



Example Conservation Statement

This document provides an example of a conservation statement. You may find it helpful in supporting your interactions with a local planning department or conservation officer regarding installation of uPVC sash windows from Roseview (especially our Ultimate Rose model). At the very least it may spark some ideas on what information you can present as part of your proposal.

The structure and content of this document is an amalgamation of examples of successful applications that homeowners have shown us in the past, as well as our own experience gained from talking to conservation and planning officers across the UK over many years.

However every project, area and planning department is different, and requirements differ based on many factors. This document should be seen simply as a starting point, here to provide ideas for your own project. It is an informal document designed to help support your case. **It is not a formal conservation impact statement or planning application template.** As with everything related to planning permission, we strongly recommend that you talk to a planning expert before making any formal application.

How to use this document

1. Remove this cover page.
2. Complete the key details on page 1 and include a photo of your property.
3. Throughout the document, replace ***[bold italic]*** text with information about your project.
4. We have included some standard text and images that you are welcome to use in your proposal or delete as appropriate.
5. Add sections of your own that may be helpful.

GOOD LUCK WITH YOUR PROPOSAL AND PROJECT!

Conservation Statement

PROJECT: _____

PLANNING AUTHORITY: _____

PREPARED BY: _____

EMAIL: _____

PHONE: _____

DATE: _____

Introduction

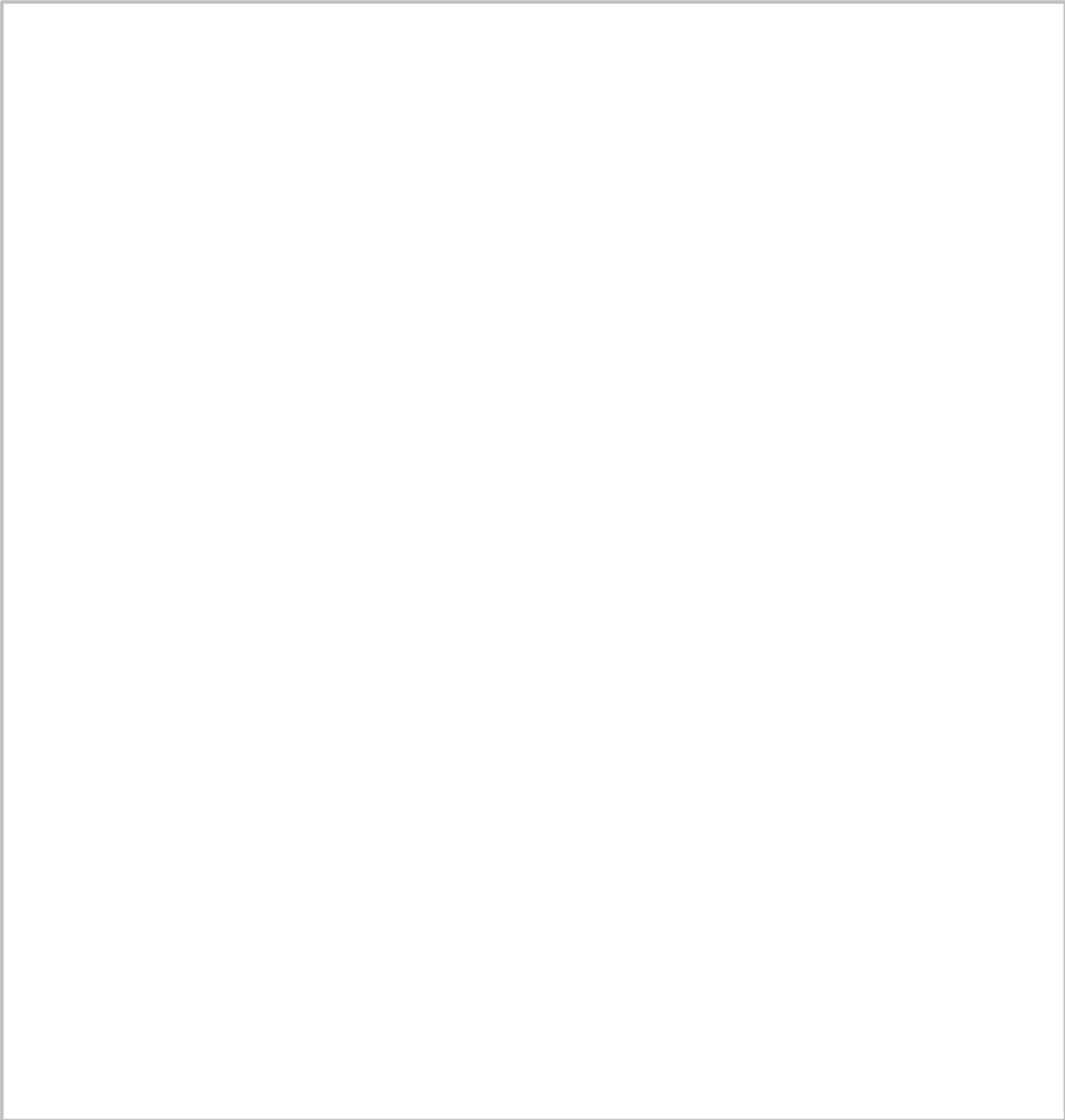
Existing property

[Description of the property – size, type, location (including the name of the conservation area), what’s around it etc]

