

1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows & rainwater goods and fascia/soffit, brickwork & balcony railing repairs at 31 Stapleton Hall Road, London, N4 3QE.
- 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 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. Existing facing brickwork is to be repaired, with mortar renewed and repointed, where required. The existing private balcony railing is to be repaired/renewed and will match the existing style and colour.
- 1.4.** New window frames to be painted white to match existing. New uPVC rainwater goods to be black to match existing appearance. Fascia and soffit repairs are to be decorated to match existing. Facing brickwork and mortar repairs are to match the existing style, colour and profile. Balcony railing repairs are to match the existing style and colour.
- 1.5.** The existing timber windows and fascia/soffits 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. Facing brickwork and mortar are breaking up and in need of urgent renewal. The existing balcony railing is in disrepair and requires remedial works to improve the integrity and appearance.
- 1.6.** The proposed replacement windows 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, as will the repairs to brickwork and railings.
- 1.7.** A large number of properties within the Stroud Green Conservation have already installed new double glazed windows of timber construction. Some have also received replacement rainwater goods, new fascia & soffits and brickwork repairs. 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 will visually appear the same. Likewise, the fascia/soffit repairs, rainwater goods replacements, brickwork and railing repairs 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 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. Both the rainwater goods and fascia/soffit repairs will match the existing scope, materials and appearance throughout. The facing brickwork and mortar repairs will match the existing style, colour and profile; as will the balcony railing repairs.

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 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. Facing brickwork, mortar and railing repairs will match the existing style and profile and will not detract from the existing appearance.

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.