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Heritage, Design & Access Statement

Site: 6-7 South Grove, London N6 6BS

Application: Alteration to the front elevation, replacing the front windows from single-glazed timber to double-glazed uPVC

Site Description: The property is lie on the south-east side of South Grove in Highgate. The building is three storey, mid terrace restaurant. The site lies within Highgate Village Conservation Area which was first designated in 1978. A Conservation Area Appraisal and Management Strategy was published in 2007.

Listed Building Description:

Statutory Address: 5, 6 AND 7, SOUTH GROVE
Grade: II
Parish: Non Civil Parish
National Grid Reference: TQ 28447 87360
Description: 3 terraced houses. Early C18, re-fronted early C19. Stucco with old tiled roof and dormers. 2 storeys and attics. Nos 5 & 6, projecting porticoes and shopfront. No.7, late C20 restaurant extension with hipped glazed roof and central clock tower, built on forecourt. Recessed sashes with exposed boxing. Plain band at 1st floor sill level and below parapet. INTERIORS: not inspected. (Survey of London: Vol. XVII, The Village of Highgate (St Pancras I): London: -1936: 27-30).

Principle of Development:

The site is designated as a commercial area, so no issues of change of use arise. The site is within in a Conservation Area and does contain a listed building(s). Therefore important to ensure heritage assets – such as the timber sash windows – are not lost and that the character of the property is retained while it is also necessary to update elements such as windows to help reduce fuel poverty for the tenants. This will be achieved by the use of double glazed sash windows on the front elevation. All proposed windows will match the existing single glazed windows design, style and colour. The character of the building will be maintained by reproducing the window features e.g. horns & glazing bars.

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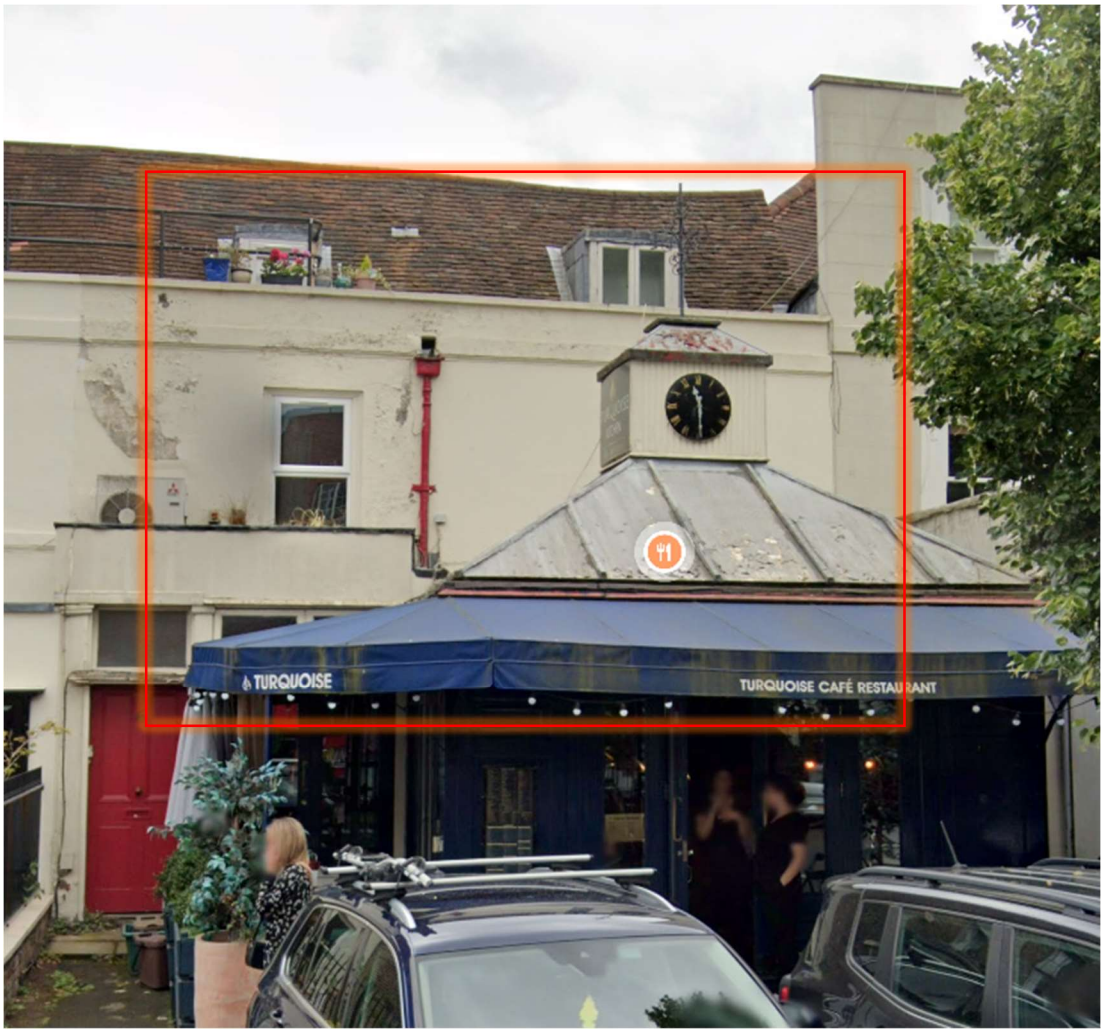
Layout and Design:

The existing windows are single glazed timber sash windows which provide very poor heat efficiency. The proposals illustrate the replacement of the existing single glazed timber sash windows with double glazed sliding sash windows to match the existing windows.

