

HERITAGE STATEMENT

Proposed door & window replacements at 5, Bank Street, Bridgnorth

18-01-24

INTRODUCTION

This Statement has been prepared to provide additional support information to the planning application for the replacement of existing windows and a door at 5, Bank Street, Bridgnorth WV16 4AJ. It should be read in conjunction with drawings no.s 2320H-1, 2, 3, 4, 5 & 6.

ASSESSMENT OF HERITAGE SIGNIFICANCE

5, Bank Street is located within the Bridgnorth Conservation Area, subject to an Article 4 Direction covering windows and doors to elevations visible from the highway.

The property is a terraced two storey house, constructed in brick, with a clay tiled roof. The house is believed to date from the early nineteenth century. The property is not Listed.

It is intended to replace 5 no. windows to the front, side and rear elevations, and to replace the entrance door to the front elevation, all subject to the Article 4 direction. (It is also intended to replace a window and a door to the rear elevation, not subject to the Article 4 direction).

Windows to the front elevation are vertical sliding sash windows, with eight panes per sash. The condition of the windows is poor, with wood rot, water ingress, and failed sash mechanisms.

Windows to the rear and side elevations, (at first floor level), are constructed of softwood, and contain side and top hung casements, of a "storm" pattern, (rather than flush pattern). They appear to be less than 40 years old. They are in extremely poor condition, suffering from wood rot and water ingress.

The existing door, not thought to be original, is a solid timber 4 panel door. The frame appears to be modern, perhaps installed at the same time as the brick steps up to the door. The condition of the door is generally poor, with some rot to the lower part of the door and the threshold.

ASSESSMENT OF IMPACT

WINDOWS - FRONT ELEVATION

The proposed windows would be constructed in hardwood, with a vertical sliding sash design to match the existing windows. The joinery would have a paint finish, colour white. The windows would be glazed with double glazed units, 16mm total thickness, incorporating low-e glass to comply with Part L of the Building Regulations. Joinery details are included in the application (drawing 2320H-5).

WINDOWS - SIDE & REAR ELEVATION

The proposed windows would be constructed in hardwood, of a flush casement design. The joinery would have a paint finish, colour white. The windows would be glazed with double glazed units, 16mm total thickness, incorporating low-e glass to comply with Part L of the Building Regulations. Joinery details are included in the application (drawing 2320H-6).

DOOR

The proposed front entrance door would be constructed in hardwood, of a traditional 6 panel design, with the top two panels glazed. The door would have a paint finish, colour purple to the door, white to the frame, (colours as existing). The top two panels would be clear glazed with double glazed units incorporating low-e glass to comply with Part L of the Building Regulations. Joinery details of the door are included in the application (drawing 2320H-4).

MITIGATION

The proposed door and window replacements would remove very little of the original fabric of the house, and would ensure the fabric of the house would be in good condition for the next few decades.

The door and window replacements are part of a package of measures to improve energy efficiency to 5, Bank Street. The proposed door and windows would help improve the energy performance of the house, both in terms of reducing draughts and in improving u-values.

The proposed windows would also provide reliable escape routes for occupants in case of emergency.