

1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows at 49 Lancaster Road, London, N4 4PL.
- 1.2.** The property is not listed but it does fall within the Stroud Green Conservation Area.
- 1.3.** The proposal is to replace the existing single-glazed timber sash windows with double glazed timber sash windows. The proposed replacement softwood windows will match the existing box-sash style with no glazing bars to preserve the appearance of the dwelling. The proposal also includes the repair and redecoration of the existing porch, to match the existing style and colour.
- 1.4.** New frames to be painted white to match existing. Porch repairs to be redecorated to match the existing colours – white.
- 1.5.** The existing timber windows are showing signs of rot and timber decay which are now considered to be beyond economical repair. The existing porch is also showing signs of decay and damage, which requires essential repair works.
- 1.6.** The proposed replacement windows will have no impact on the heritage asset of the appearance of the conservation area. The windows will match the existing windows with the addition of double-glazing panels providing no visual difference to the property. The porch repairs will also match the existing appearance of the property.
- 1.7.** A large number of properties within the Stroud Green Conservation have already installed double glazed windows of timber construction. It is therefore considered that the impact on the conservation area will be negligible and the improvement to the thermal efficiency of the property outweighs any impact.
- 1.8.** The proposed development matches the existing windows and visually appear the same. Likewise, the porch repairs proposed will ensure the porch visually appears the same.
- 1.9.** The development will enable the properties occupants to enjoy the effect of modern and efficient windows which preserve the original appearance and charm of the existing windows securing the properties future.

2. DESIGN

2.1. AMOUNT

No building works is proposed as part of this application.

2.2. LAYOUT

The layout of the property will not be affected by the proposed works.

2.3. SCALE

The scale of the property will not be altered by the works. The existing window openings will remain unchanged with new windows manufactured to fit existing openings. The porch will not be altered visually in any way and the repairs will match the existing style and size.

2.4. APPEARANCE

The existing appearance of the property will remain unchanged. Replacement windows will match the box sash style and all fenestrations will remain as existing. The double-glazed panels will provide no visual difference to the existing windows. The porch repairs will be redecorated to match the existing appearance.

3. ACCESS

3.1. The works are planned for September 2023 (pending planning approval) and will be carried out in a single phase of works.

3.2. No part of the proposed works will impede members of the public using the footpath or road.

3.3. The existing pedestrian and vehicle access will remain unaffected by the works.