PROPOSED PLANNING APPLICATION FOR REPLACEMENT WINDOWS

at

HOLLAND VILLAS
10 & 11 HIGH STREET
SPALDING
PE11 1TW

for

Mr A & Mrs L Lord



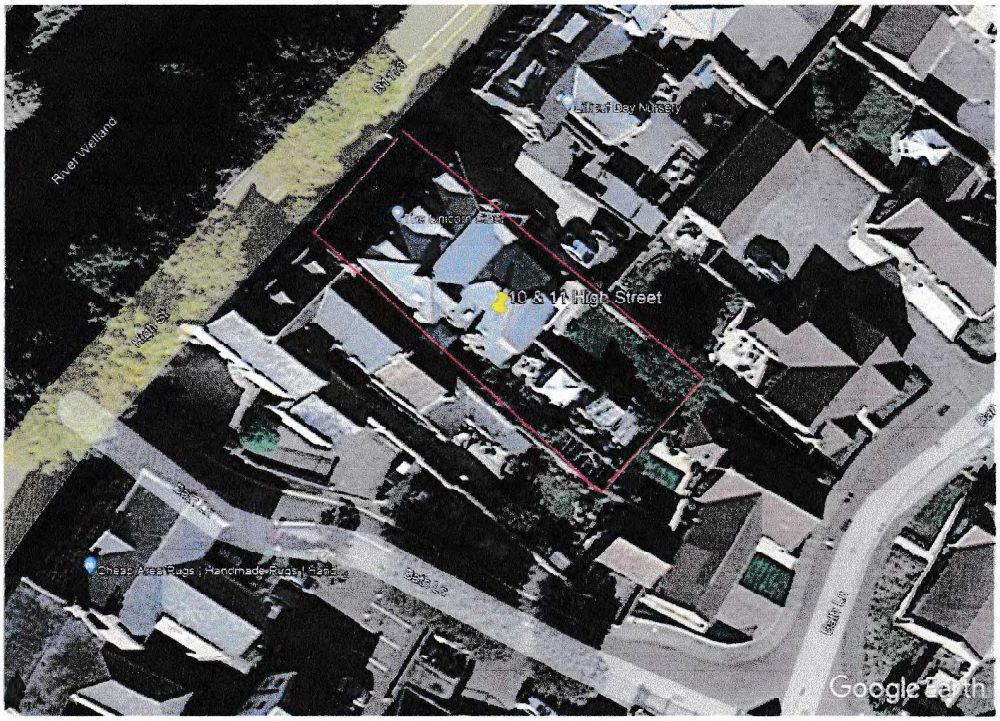
North West elevation

HERITAGE IMPACT STATEMENT

LOCATION



The site is located on the south east of the river Welland in the heart of Spalding some 100 metres north east of High Bridge, the main crossing of the river. High Street consists of a number of attractive Georgian town houses, there being one either side of nos 10 & 11, with later residential conversions ie Ploughman's Mill further n east and replacement new builds such as that on the corner of High Street and Church Street.



The line of the conservation area of Spalding runs along the south eastern boundary of the site incorporating nos. 10 & 11.

HISTORY

At the time of the building of nos 10 & 11 (1893) both sides of the river consisted of large houses belonging to merchants along with mills and warehouses. At this time the river was still being used for the transportation of goods ie coal, oil cake and timber although the bulk of goods were by now being transported by rail, the Great Northern Railway having opened in 1848.

PROPOSAL

The proposal is to replace the windows in the property to improve the external appearance to High Street and for the benefit of the occupiers. As the building is within the conservation area it is intended to replace those windows which can be seen from the road with purpose made double hung, double glazed sash windows in white upvc in an identical pattern to the original existing windows. The exception being two historic upvc windows to the second floor of no 11 which will be retained.
The semi-circular arched window on the north east elevation which can also be seen from the road will also be replaced with a new matching window.
This will retain the character of the building.

The remaining windows to the north east elevation to the rear of the property will be replaced with white upvc casement windows as these are unable to be seen from the road.

The windows and doors to the remaining elevations will also be replaced with white upvc double glazed windows and doors, with the exception of those historic units which have already been replaced with uvpc.

The replacement of the windows to the north west elevation retains the character of the building. The replacement of the windows in upvc will greatly improve the thermal properties of the building reducing heat loss and therefore reduces the running cost of the individual units to the benefit of the occupiers. UPVC windows are also maintenance free, will not require regular upkeep in terms of painting and therefore the street scene benefits.

CONCLUSION

The proposal will improve the general appearance of the building whilst maintaining the original character viewed from the street scene and will benefit the occupants by improving thermal efficiency and running costs.

