 THE JETTIES, NORTH LUFFENHAM, OAKHAM, LEICESTERSHIRE, LE15 8JX.

FRONT ELEVATION – windows 1-5 TIMBER



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace some of the windows to the property which includes all the main front, side and rear which is a detached property with a sand-coloured stone finish.

There are no plans to change the front door or fanlight above.

The current windows are white timber with a horizontal bar to the frames. Most appear to be single glazed with old secondary glazing units installed behind.

We now intend to replace the windows as shown on the plans with white timber side hung casements to the front and white PVCu products to the rear that will replicate the designs that are there currently there while giving our customers the much-needed additional warmth and security to the property that double glazing in timber and PVCu can provide.

The property falls into the North Luffenham Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties.

The property is also listed and is describes by Historic England as

NORTH LUFFENHAM SK 90 SW THE JETTIES (East Side)

6/219 No. 2

GV II

Cottage. c1800. Coursed rubble stone and Welsh slate roof with buff brick left end and stone right end stacks. 2 storeys of 3 2-light casements, the door adjoins the central casement below. Lean-to outhouse with brick stack projects forward on left. 2 storey wing to rear. Included for group value.

Listing NGR: SK9334303471

SURROUNDING AREA: The surrounding properties are very similar in style and design with either white timber or PVCu windows in various styles.

AMOUNT: There will be 5 new timber windows to the front of the property, 2 to the side and 3 to the rear.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged, as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's Timber casement windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level. The choice to use PVCu casements on the rear is that they are not in such a prominent place and their use will be hidden by the property's location backing onto other enclosed gardens not a public space.

The Anglian PVCu Casement window has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

Our proposed windows to the front are to be white timber with double glazed sealed units while the side and rear will have white PVCu frames with double glazing. This way the property is benefiting from having quality Timber double glazed windows to the front which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance while using PVCu to the less visible rear.

In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The new windows will be side hung casements to match the existing. They will have the same opening designs and will be in the existing brick openings and no changes are to be made to the front door area. Being in white timber / PVCu they will replicate the current windows and will be made using traditional materials and a high quality PVCu.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed and this may show a little from the outside however this should not detract too much from the originals as they will be in the same style and will look visually improved from the current windows. The mounted bars have a spacer behind to give the impression of an integral glazing bar. The use of PVCu to the rear is hidden by the location of the rear garden and there will be no obvious change to the property from this angle.

The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still be in the same state of disrepair and be in need of regular upkeep. They would also continue to deteriorate year upon year.

Our customer does not want to replace the windows with single glazing as they would not provide any additional benefit to the overall energy efficiency and look. They have chosen timber replacements to the front which is a considerable investment while using PVCu to the rear.

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We

regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING, OR ITS SETTING.

We have carefully considered the proposed changes to the property and feel that the new timber and PVCu windows should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Our Accreditations



WINDOWS ARE DETERIORATING IN QUALITY





Rear of property
Windows 9 & 10 PVCu



Side Elevation- windows 7 & 8 PVCu.

