

Conservation Officer Comments

Amended Plans or Further Details

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Application Number: 230279
Address Flat 3 6 Dalton Road Eastbourne East Sussex BN20 7NP
Proposal: Replace existing timber frame windows with white Upvc
Case Officer: Clare Tume

	Further Information Required
	No objection - no harm
✓	No objection - harm is negligible or mitigated
	Objection - less than substantial harm
	Objection - substantial harm
	Objection – Total Loss

Site and Surroundings: The application site is a flat within a converted Victorian villa in the Meads Conservation Area. The property is highly characteristic of the conservation area, displaying many of the architectural features associated with the development of Meads including: red brick and tiles, bay and oriel windows and typical windows of this period comprising multipaned upper sashes over single pane lower sashes, as well as casement windows.

The upper flat has windows to the south (front), west (side) elevation and north (rear) elevation. One of these windows, adjacent to the western chimney stack is a modern upvc window; the rest appear to be original timber windows. The villa contributes positively to the character and appearance of the conservation area.

Drawing Errors: None, however while the plans are scaled, the sections at scale 1:10 are difficult to read and are not annotated to detail the profiles of the windows or the depth of the double glazed units. There is also no existing window section provided for a comparison.

Comments: The application seeks permission to replace historic timber windows with upvc replacements, which are described as matching the existing.

Historic England has produced guidance regarding the important contribution that traditional windows make to historic areas including conservation areas, and the degrading effect that cumulative losses of historic windows can cause to the character of places.

Within Eastbourne, replacement of historic windows within unlisted properties has been permitted where it has been demonstrated that the windows are beyond repair; and where replacement windows seek to as far as possible, replicate those that will be lost.

The Applicant states that the windows are in very poor condition, although photographs have not been provided to demonstrate this. Notwithstanding this omission, it is clear that the Applicant has gone to some lengths to source replacement upvc windows that replicate, as far as possible the

historic detailing of the existing windows. Upvc windows cannot be considered an authentic replacement, and there will always result some minor harm to the significance of the historic environment when original historic windows are lost.

To minimise as far as possible that harm, it is important that replacement windows replicate the appearance and detailing as far as possible. To ensure that this is achieved, a section of the existing windows should be provided, along with a more detailed section at scale of 1:2 of the proposed windows. Where possible, slimline double-glazed units are preferred, which will present a more slender profile within the reveal and better imitate historic single glazed panes.

The required details can be submitted by condition.

**Amended Plans /
Additional Information
Required:**

*[List the amended
plans/additional
information you are
requesting, if any]*

- 1.
- 2.
- 3.

Conditions Required:

*[List the conditions you
are requesting, if any]*

1. Section of existing and proposed units at scale of 1:2 required.
- 2.
- 3.

The proposals are considered to broadly comply with local plan policies C11, D10, D10A and UHT15. Less than substantial harm would result, which would be partly mitigated by public benefits and due care and attention to the detailing of the proposed replacement upvc units. The proposals are therefore considered to comply with paragraph 202 of the NPPF.

Samantha Johnson
Heritage Consultant
8.6.23