

HERTIAGE STATEMENT

FOR NEW WINDOWS AND DOORS AT

133 WELL HALL ROAD, LONDON, SE9 6TS

Existing Setting and Significance of Building

- Planning Application is submitted for a new front main entrance door and for new white coloured UPVC double glazed windows to the front and rear elevations.
- 133 Well Hall Road is a two storey mid-terrace house, positioned within the Progress Estate Conservation Area.
- This planning application is for a Choices Legacy Rutland style wooden effect front door and upvc windows and rear garden door.
- All doors and windows have been identified by the owners as being in poor condition and had numerous repairs carried out over the last few years.

Design Process and Impact on the Conservation Area

(i) Front Door

- The main front timber door is a upvc modern factory made Carolina style door and has no historic value to the property or the Progress Estate Conservation Area.
- Replacement proposal on this application is therefore for a Choices Legacy Rutland Style Door (a composite authentic wooden effect door), which would improve the appearance. This choice of door has already been approved by Planning on numerous occasions, and is approved by the Progress Estate Residents Association.

(ii) Windows and Rear Door

- The existing windows are all upvc, and 1 No. rear garden door is upvc (to remain) plus 1 No. timber door (to be replaced in upvc).
- Replacement proposals for the windows and 1 No. rear door are for white coloured UPVC double glazed. All windows to have the same pattern beading, with external pvc glazing bars to match existing patterns and styles.

The sizes of all window and door openings front and rear will remain as existing.

For the above explained reasons and the fact that the existing front door has no historical value and proposed new door is as per numerous replaced front doors – we consider the proposals will have no adverse effect on the existing Progress Estate Conservation Area.

Access Issues

- There are no considered access issues for this application.

Signed

Iain Newsome MRICS MFPWS

On behalf of M. A. Newsome & Co. Ltd and The Hyde Group