



1. SUPPORTING HERITAGE STATEMENT

- 1.1.** This statement accompanies the Planning Application for the replacement of windows, brickwork repairs, rainwater goods and fascia/soffits at 23 Lancaster Road, London, N4 4PJ.
- 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 of the existing facing brickwork and chimney stack and mortar. Existing upvc rainwater goods are to be replaced in a matching colour and style. Existing fascia and soffits will be renewed and redecorated, to match the existing style and appearance.
- 1.4.** New window frames to be painted white to match existing. New black upvc rainwater goods. Brickwork & chimney mortar repairs to match existing. Fascia and soffits to be renewed and redecorated to match existing – black timber.
- 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 existing facing brickwork & chimney is also showing signs of decay and damage, which requires essential repair works. The rainwater goods are at the end of their economical life and require upgrades and renewal to maintain efficiency.
- 1.6.** The proposed replacement windows and fascia/soffits 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 brickwork and mortar repairs will also match the existing profile and appearance of the property. Replacement rainwater goods will match the existing style, colour and appearance.
- 1.7.** A large number of properties within the Stroud Green Conservation have already installed double glazed windows and fascia/soffits of timber construction. A number have received new rainwater goods 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 they visually appear the same. Likewise, the fascia/soffit and brickwork repairs proposed will ensure the externals visually appear the same.



- 1.9.** The development will enable the properties occupants to enjoy the effect of modern and efficient windows, rainwater goods, facing brickwork and fascia/soffits, 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 openings will remain unchanged with new windows manufactured to fit existing openings. The facing brickwork & chimney will not be altered visually in any way and the repairs will match the existing style and 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 fascia/soffits will be redecorated and facing brickwork repairs will be completed to match the existing appearance. The replacement rainwater goods will be in keeping with the existing appearance, matching the style and profile.

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.