

DESIGN, ACCESS & HERITAGE STATEMENT

Hope House, 177, Bolton Street, Ramsbottom, BL0 9JD

Hope House is a Three-storey detached building. It is located on the southeast side of Bolton Street within the Conservation Area. The building itself is not listed, and there are no nearby Listed Buildings. The surrounding area is residential in nature and there are a mixture of house types.

Hope House is stone built, the roof is slate, and the existing windows are white painted timber sash. The property contributes positively to the surrounding conservation area.



The Proposal

The applicant would like to replace all the existing windows to a heritage type white upvc sliding sash window known as the 'Legacy'. There are 3 casement windows to the rear elevation that are to be replaced as casement in white upvc.

Design

The proposed replacement windows are to replace old rotten timber frames. The existing windows are now well beyond repair, offer very poor insulation and causing a considerable amount of condensation. The applicant is concerned that when opening some of the windows, the sash may even fall out.

The windows to be replaced are to each elevation of the property and all the windows are proposed to be replaced. The proposed designs will be the same as the existing windows, window drawings and site photos are attached to the application.

The proposed replacement sash windows will be a heritage type 'legacy' upvc sliding sash with run through decorative horns, slim 37mm midrail, mechanical joints to the midrail and authentic putty lines. These will be in a white upvc.

The specification of the 'Legacy' sash window is attached to the application and has previously been approved for use within the Conservation Area.

In terms of installation the proposed windows are to be set back within the reveals and behind the Stone surrounds to match the existing. This is to ensure they do not project forward in order to give the appearance of the traditional sash windows as they are now.

There will be no alteration to the proposed size of the windows and no alteration to the existing stone cills or lintels. Two of the existing sash windows have external glazing bars, and these will also be replicated. The frames will be double glazed to comply with building control. All the windows will have clear glass. These will also include external trickle vents to comply with building control.

The existing sash windows although now looking untidy once contributed positively to the overall character and appearance of the surrounding Conservation Area and although these replacement sash windows are to be in a heritage type upvc this does not distract the appearance of the Conservation Area itself. The proposed use of the Legacy heritage sash window will mean that the windows will be very difficult to distinguish between upvc and the traditional timber sash.

The use of the legacy heritage profile with its features and detailing complements the age of the property and blends in with the surrounding area. There are other standard heavy framed upvc windows within the immediate Conservation Area and surrounding properties and these windows do not adversely affect the street view nor any business within the Conservation Area.

Local authorities have taken the view that the replacement of timber-framed sliding sash windows with uPVC sliding sash units can be acceptable in Conservation Areas, provided that the replacement windows are of an appropriate heritage design and specification. The applicant has chosen a high-quality heritage type profile in the 'Legacy', and in return will have no detrimental impact on the Conservation Area or the host building itself.

ACCESS

The windows will be accessed from the inside when being replaced, window openings and midrail drops are to remain the same as the existing windows.