

51 Randall Place

Greenwich, London, SE10 9LA



HERITAGE IMPACT ASSESSMENT

To accompany a planning application for the replacement of windows at 51 Randall Place.

Prepared by Mr. G Hodgson
March 2024

1.0 Introduction

This Heritage Impact Assessment has been produced to support a planning application for the replacement of the existing front and rear elevation windows at 51 Randall Place.

This statement should be read in conjunction with drawings reference nos.89_05_001 / 89_05_101

The property will maintain its use as a residential dwelling.

51 Randall Place is not listed.

1.1 West Greenwich Conservation Area

The West Greenwich Conservation Area abuts Greenwich Park to the east and Ashburnham Triangle Conservation Area to the west.

Article 4 Directions

There are two Article 4 directions in operation in the West Greenwich Conservation Area. These are on painting in the town centre core, and for controlling and managing small scale alterations to houses in Randall Place and Church Fields.

1.2 The Existing Windows of 51 Randall Place

Traditional joinery detailing is a key aspect of the character of the conservation area, white painted softwood window frames prevail. Houses within the Conservation Area are at risk of losing traditional architectural features and materials due to unsympathetic alterations and installation of inappropriate replacement windows with uPVC, aluminium or steel framed picture windows to different patterns.

The joinery of the existing sash windows has deteriorated through neglect and decay resulting in air gaps, draughts, and heat loss. The windows would benefit from full and sensitive replacement.

1.3 The Proposed Replacement Windows for 51 Randall Place

Design and materiality

The replacement sash windows will be high quality, white painted timber framed, double glazed units with mouldings to match those of the existing and in accordance with design drawings provided.

Energy efficiency

Whilst the existing windows contribute to a poor Energy Performance Certificate (EPC) rating, the proposed replacement windows are glazed with 24mm double-glazed units, comprising of low 'E' glass, argon filled 'Swisspacer' bar and Pilkington Optiwhite extra clear, low iron glass, which provides an indicative centre pane U-Value of 1.2 W/m²K.

Conclusion

These alterations involve a visually like-for-like replacement and at the same time better-quality, high-performance windows that we feel would preserve and enhance the character and appearance of the existing building and wider conservation area.

GH. 30.03.2024