



Gary Craig  
Architectural Services Ltd.

Registered Office:  
10 Fulmar Walk  
Whitburn  
SR6 7BW

Tel: 01915294964  
Fax: 01915294142  
Mob: 07941525602

Email: [gcarchservices@fiscali.co.uk](mailto:gcarchservices@fiscali.co.uk)

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## **HERITAGE AND DESIGN STATEMENT**

### **WHITBURN HALL**

The work proposed is the replacement of the doors and windows to Whitburn Hall, including the enclosure of existing open balconies and amenity areas where this has not already been completed.

The original windows were satin anodised aluminium in a timber surround, but over a period of time some have been replaced with Mahogany/Rosewood upvc, and painted timber, in a variety of different patterns.

Some ground floor amenity areas (generally a small covered area formed with arched brickwork) and balconies to the upper floors have been incorporated into the dwellings again with timber/upvc windows and doors in various patterns.

It will obviously take a considerable time for all of the doors and windows in Whitburn Hall to be replaced, but the purpose of this application is to ensure that all future door and window replacements are carried out using the same materials and patterns to restore the original uniformity.

The re-use of sliding aluminium windows was discounted for a number of reasons -

Old aluminium windows can be difficult to open, collect dirt and become inefficient in terms of air leakage and heat loss. Whilst modern aluminium windows would be more efficient than the existing windows (which are 33 years old) they are still not as efficient as upvc, and the precedent has already been set by the installation of upvc windows in various locations around the Hall.

The proposed windows will be slim-line Mahogany/Rosewood effect upvc to, at least in part, replicate the thin sections of aluminium.

All doors and windows will be supplied and installed by 'Everest' and sectional details/samples are being provided to ensure that they are of the highest standard currently available.

Everest window sections are actually slightly thinner, but of a higher strength/quality, than standard slim-line upvc sections.

The requirement to use these sections/patterns will be written into the rules and regulations that are enforced by the Hall's Management Company/Director's approval, and will be written into any sale agreement if an apartment change's ownership.

For all of these reasons the proposals are considered to create a more modern, more appropriate, uniformity of materials and appearance than currently exists and therefore improve the building, rather than continuing to adversely affect the heritage of the Hall and its setting with a mixture of outdated and mis-matched designs.