DESIGN, ACCESS & HERITAGE STATEMENT

SITE ADDRESS: 14 DENNE PAEK HOUSE, DENNE PARK, HORSHAM, WEST SUSSEX, RH13 0AZ.

FRONT ELEVATION – SOUTH ELEVATION



CONTEXT AND STATEMENT OF HISTORIC SIGNIFICANCE

Anglian Home Improvements have been contracted to replace the windows to the property which is a large multi property complex. Our customers property lies over 2 levels on the first and second floor.

The current windows are white timber with single glazing and square leads to the frames.

Following the previous planning and listed building refusal under DC/24/0949 and DC/24/0950 we have taken the comments from the consultation and now intend to replace these windows with single glazed timber flush casements with a secondary glazed pane behind that will replicate the ones that are there currently there while giving our customers the much-needed additional warmth and security to the property that having a new outer frame with secondary glazing behind can provide.

The property is listed as is described on Historic England's website as:

2. The original portion in the north-east corner was built in 1605 and has this date on the tower. Three storeys. Three windows. Stone Horsham slab roof. Square-headed windows with stone mullions and transoms. Three gables surmounted by pinnacles. Four-storeyed tower with good contemporary staircase to north. About 1870 the house was greatly enlarged to the south and west in matching style, and the present main or west front dates wholly from that time. The house is now occupied in flats.

Listing NGR: TQ1692429079

SURROUNDING AREA: The surrounding properties are very similar in style and design with the white timber windows and lead squares. The application site is at the end of a long drive and is situated in a large green area. The building is 3 stories with square head windows with stone mullions and transoms. In 1870 the house was enlarged to the south and west in matching style. The property is sub divided into flats. A public right of way runs from the north to east of the house.

AMOUNT: There will be 24 new windows to 5 existing apertures.

LAYOUT: The new windows will replace the ones in situ and there will be no change in the aperture sizes.

SCALE: The windows will be in proportion to the house as they will be in the original openings. The windows will match in style and design as closely as possible.

LANDSCAPING: Our proposal will not require any landscaping as these are replacement windows only.

ACCESS: Access will be gained by entering the property via the main entrance. If any special measures needed are with highways or any other property owners to install the windows or bring materials to site these will be discussed and arranged, as necessary.

APPEARANCE: We appreciate the importance of retaining the properties history and the importance of maintaining its unique features however we would ask that a fair balance is struck between the visual aesthetics of the property and the wellbeing and standard of living for the occupants.

The benefits to the homeowner to use Anglian's Timber windows are that they are minimal maintenance and as such the aesthetics of the property will be maintained without the reliance of too much future upkeep. This being especially important at above ground floor level.

The Anglian flush casement has been specifically designed to be used on properties where aesthetics are important. A fair balance needs to be struck between the ideals of historical preservation versus the human rights of individual homeowners.

Our proposed windows are to be white timber with single glazing and square leads. This way the property is benefiting from having quality timber windows which will enhance the property and the surrounding buildings while giving our customer the much-needed upgrade in performance.

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.

The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons.

The new windows will be casements and will fit between the stone mullions which will remain unchanged.
They will have the same opening designs and will be in the existing brick openings and no changes are to be made to the front door area. Being in white timber they will replicate the current windows and will be made using traditional materials. They are now single glazed following the comments that the use of double glazing to the property would be harmful.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons explained as well as the measures to be taken to minimise impacts.

The new windows will be replacements and they therefore will appear as new but they will fit in with the rest of the property where single glazing is still in use. Being above ground level, the impact of any replacements will be minimal as they are at a high level.

The following sympathetic solutions have been considered and discounted for the following reasons.

Secondary glazing alone behind the current windows would not help as the current single glazed windows would still be in the same state of disrepair and be in need of regular upkeep. They would also continue to deteriorate year upon year.

Our customer has therefore chosen to have a new exterior frame and single glazing with a secondary double-glazed system to ensure that the heat loss to the property is kept at a minimum while trying to protect the heritage and look of the property as a whole.

Furthermore, Anglian are a Green Deal provider and are environmentally responsible. We work with local authorities across the country and understand the importance of conservation areas. We regularly gain approval for our specialist windows in conservation areas and listed buildings and our products are now being recognised for their improvements in design.

We have tried to produce a range of windows which specifically address the design concerns commonly raised in connection with conservation areas or listed buildings.

DEVELOPMENTS WITHIN OR AFFECTING CONSERVATION AREA, LISTED BUILDING, OR ITS SETTING.
We have carefully considered the revised changes to the property and feel that the new single glazed windows with the use of secondary glazing behind should not have a detrimental effect on the property as a whole and its surrounding area or setting as the products are to be sympathetic in design as per the current frames.

Therefore, no additional harm will be caused by these new windows and the public benefit is the property owners can reduce their heating costs then reducing their carbon footprint which will not only help the property owners but the wider community long term. We have used sympathetic materials in the design.

Our Accreditations

Trusted Service Award 2019 feefo

BBA APPROVAL INSPECTION TESTING CERTIFICATION CERTIFICATE 93/2906 WHITE KNIGHT WINDOWS

energy saving trust endorsed product

TRUST MARK Government Endorsed Standards www.trustmark.org.uk

GGF Glass and Glazing Federation

MADE IN BRITAIN

TGAS The Glazing Arbitration Scheme

LEFT ELEVATION -WEST ELEVATION



RIGHT ELEVATION – EAST ELEVATION



Exisitng windows





ARIEL VIEW

