

# Heritage Statement

**Property:** 25 Main Street, Egremont, CA22 2DR

**Proposal:** Replacement of existing ground-floor front window

**Heritage designation:** Egremont Conservation Area

**Listed status:** The property is not a listed building.

## 1. Purpose of the Statement

This Heritage Statement has been prepared in support of the planning application for the replacement of the existing ground-floor front window at 25 Main Street, Egremont.

The property is located within the Egremont Conservation Area and, although it is not individually listed, its appearance contributes to the character of the historic Main Street frontage.

The proposed works are limited to the replacement of one existing ground-floor window. The scale of the proposal is therefore modest and the assessment is proportionate to the nature of the works.

## 2. Significance and Existing Context

25 Main Street forms part of the established historic frontage of Main Street, Egremont. The building contributes to the character of the Conservation Area through its position, scale and traditional street-facing elevation.

The existing ground-floor window is an important feature of the front elevation and is visible from the public highway. It is currently in poor condition and requires replacement.

The building has already undergone some alterations to its windows. The first-floor windows have previously been replaced with UPVC windows, and UPVC replacement windows are also present on adjoining buildings within the immediate streetscape.

Photographs accompanying this statement show the existing ground-floor window, the previously replaced first-floor windows and the surrounding properties, providing context for the proposed work.

## 3. Proposed Works

The proposal is to replace the existing ground-floor front window with a new window within the existing opening.

The intention is to retain the established proportions and character of the existing ground-floor window rather than introduce a generic or visually inappropriate modern alteration.

Care will be taken with the design and detailing of the replacement so that it sits comfortably within the existing elevation and respects the character of the Conservation Area.

There is no proposal to alter the size or position of the existing window opening or to change the overall form of the building.

## 4. Assessment of Heritage Impact

The proposal is considered to have a **neutral to positive impact** on the character and appearance of the Conservation Area.

The existing window is already present and the proposal does not involve the loss of an important historic feature elsewhere on the building. The existing opening and relationship of the window to the elevation will be retained.

The replacement of the ground-floor window provides an opportunity to improve the appearance of the principal frontage while ensuring that the design remains sympathetic to the historic character of Main Street.

Particular consideration has been given to the fact that the ground-floor window is more prominent than the first-floor windows and is therefore an important part of the public-facing elevation. Although UPVC windows have previously been installed at first-floor level and on adjoining properties, the intention of this proposal is to preserve an appropriate and visually sympathetic design at ground-floor level.

The proposal will not affect the building's overall scale, form or architectural arrangement and is not considered to cause harm to the significance or character of the Egremont Conservation Area.

## **5. Justification and Mitigation**

The existing window requires replacement due to its condition. Retaining the existing opening and maintaining the established proportions of the ground-floor window are the principal measures taken to minimise any potential heritage impact.

The replacement will be designed to complement the existing building rather than compete with it. The proposal therefore provides a practical improvement to the property while retaining the visual qualities that contribute to the Conservation Area.

The accompanying photographs demonstrate the existing condition and the wider context of the proposal.

## **6. Conclusion**

The proposed replacement of the ground-floor front window at 25 Main Street is a small-scale alteration to an unlisted building within the Egremont Conservation Area.

The proposal retains the existing window opening and the established relationship of the window within the front elevation. The design will respect the character and proportions of the existing frontage and will provide an appropriate replacement for the existing window.

Taking into account the existing alterations to the building and neighbouring properties, together with the limited nature of the proposed works, the proposal is considered to preserve the character and appearance of the Conservation Area and, through the improvement of the principal frontage, has the potential to make a modest positive contribution.

### **Photographic Evidence**

**Photograph 1:** Close-up photograph of the existing ground-floor front window.

**Photograph 2:** Photograph showing the existing first-floor UPVC windows to 25 Main Street.

**Photograph 3:** Wider photograph showing the front elevation and adjoining properties, including their existing replacement windows.

Picture 1: ground floor window, current condition



Picture 2: Frontage, ground floor and first floor. First floor UPVC windows previously installed, before I became owner.



Picture 3: Showing Adjacent building with upvc windows.

