

DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: LOWER GROUND FLOOR FLAT - 9 BELMONT GROVE, LONDON, SE13 5DW

FRONT ELEVATION



Window to be replaced is down behind the screening.

CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace all the windows to the lower ground floor flat which is just below ground level and there are no plans to change any other items at the property.

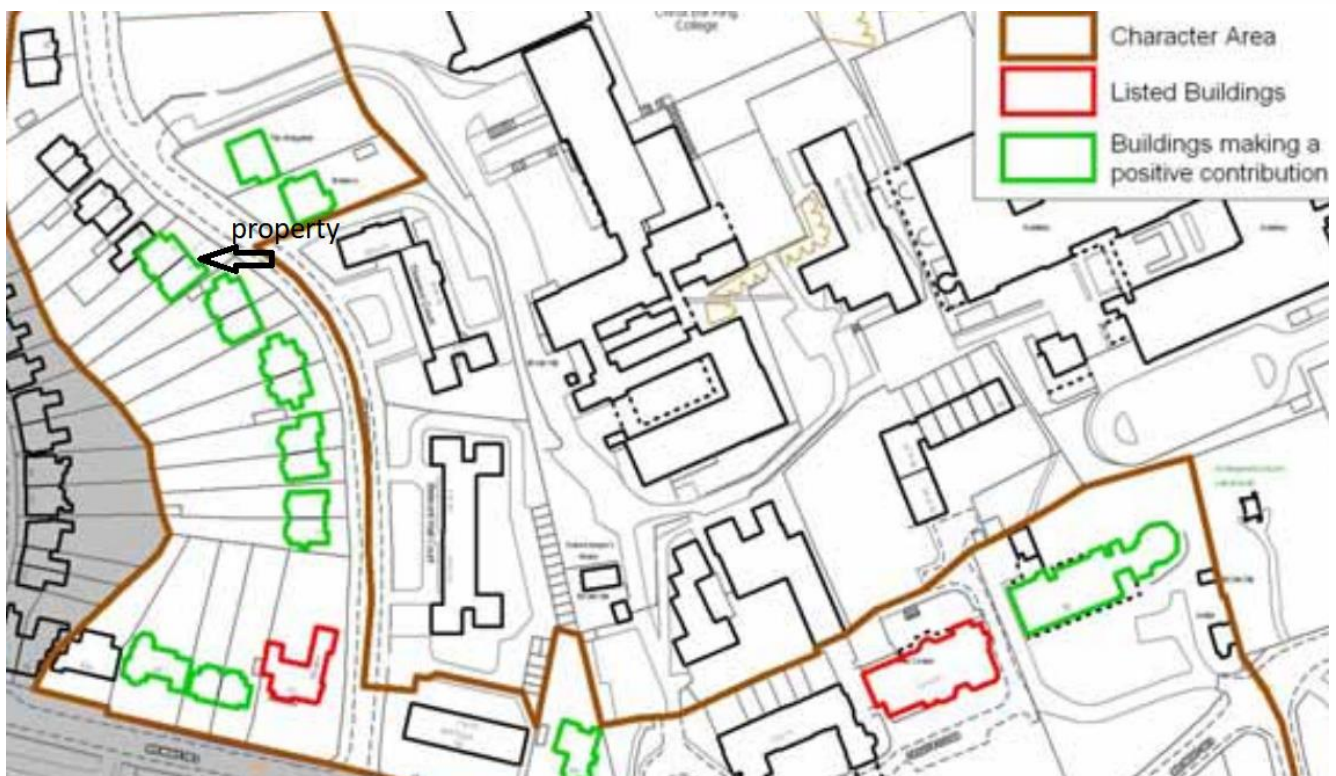
The current windows are white timber with single glazing.

We now intend to replace these windows with a mix of either white PVCu sliding sashes where there are currently sliding sash windows and PVCu casements where there are currently the same. The new doors to the rear will replace the slimmer double doors and side panels.

These new quality PVCu replacements will replicate the frames that are there currently there while giving our customers the much-needed additional warmth and security to the property that double glazing can provide.

The property falls into the Blackheath Conservation Area which abuts the Belmont Grove and St Stephen conservation areas and as such the proposed windows and doors will need to be in keeping with the area and its surrounding properties.

Blackheath conservation area was one of the first conservation areas to be designated in the country in March 1968 and has been extended a number of times since. Blackheath sits in two London boroughs: Lewisham and Greenwich. The borough boundaries are shown on the maps in this document and the character appraisal relates to the conservation area which lies within the borough of Lewisham, although it has regard to the parts within the borough of Greenwich where appropriate. Character appraisals are also being drafted for the Greenwich parts of Blackheath by Greenwich Council.



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The property is noted as a building making a positive contribution to the Conservation area.

SURROUNDING AREA: The surrounding properties are very similar in style and design with the white timber windows with vertical bars to the frames.

AMOUNT: There will be 5 new windows and 1 new door to the property.

LAYOUT: The new windows and doors 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 high quality PVCu 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.

The Anglian PVCu vertical sliding Sash 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 are to be white PVCu with a timber effect finish to the frames with double glazed sealed units. This way the property is benefiting from having quality PVCu products and double-glazed windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance.

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 photographs below shows the sliding sash behind the vegetation screening to be replaced to the front. This window will hardly be seen from the front of the road and the use of high quality PVCu frames with a woodgrain effect will minimise any impact.



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 either a sliding sashes to match the existing or casement vent. The new rear doors will fill the aperture completely and will no longer have the small side panels. This will allow more light into the rear of the property.

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 effect PVCu they will replicate the current windows and will cause minimal impact.

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.

Trickle vents have been included as part of the recent legislation on ventilation and are shown on the plans but can be removed or conditioned to not be used if their inclusion is detrimental.

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. This property has many windows to maintain and these replacement in Timber will improve the look of all the elevations.

While timber is a preferable material, they are considerably more expensive and require long term maintenance.

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 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

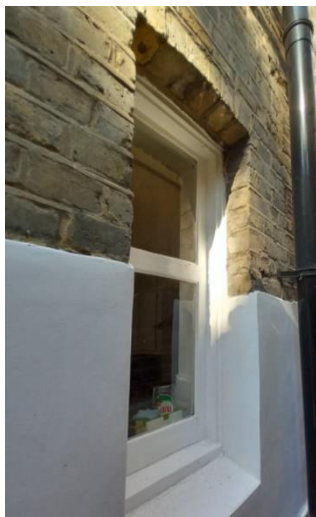


REAR ELEVATION



New windows and doors to be finished in the white woodgrain finish.

Side windows



Side windows

