**Heritage Statement for Planning Application ST/0298/19**

Number 11 Ashleigh Villas sits in the heart of the East Boldon Conservation Area. It faces directly onto Front Street at the main road junction in the middle of the village. It is a beautiful property that is full of character, both inside and out. On the front of the property are imposing sash windows that are tall and elegant, particularly on the ground floor. There are also bay windows made up of three sash windows on the upper and ground floors. To the rear of the property they are sash windows to the upper floor with the panes split by a vertical glazing bar in each sash. The windows of the property contribute massively to its appearance and are in keeping with the surrounding properties in the conservation area.

The current windows are single glazed sash windows with interior secondary glazing. This has several disadvantages. Condensation collects on the sash windows, which has a deleterious effect on the wooden frames and surrounding box frames as well as contributing to damp within the property. Maintaining the cleanliness of the interior of the sash windows behind the secondary glazing is extremely problematic and this is evident from outside the property, particularly on sunny days. Noise from the busy road outside is often audible from inside the property despite the secondary glazing. It is currently not possible to open the sash windows in the property, negatively affecting ventilation within and presenting a possible fire hazard.

The proposed work to the property is to sympathetically upgrade all the sash windows in the property so they become fully functioning, double glazed sash windows. This will negate all the issues described in the preceding paragraph and give superior insulation, reducing heating requirements and in turn our carbon footprint. The proposed work will see the restoration, repair and refurbishment of the existing box frames of each sash window. Grade 1 Redwood timber double-glazed windows would then be inserted into the original recesses with new sash cords. All existing patterns including window horns and glazing bars would be duplicated. All current building regulations including the use of safety glass for the lower sash of windows less 80cm from the floor will be complied with. This will give a like for like appearance to the front of the property. The glazing bars on rear windows will be 30mm width to accommodate the double glazing, compared to 16mm currently. This would be the only deviation from the current appearance on the rear of the property.

In summary, we believe the proposed work to 11 Ashleigh Villas will be highly sympathetic to the heritage of our house, in keeping with the locality and conservation area and at the same time have a positive impact on the functioning of our family home.