

From: Martyn White
Sent: 12 May 2014 12:36
To: Anita Gardner
Subject: M/14/14

**ADC Planning Consultation
Response from the Conservation Officer**

Application Number	M/14/14
Address	Telephone Exchange 3-5 Elmer Road Middleton on Sea PO22 6DZ
Description	Replace 7 No wooden windows with PVCu to match existing style.
Case Officer	Mrs Gardner

The telephone exchange first appears on the os mapping series in 1932. The property is of some character and worthy of protection. I believe that due to its age and character it can be treated as a Heritage Asset for the purposes of planning. Accordingly, the NPPF which describes these as being:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)”.

The property currently contains single glazed, sliding sash windows on the front elevation of the property. This is the most attractive elevation of the property which faces out onto the street. It is noted that the proposal is to replace them with modern, pvcu windows.

From a historic environment perspective, the mass removal and replacement of windows in historic buildings (constructed in alternate materials) should not be supported.

Old windows are a key feature in historic buildings, contributing greatly to their architectural importance. Most old windows are deliberately designed to be of similar proportions to the property which most people find attractive.

In contrast, plastic windows seldom look the same as the original ones and, in-fact can look totally different. Even small changes to the design can have a significant effect on the appearance of the property; The position of the window in the opening, the proportions of the sashes, the arrangement of the opening lights, the thickness and profile of glazing bars and rails, the joints, the frame material and even the glass itself, all can have a negative impact on the character and appearance of the window and the property.

It is important to retain the original method of opening the window; modern tilt-and-turn windows, or those that try to look as though they are sash windows, rarely achieve the desired effect of successfully replicating the originals.

It is considered that the replacement plastic windows fail to match the appearance of the existing units: they will have larger, heavier sections than the existing timber windows and the black rubber gaskets will become visible around the glass. In addition, the method of opening is also in contrast to the existing which, as already mentioned is an inappropriate method for providing ventilation.

The change in materials is also unfortunate; wooden windows are considered to be much more sustainable in respect to the historic environment.

This application would therefore result in a historically inaccurate, aesthetically inappropriate scheme which has a negative impact on the character of the asset.

Relevant policies:

Emerging Local Plan 2014:

HER SP1: The historic environment