The new windows will provide improved insulation levels that comply with Part L of the Building Regulations for improved thermal insulation. The new frames have enhanced u-values and double glazing. The frames and window locks to be installed will comply with secure by design standards and provide additional security for the tenants.

The double glazed units will fit into existing openings and the additional pane will help reduce condensation and heat loss from the building while also reducing noise transfer from the street so improving the quality of life of the tenants.

Existing Windows:



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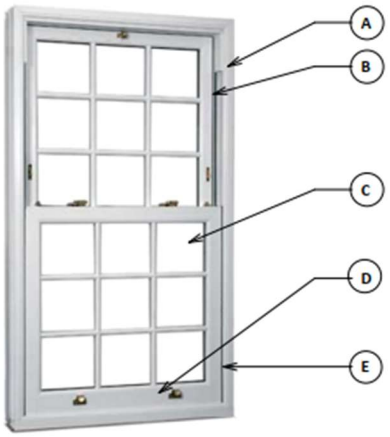
Proposed windows:

The proposed sash windows are to are to be provided by ECO Slide. They will be heritage grade upvc so as not to be noticeably different from the external while providing significantly better thermal values than the existing.



UPVC VERTICAL SASH WINDOW

A - Low Maintenance PVC-U Profiles with traditional system

B - Balance mechanisms for every window ensuring smooth operation

C - Internally Glazed with 24mm glazing

D - Deep bottom rail

E - Bespoke balance mechanisms for every window ensuring smooth operation

UPVC VERTICAL SASH WINDOW FEATURES

Note: Finish and glazing bar/details will match the existing windows including any original furniture. See appendix for further information.

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Sustainability

Energy: The new doors and windows will be thermally efficient helping improve the insulation values within the property.

Materials: The new works will use materials and construction types which match the existing elevations of the building as closely as possible.

Waste During construction the Contractor will be required to implement a plan for the effective re-use or recycling of construction waste.

Management The contractor selected to carry out construction will be required to adopt a Considerate Constructors scheme.

Energy Statement:

Energy used to heat and construct buildings accounts for over 50 per cent of all energy consumed in the United Kingdom. The by-product of producing that energy is carbon dioxide and sulphur dioxide emissions from power stations, contributing to global warming and acid rain. As a result, the Government is now committed to stabilising CO2 emissions. This is not only important as a statutory requirement of the Building Regulations, but also because additional requirements may be imposed on and by building owners including housing associations in particular to maintain their properties.

Single glazed timber sash windows are very poor at conserving energy. The heat loss through single glazing which has a U-Value of 5.8 is around 70%. This makes heating the residential dwellings expensive as there is a continual 70% heat loss through the glass. The double glazing will help reduce heat loss by at least 50% and help reduce draughts by around 80% helping to reduce fuel poverty and improve the living conditions of the tenants.

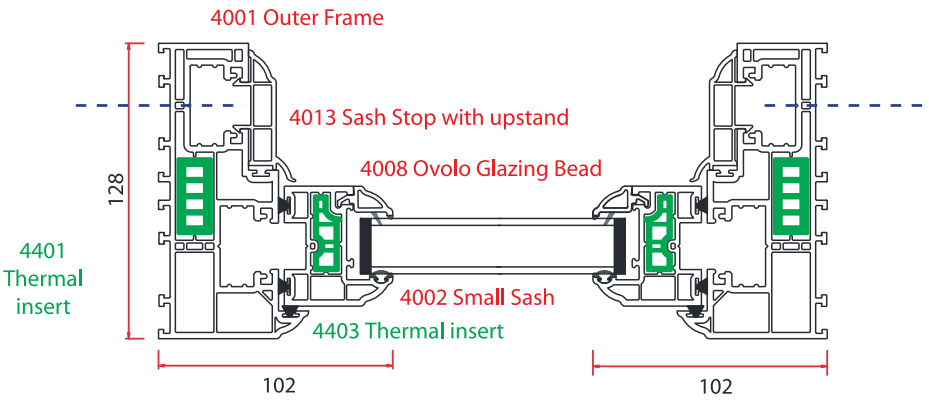
The new windows will provide improved insulation levels that comply with Part L of the Building Regulations for improved thermal insulation. The frames and window locks to be installed will comply with secure by design standards and provide additional security for the tenants.

