

DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 2nd Floor Flat, 22 CONWAY STREET, LONDON, W1T 6BF.

FRONT ELEVATION



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

22 Conway Street is an early 19th Century terraced house. It is 4 storeys high with a basement. The property has been split into 5 separate flats, one on each floor.

We would like to replace the 3 existing box sash windows to the front elevation of our 2nd floor flat. The bottom rails of the existing windows have rotted considerably and need urgent replacement.

The existing windows to the flat are white timber sliding box sashes with single glazing frames.

We now intend to replace these windows with white timber double glazed sliding sashes that will replicate the ones that are there currently there whilst providing much-needed additional warmth and security to the property that double glazing can provide.

The proposed windows will need to be in keeping with the area and the surrounding properties. As most of the properties have timber windows, we have replicated this albeit with double glazing to assist with heat loss, given the current energy crisis.

SURROUNDING AREA: The surrounding properties are very similar in style and design with the white timber windows with sliding sashes.

AMOUNT: There will be 3 new replacement windows to the front elevation of the property.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures are needed with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged as necessary. However no special measures are anticipated for the work to take place.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features, however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living of the occupants.

The benefits of the new sash timber windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level.

A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners and the inclusion of double glazing should not be overlooked.

Our proposed windows are to be white timber with double glazed sealed units. This way the property is benefiting from having quality timber double glazed windows which will enhance the property and the surrounding buildings while giving us the much-needed upgrade in performance.

In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of us the homeowners.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be double glazed, and this may show a little from the outside however this should not detract too much from the originals as they will be in the same

style and will look visually improved from the current windows. Other properties in the street have double glazing so this will not have much of an impact.

The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary double glazing behind the current windows would not help as the current windows would still be inefficient and result in heat loss. We do not want to replace the windows with single glazing either as they would not provide any additional benefit to the overall energy efficiency and look.

DEVELOPMENTS WITHIN OR AFFECTING LISTED BUILDING, OR ITS SETTING

We have considered carefully the proposed changes to the property and feel that the new windows should not have a detrimental effect on the property as a whole and its surrounding area or setting, as the replacement products are to be sympathetic in design compared to the current frames.

We are proposing horns to all the sashes as per the existing windows.

FRONT ELEVATION DETAIL:



INTERNAL PHOTOS:

