

Heritage Statement & Design and Access Statement

SITE ADDRESS: 65 STAPLES ROAD LOUGHTON IG10 1HR



Proposal: Anglian Home Improvements have been contracted to replace 3 windows to the front of the property as indicated on the accompanying CAD plans.

Surrounding Area:

Staples Road retains its late Victorian and Edwardian streetscape characterised by brick, bay-fronted, semi-detached houses. It is leafy and suburban in character. The linear settlement pattern is dictated by the protected forest boundary that lies directly opposite. The forest setting is also crucial to the character of the area.

Many of the buildings along Staples Road share strong historic links to the abounding woodland landscape.

Staples Road Conservation Area is situated on the western fringe of Loughton, Essex, to the south of the Epping Forest District. Staples Road Conservation Area incorporates the south west end of Staples Road and forms part of St Mary's Ward.



Aerial view of Staples Road Conservation Area in surrounding context

Heritage/History

The Staples Road Conservation area was designated in 1995 and an Article 4 was introduced in 1996 to control alterations in order to preserve the historic character.

Constraints: The property is in the Staples Road Conservation Area and there is an Article 4 Direction in place restricting the replacement of windows and doors hence the requirement of the application.

Design Principles/Justification: The applicant has chosen our white, flush fit timber casement window to replace the ground floor window and our white timber flush fit sash windows to the first floor. They will replace

the existing uPVC storm proof casement windows currently at the front of the property (as indicated on the CAD plans). The visual appearance of the new windows will be changed and as such will be an enhancement to the conservation area. The existing windows being replaced are in a poor condition and are out of keeping with many of the other properties on the road. The new proposed windows will provide not only improved aesthetics but also better weather proofing and thermal efficiency. This improvement will therefore will protect the internal and external fabric of the property.

Below is a statement from the applicant;

We are looking to change the front and side windows of our property because the existing uPVC windows are ill fitted and not fit for purpose. We would like to use timber windows to regain the original character of the property.

Customers Signature:



Date:

2/10/2019

In addition, draught proofing, sound insulation and security measures will all be improved upon to the benefit of the quality of the life of the homeowners.

All of our wooden windows are sustainably sourced, then individually designed and manufactured by our skilled joiners to create a window specific to the applicant's requirements.

Access: No change to the property to the existing access.

Landscaping: N/A

To conclude with the above in mind we trust the windows proposed will be considered favourably by the council as we do not believe they will have any detrimental impact on the conservation area. We look forward to your reply and positive co-operation.

