

DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: FLAT 2, 38 FROGNAL, LONDON, NW3 6AG.

FRONT ELEVATION



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace 9 windows to the 2nd floor flat. The property has been split into flats and is a semi-detached property.

The current windows to the flat are white timber sliding 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 while giving our customers the much-needed additional warmth and security to the property that double glazing can provide.

The property falls into the Reddington / Frognal Conservation Area and as such the proposed windows will need to be in keeping with the area and its surrounding properties. As most of the properties have timber windows, we have replicated this albeit with double glazing to assist with heat loss especially 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. Some of them have double glazing

AMOUNT: There will be 9 new windows to 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 needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged as necessary.

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 for the occupants.

The benefits to the homeowner to use Anglian's Sliding 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.

The Anglian Sliding Sash has been specifically designed to be used on properties where aesthetics are important. 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 our customer 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 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. Many 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. Our customer does 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.

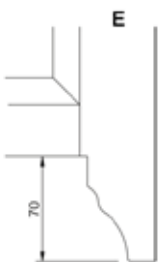
Trickle ventilation is to be used on all the windows as per the current legislation

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, 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 products are to be sympathetic in design as per the current frames.



We are proposing horns to all the sashes as per the option shown.

Our Accreditations



REAR ELEVATION



FRONT ELEVATION

