

Heritage Statement

No. 6 Ferncroft Avenue

This building is a semidetached house built in 1901 by CHB Quennell. Red brick with brick quoins to 1st floor angles. Tiled hipped and gabled roofs with dormers, chimney-stacks and overhanging bracketed eaves.

In 1976 this property went through complete architectural refurbishment and as a result many of the windows were changed by the previous owner. When we acquired the property in 1989 we converted the garage into its original architecture and put a new window on the front elevation ground floor. Some windows due to rot and age were changed too and we added the 3 dormer windows on the roof. As a result 70% of the existing windows are new and of no historical fabric.

After 25 years the dormer windows are totally rotten and cannot be opened or shut and in a state of disrepair.

The windows on the front elevation on the 1st floor are semi rotten as they are exposed to wind, rain and they allow draught in. These windows are of no historical fabric as they were changed in 1976. They have been repaired and draught proofed 2 times by us and there is no more room for repairing these windows. It will be a waste and we are no longer willing to do so.

Bricks and adjoining pointings on the façade of the house have become brittle and powdery. In some areas they have become black with damp, as a result a big majority of them are cracked and the pointing is generally damaged. Over the years due to various repairs the pointing on the 3 elevations of the building have various colours and is in urgent need to be addressed. Especially the areas near the downpipe gutters are completely damaged and all elevations.

Proposition

The windows on the front elevation 1st floor to be changed with improved like for like windows with Heritage slim line glazing. The slim line are new ways of making elegant windows for heritage buildings and have solved the problem of thick double glazing (please refer to the attachment).

As mentioned above, these 3 windows on the front elevation are of no historical fabric and were changed in 1976. The slim line heritage will keep the elegance and the shape of the existing windows and ordinary eyes will be able to distinguish the difference between the new window and old.