

1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows, entrance door, porch repairs, felt roof covering replacement, rainwater goods and fascia/soffits at 6 The Grove, London, N4 4HJ.
- 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. Existing felt flat roof coverings will be replaced, to match the existing style and appearance. The existing front timber entrance door is to be replaced with new, in a matching style. The proposal also includes the repair of the existing entrance porch, the replacement of existing rainwater goods, and repair/redecoration of existing fascia and soffits.
- 1.4.** New window frames to be painted white to match existing. New front entrance door is to be paint decorated. Flat roof coverings to be replaced with a new high-performance roof covering, in a matching colour and profile. Existing entrance porch to be repaired and redecorated in a colour to match existing. Replacement rainwater goods will match the existing style and appearance – black upvc. Fascia/soffits to be repaired and painted white to match existing.
- 1.5.** The existing timber windows, front entrance door and fascia/soffits are showing signs of rot and timber decay which are now considered to be beyond economical repair. The existing entrance porch is also showing signs of decay and damage, which requires essential repair works. The existing flat roof coverings are at the end of their economic life and require renewal to maintain efficiency and effectiveness. Likewise, the existing rainwater goods require replacement to maintain efficiency and effectiveness of the drainage.
- 1.6.** The proposed replacement windows and front entrance door 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 profile and appearance of the property. Replacement felt roof coverings will match the existing style, colour and appearance. Both new rainwater goods and fascia/soffits will match the existing appearance and will have no impact on the heritage assets.
- 1.7.** A large number of properties within the Stroud Green Conservation have already installed double glazed windows and entrance doors of timber construction. A number have received roof and porch 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 entrance doors, and they visually appear the same. Likewise, the roof coverings and porch repairs proposed will ensure the externals visually appear the same. The new fascia and soffits and rainwater goods will be of a matching style to the existing.
- 1.9. The development will enable the properties occupants to enjoy the effect of modern and efficient windows, entrance doors, rainwater goods and roof coverings, which preserve the original appearance and charm of the existing elements 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 and door openings will remain unchanged with new windows & doors manufactured to fit existing openings. The porch repairs will match the existing style and profile. The roof covering replacement will not detract from the existing street view or profile.

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 completed to match the existing appearance. The replacement felt roof coverings will be in keeping with the existing appearance, matching the style and profile. The replacement front entrance door will be of matching style, with a part-glazed three panel timber door to be installed to the front elevation. The rainwater goods will be black upvc, which match the existing style and appearance. Repairs to fascia/soffits and redecorations will match those existing.

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.