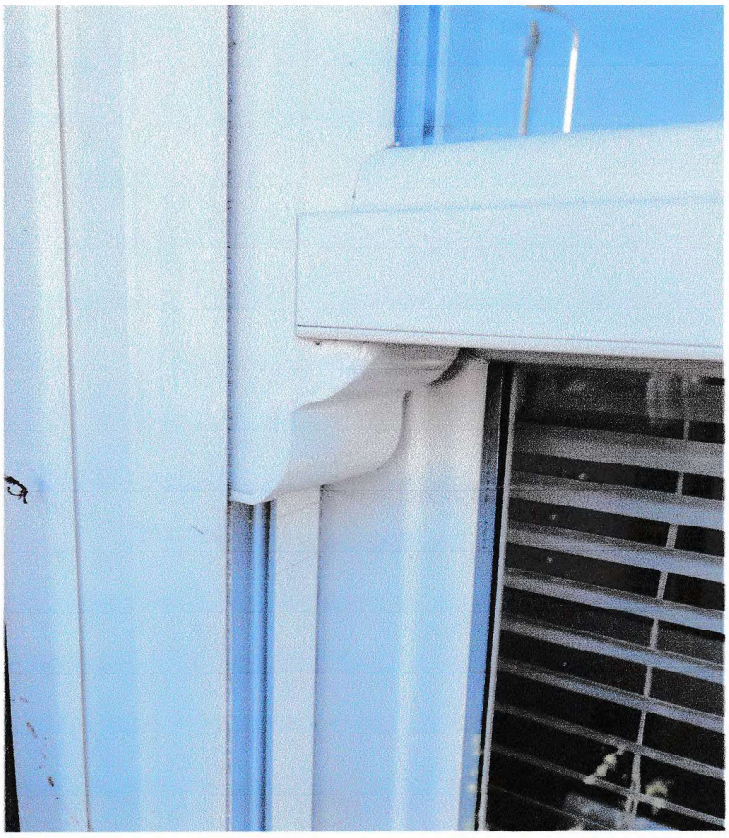
There will be no detrimental effect to the historic value of the building as the windows will replicate the original.



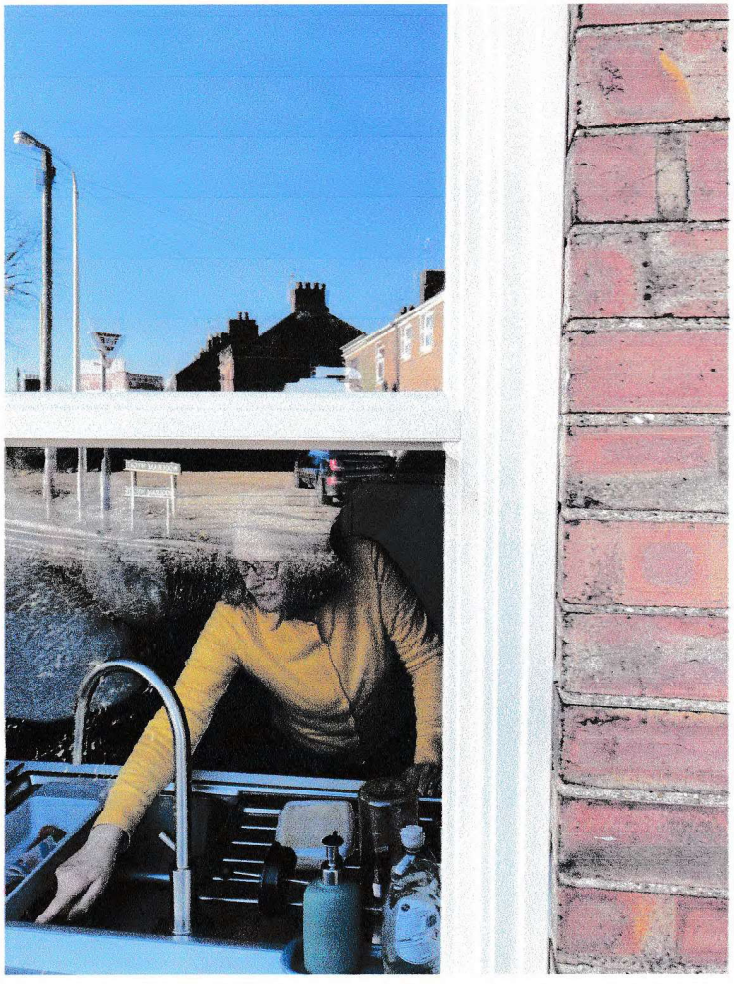
Elevation of double hung double glazed upvc window taken at a distance of 2.0m at which distance it is virtually impossible to identify between timber and upvc

The following photographs show the improvement in design of upvc windows and that at a short distance it is difficult to identify between upvc and timber. There has to be control of the quality of upvc window design but the better quality such as the ones shown in these photographs would not be amiss within the conservation area, in fact there would be a general improvement in appearance as they would not require painting.

