1. SUPPORTING HERITAGE STATEMENT

1.1. This statement accompanies the Planning Application for the replacement of windows, access doors, rainwater goods and fascia/soffit repairs at 143 Stapleton Hall Road, London, N4 4RB.

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 existing five panel timber front entrance door is to be replaced with a new five panel timber front entrance door, to match the existing style and appearance; the three-panel part-glazed side access door is also to be replaced like-for-like. The proposal also includes the replacement of the existing half-round black uPVC rainwater goods, to match the existing material, colour and profiles. Existing timber fascia and soffits are to be repaired and redecorated and are to match the existing style and appearance.

1.4. New window frames to be painted white to match existing. New timber front and side entrance doors are to be decorated and the style shall match existing. New uPVC rainwater goods to be black to match existing appearance. Fascia and soffit repairs are to be decorated to match existing.

1.5. The existing timber windows and front/side entrance doors are showing signs of rot and timber decay which are now considered to be beyond economical repair. The uPVC rainwater goods are also reaching the end of their serviceable life and require replacement. Existing fascia and soffits are decaying and in need of urgent remedial repair work.

1.6. The proposed replacement windows and entrance doors will have no impact on the heritage asset of the appearance of the conservation area. The proposed windows will match the existing windows, with the addition of double-glazing panels providing no visual difference to the property. The new timber entrance doors shall match the existing style and size. The new rainwater goods, soffits and fascia will all match the existing style and appearance.

1.7. A large number of properties within the Stroud Green Conservation have already installed double glazed windows and entrance doors of timber construction. Some have also received replacement rainwater goods and new fascia & soffits. 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 & doors and visually appear the same. Likewise, the fascia/soffit repairs and rainwater goods replacements proposed will ensure the property visually appears the same.

1.9. The development will enable the properties occupants to enjoy the effect of modern and efficient windows, entrance doors, and effective rainwater goods, which preserve the original appearance and charm of the existing materials 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 new timber entrance doors will also be manufactured to fit the existing openings. Both the rainwater goods and fascia/soffit repairs will match the existing scope, materials and appearance throughout.

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 new timber front entrance door will match the existing, to be a part-glazed decorated five panel door, as described. The new side access door will match existing, to be a three-panel part-glazed timber door. The repairs to the fascia and soffits will be in keeping with the existing appearance and will match the existing finish. Likewise, the new uPVC rainwater goods will be black in colour and will not alter the existing overall appearance of the property.

3. ACCESS

3.1. The works are planned for October 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.