[Description of the existing windows, their condition and the problems they are causing]

Site location

[Map of the location showing the position of the property. Photos of the property showing the windows in question]



Proposed

[Details of what you are proposing to do. Information on the windows being replaced and their locations, what you intend to replace them with, styles and colours, details (such as astragal bars), how the new windows will match what's there or what is typical for the area etc. Highlight how your proposal preserves the visual harmony of the neighbouring buildings and the conservation area as a whole.]

New windows

[Information on the windows you are intending to use. For Ultimate Rose from Roseview Windows, the following information can be used...]

The Ultimate Rose sash windows we are intending to use have been specifically designed to combine modern performance with the authentic visual style of traditional timber sash windows. They also never need to be repainted, meaning that they will maintain their appearance for decades without intervention. Based on information from the manufacturer (Roseview Windows), these windows have been successfully used in hundreds of conservation areas throughout England, Scotland and Wales.

In our view, externally these windows are indistinguishable from original timber sash windows, both from pavement distance and from adjacent to the windows. They operate in exactly the same way, and contain numerous authentic features that set them apart from standard uPVC windows, including the following:

True sash windows – they are constructed in the same way as traditional timber sash windows, with the sashes sliding up and down in dedicated channels; top sash outermost, bottom sash innermost.

Mechanical joints – all the joints on frame and sashes are joinery-style butt joints, not mitred and grooved welds.

Deep bottom rail – the windows feature a traditional 81mm deep bottom rail on the lower sash.

Run-through sash horns – the windows feature continuous run-through sash horns that form part of the sash, not bolt-on fake or mock sash horns.

Putty line glass lines – the external sash sightlines where the sash meets the glass are traditional chamfers, replicating original putty lines. The same is true of the external astragal glazing bars.

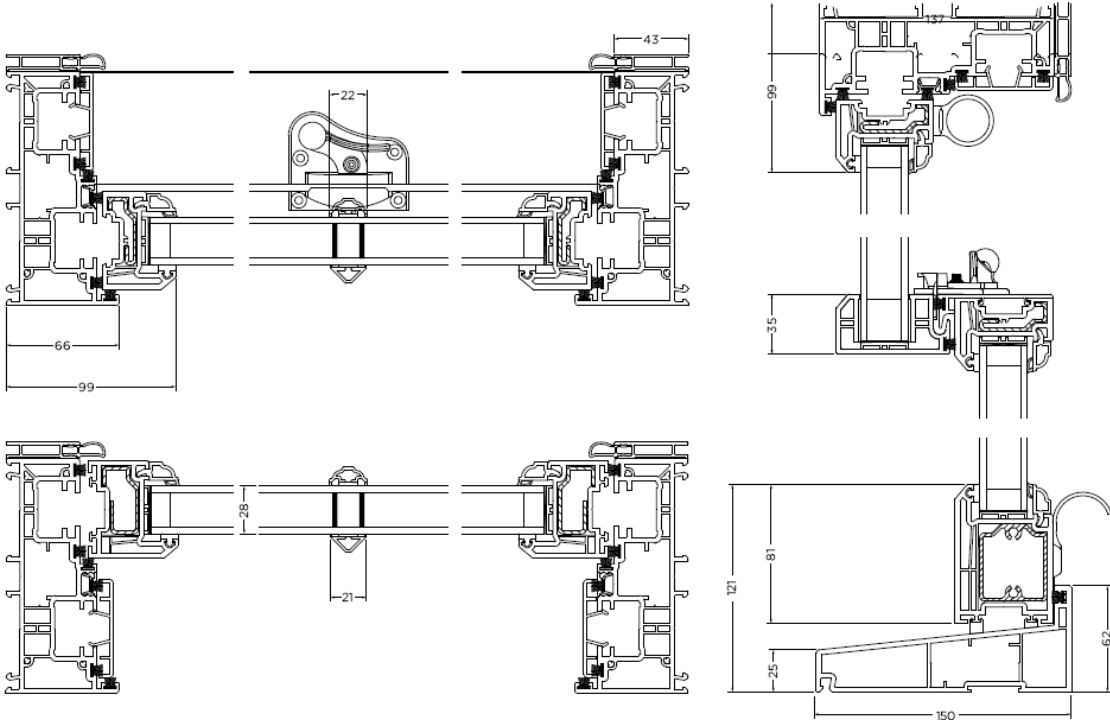
Slim midrail – unlike standard uPVC windows Ultimate Rose features slim profiles throughout, including an ultra slim 35mm midrail (compared to the 60mm typically used on other windows). This matches original hardwood sashes, and it is slimmer even than many modern softwood timber windows.

