

# DESIGN and ACCESS / HERITAGE STATEMENT

## FOR NEW WINDOWS and DOORS AT 36 DICKSON ROAD, LONDON, SE9 6RF

### 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, side and rear elevations.
- 36 Dickson Road is a two storey end-terrace house, positioned within the Progress Estate Conservation Area.
- This planning application is for a Climatec Period 1930's style wooden effect front door and upvc windows and upvc 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.

NOTE – The Renewals are part of a large programme by The Hyde Group to improve the windows and doors conditions and thermal qualities to the extensive number of properties Hyde own within the Progress estate, that have been identified as possessing poor condition existing windows and doors.

### Design Process and Impact on the Conservation Area

#### (i) Front Door

- The main front timber door has had numerous repairs to the door and frame carried out, but is now considered beyond repair, and the owners are very keen for its replacement.
- Replacement proposal on this application is therefore for a Climatec Period 1930's Style Door (a composite authentic wooden effect door). This choice of door has been specifically designed to suit the period homes within the Progress Estate, with 6 glass top panel and 3 lower panel features to match existing Progress estate door design. The top panel beading are to be external, and door to have internal hinges and key lock externally to maintain authenticity to the replacement door.
- The size of the door opening to the front will remain as existing.

#### (ii) Windows and Rear Garden Door

- The existing windows are all old upvc, and 1 No. rear garden door is old 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 white pvc beading bars to match existing patterns and styles.

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

Overall, for the above explained reasons – we consider the proposals for replacement windows and doors 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