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Project: Proposed window replacement at 6 Rectory Terrace, West Boldon, NE36 0QB

Client: Mr Simon Hurrell

Ref: 1728

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HERITAGE STATEMENT

Introduction

The following Heritage Statement has been issued by Jonathan Mole Architects, Design Works, William Street, Gateshead, NE10 0JP. It has been prepared to accompany a planning application for the replacement of windows to the front elevation of 6 Rectory Terrace, West Boldon, NE36 0QB.

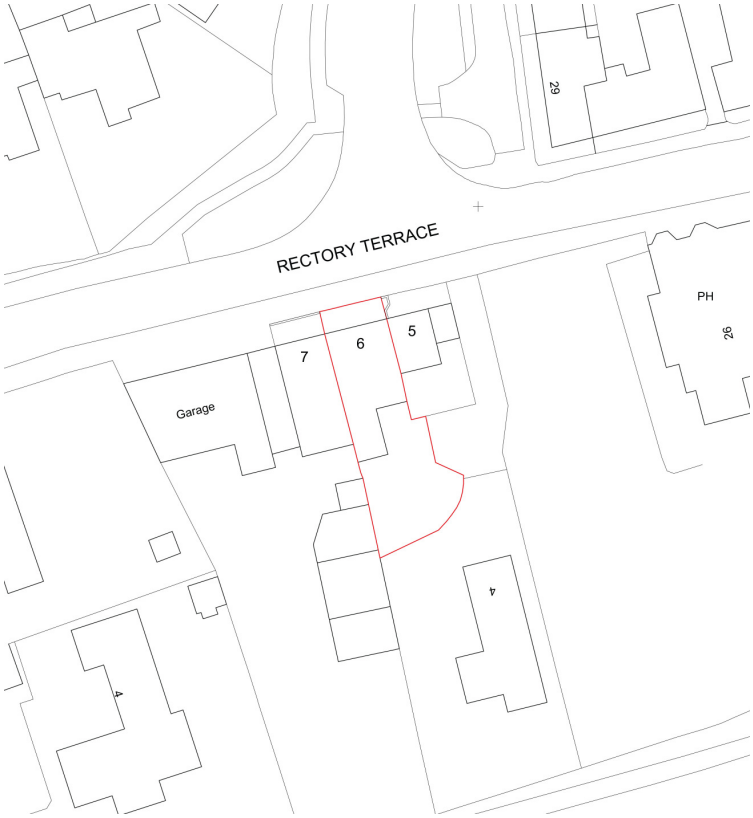


Nos. 6 (left) & 7 (right) Rectory Terrace, Viewed from the Street

The Site

The site is located within the West Boldon Conservation Area. It is a residential property with a small front yard area separating it from the highway (Newcastle Road / A184) to the north. It has a larger rear garden to the south. The house adjoins 5 Rectory Terrace to the east and 7 Rectory Terrace to the west. The site is accessed directly from the highway to the north, or through gates to the rear garden via a short access road.

Nos. 6 and 7 are a pair of 2 storey, pitched roof Victorian houses. No. 5 is a later addition, is also 2 storey with pitched roof but is lower in height.



Site Location Plan

The area to the north of the site is identified in the West Boldon Conservation Area Character Appraisal as the "Historic Core". The site itself if located within the area defined as "Newcastle Road and the South", which features a number of intact historic buildings.

The existing windows are single glazed, timber sliding sashes. They feature slim sections and sash horns. Each sash is divided by slim mullions into 3 vertical sections, with a larger central pane and a narrower pane to each side. The reveals are approximately 100mm (one brick edge) deep.

Unfortunately, the existing windows provide little acoustic separation from the busy highway to the front of the property.



The existing front windows to 6 Rectory Terrace

6 Rectory Terrace is not listed. Nos. 5, 6 and 7 are covered by Article 4 Directions removing their permitted development rights.

The Proposals

The applicant is seeking to replace the existing timber sliding sash windows to the front elevation of No.6. The proposals involve replacing these windows with uPVC framed double glazed units, which would be more thermally efficient and perform better acoustically.

It is proposed that the "Renaissance" vertical slider system by Quickslide Ltd will be used. This system is available in a white finish with a wood grain texture, which is the proposed finish in this case.

The proposed windows are sliding sashes and not "fake" sliding sashes with top hung casements. This allows the section sizes to be kept as slim as possible and also allows the opening configuration to be the same as the existing.

The replacement windows would feature sash horns with a profile similar to the existing (please refer to the drawn details enclosed with this application). The panes would be subdivided into three vertical sections to match the existing, using applied glazing bars which are 20mm wide.

The existing reveal depth would be maintained.

Conclusion

The proposals would improve the thermal and acoustic comfort of the occupants of No. 6 Rectory Terrace.

The appearance of the windows would be matched to the existing as closely as possible, including the finish, opening configuration, subdivision of panes and presence / profile of sash horns.

The proposals therefore represent a significant improvement to the amenity of the building's inhabitants, with minimal impact upon the character and appearance of the conservation area.