High quality woodgrain effect – the window features a high-quality laminated finish that closely resembles timber, and which is designed to last for decades without fading or discolouring.

Seamless construction – unlike standard uPVC windows that are easily identifiable from the numerous caps, joins and profile shadow lines, Ultimate Rose is completely seamless, giving a smooth solid finish, just like timber.

[optional] Deep cill – the windows come with a 50mm deep cill, just like the thick hardwood cills used on old sash windows (rather than the standard 25mm cill used on other window systems).

Technical dimensions



Statement from the manufacturer

We don't promote the use of standard uPVC windows in conservation areas, as most uPVC products are not suitable for conservation projects.

Rose Collection sash windows differ, in that they have evolved over many years, based not only on consumer feedback but also on guidance from local authorities and planners. They have been specifically designed, down to the finest detail, to replicate the traditional aesthetics of original timber sash windows.

We believe that they comfortably exceed the planning and permitted development guidance for "similar visual appearance", differing only in terms of the physical material used to achieve that appearance. We very much look at conservation as a

retaining the original character of a building and area, and achieve this based on design rather than material.

We also believe that windows should remain attractive and authentic throughout their life, regardless of maintenance. A key benefit of our windows is that they will continue to look authentic for decades without relying on regular maintenance and repainting from property owners. This benefits the area in which the building resides, not just the current custodians of that building.

In short, our windows are sustainable, recyclable and will maintain their attractive, authentic appearance for decades to come. Walking past nobody would know that they aren't timber sash windows, and we firmly believe that high-quality uPVC sash windows such as our ultimate Rose model are in no way detrimental to the area in question.

Richard Burrells, managing director at Roseview Windows.

Examples of Ultimate Rose installed in conservation areas



Ultimate Rose on the left, original timber on the right





Precedent

Although we recognise that precedent is not a factor in deciding new applications, we note that the area in which our property resides already has numerous replacement windows, many of which are not traditional or appropriate to the area.

We believe that our proposal is very much in keeping with the architectural heritage of the area, and that – if permitted – will benefit the area by helping to restore that heritage.

The following are examples of buildings close to ours, which demonstrate the different styles of window that have been used here.

[insert photos of nearby buildings, especially where sash windows have obviously been replaced with mock sash casement windows]



Environmental Responsibility

In the 21st century, protecting the environment is a major priority. Recycling has a huge impact on all our lives. From household packaging to large-scale industrial products, recycling helps to reduce our carbon footprint and protect the planet for future generations.

The manufacturer of our proposed windows uses demonstrably sustainable products throughout the manufacturing process and routinely recycles left-over uPVC.

The windows are fabricated using high quality REHAU profiles. REHAU are a world leader for producing polymer-based products. They place great emphasis on producing sustainable PVC products which using as much recycled PVC as possible. REHAU window profiles feature a PVC core made entirely from recycled material. Only the outer skin is virgin PVC to ensure that the appearance is not negatively affected.

Despite much negative press coverage around throwaway plastic packaging, when used responsibly PVC is actually a very environmentally friendly material. It is safe to fabricate, reliable and durable, and a cost-effective building material. It performs extremely well in life-cycle assessment tests where its recyclability is measured.

In their Green Building Guide the Building Research Establishment (BRE) rated uPVC just as highly as timber in terms of sustainability.

uPVC for windows is part of closed-loop recycling, which is the most environmentally friendly form. Closed-loop recycling involves recycling material and using it in the same product that it was recycled from (in this case, windows). Open recycling re-uses recycled materials in different ways, which often involves transporting those materials over great distances - to other countries or even continents. In contrast, REHAU's recycling facility is situated a few miles from their extrusion plant, meaning that material is recycled and re-used to make new window profiles, with virtually no wastage, all within a small radius.

Finally, uPVC can be recycled up to ten times. With an expected minimum product lifespan of forty years, this means that the materials used could be in use for hundreds of years if recycled properly.

Conclusion

[Adjust this section as appropriate]

In conclusion, our existing windows are overdue for replacement. The replacements will be like-for-like in terms of design, but with a change in material and glazing from single to double. They will maintain the authentic image required within the conservation area.

The appearance of the windows to be used for the proposed replacement shall match the colour, size, shape and texture of the existing windows. The windows will have a positive impact on the property by way of better insulation, a positive impact on the environment saving on fuel and energy, and a positive impact on the area by remaining completely in keeping with the heritage style for many years to come. They may also serve as an example for future window replacement projects.

Taking into consideration the issues detailed above and the minimal environmental and conservation impact of our project, it is hoped that our proposal is approved.

If you would like and further information on the project or the products being proposed, please contact us using the details on page 1.