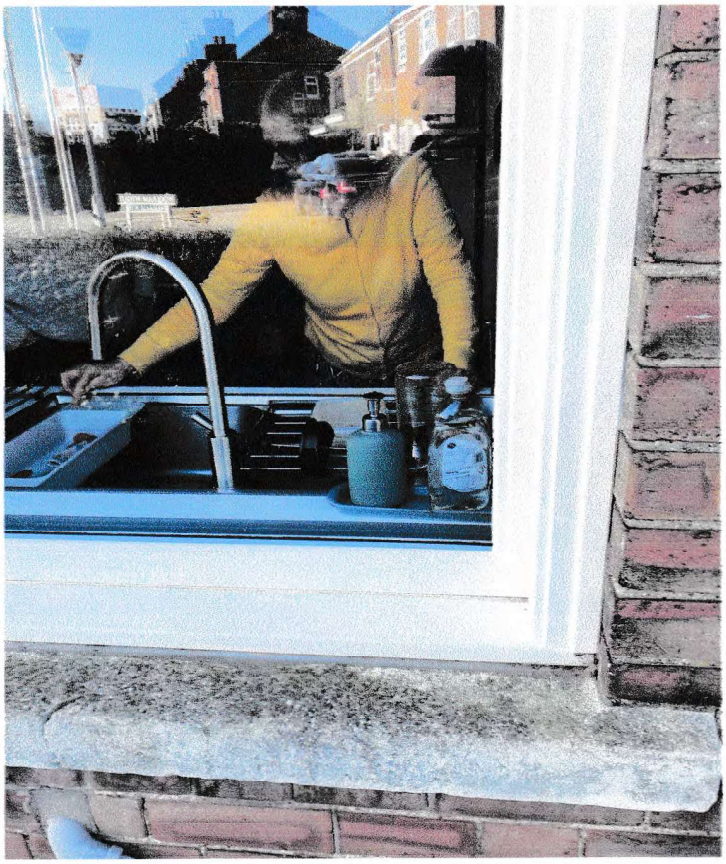
In addition to requiring little or no maintenance upvc windows are thermally better, are draught free and consequently better for the occupant and for the environment. These windows are also manufactured using recycled plastic which has its own benefits and does not require the felling of trees.



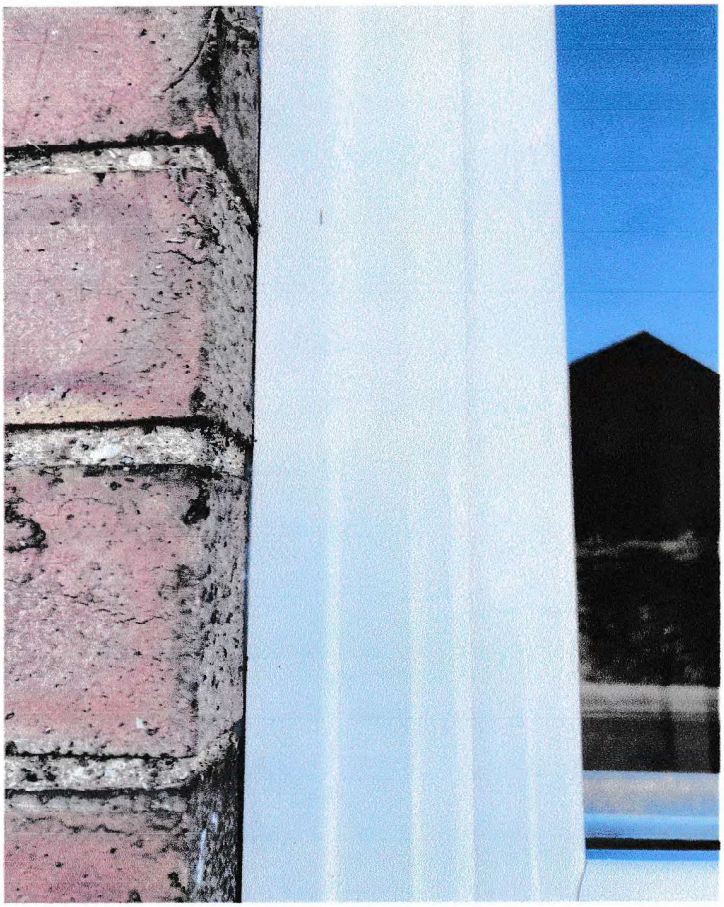
detail at the horn of the upper sash f



showing frame and sash



close up of cill and lower sash



close up of upvc frame