Conclusion:

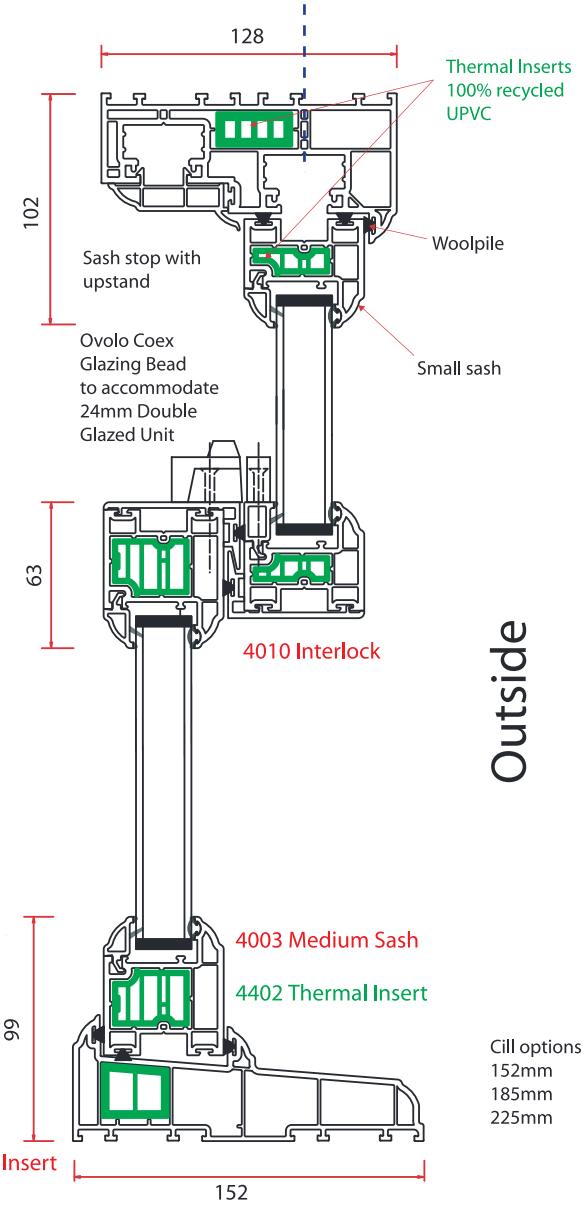
Carrying out replacement works of the windows to the property(s) is helping to protect and retain the character of the building whilst also improving living conditions and enabling the property to meet current standards. Undertaking vital maintenance works to such properties is important to ensure the life of such buildings. We consider the proposals provide benefit to both the character of the building and the living conditions of the tenants.

It is therefore considered that the replacement windows would be of an acceptable visual appearance. The proposal would preserve the character and appearance of the conservation area and the host building.

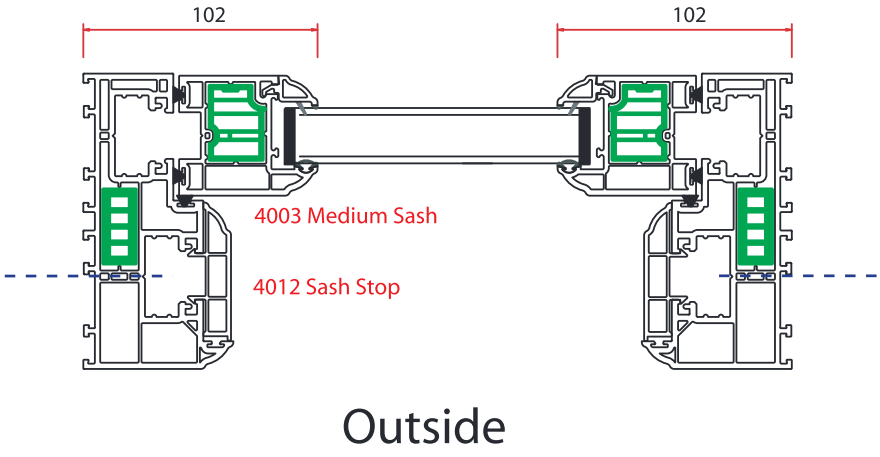
Horizontal section through top sash

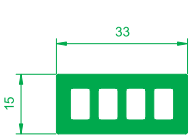


Vertical section through sash

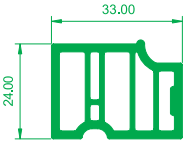


Horizontal section through bottom sash

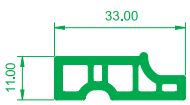




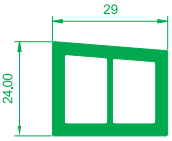
4401
Thermal Insert
For 4001 Outer Frame



4402
Thermal Insert
For 4003 Medium Sash



4403
Thermal Insert
For 4002 Small Sash



4405
Thermal Insert
For 4005,4006,4407 cill

ECOSlide
The No.1 Sash Window Brand