

Impact of development

The intended proposal for replacement of wooden window casements and sills is due to the serious degradation of the existing wooden windows. The property has been converted into individual houses as a result of planning permission 97/52186/7/LBC in July 1997 and in line with this planning permission is being sought after to replace the timber constructed windows with the same material in the interests of preserving the character of the building. The only amendment to the current design is the request to use double glazed glass instead of single glazed, this will not impact the aesthetic of the windows but it will improve the heat retention of the property for the occupants.

The existing windows are diminishing to such a standard that it is causing issues to the occupants and further to involvement from Environmental Health regarding one of the windows, we have to take the extreme measure of replacing all the windows as they are simply not in a fit enough condition to continue being treated further. Unfortunately, when we purchased the property, the windows have been filled regularly using putty and in an effort to make good, they were glossed over and in turn a lot of the windows cannot be opened which is not sustainable for the inhabitants.

The site can be viewed from the road and is of historic interest due to its significance within the area, we are not seeking to alter anything that will impact this and are respectful of its cultural and historical significance. The replacement of all windows to the same materials and finish but will ensure that the building is maintained to be enjoyed, for many more years to come.

Assessment of impact

The two most important impacts of replacing the windows will be improved living conditions for those in occupancy of the flats as well as ensuring the structural integrity of the building and maintaining its aesthetic in line with the properties local significance.

The proposal is necessary because there are current features that affect the usage of the windows including:

- Broken sash cords
- Glossed shut windows
- Crumbling cills and cill horns

The above damaged features mean that a complete replacement of the window is necessary. Unfortunately there is not one single window that doesn't have something wrong with it and therefore it is important to replace all of the windows.

This work will have only positive impacts as it will allow for consistency across the building and restore the aesthetic of the property to its former glory.

Previously we have explored repair works on the property but unfortunately as the wooden window market is quite small, we have exhausted all labour options for repair work due to the works having to be extensive and there was no guarantee the works would be successful.

Mitigation strategy

We believe that no mitigation strategy is required as these works are a replacement of a like for like construction and material, save for the introduction of double glazed glass, with the intention to improve the quality of the finish of the property.