STATEMENT OF SIGNIFICANCE & IMPACT: *ASSESSMENT TABLE*

Proposed Works (*item by item*):	**Significance of the historic fabric/area that will be affected:**	**The impact of the proposed work(s) on the historic fabric/area:**
Replacement of seven windows (one to ground floor (kitchen), one to first floor (bathroom) and five to second floor (two on landing, three in bedroom) to rear of the property (44 King Street, Leek ST13 5NW)	The property (44 King Street) is located within a Conservation Area. It lies on the west side of King Street and is comprised of three storeys. It is situated within a run of five grade II listed terraces (38-46 King Street) which are approximately 200 years old. 46, 44 and 40 have the notable architectural feature of an elongated weavers' window on the second storey to the front of the properties. There are similar weavers' windows in the second storeys of the opposite properties to the east side of King Street. In all cases, the original timber windows have been replaced with uPVC units. To the rear of the five grade II listed terraces, the weavers' windows have been replaced with five individual casement windows. At 38, 40, 42 and 44, the replacement windows are uPVC, not timber, framed. Similarly, the original(presumably sash) windows to the ground and first floor has been replaced with uPVC windows.	The existing windows and the stone masonry around them are in a poor state of repair. Accordingly, they leak and are contributing to damp issues within the property. The proposed works seek to enhance the rear façade of the property in a manner in-keeping with its historic character. The proposed replacement windows will mimic the design of the Georgian pane sash and casement windows in situ at the front of the property, but, instead of being timber-framed, will be wood-grain effect uPVC framed in an period style (i.e. Georgian pane in square grid pattern with astragal bars). In the kitchen (ground floor rear) and bathroom (first floor rear), the existing windows would be replaced with split half top and half bottom windows with top casement openers and run through horns. These would have astragal bars in and out with a square grid pattern. The existing windows have bars between the glass panes. The glass in the bathroom would be privacy glass. These mock sash windows would mimic those in situ on the ground and first floor of the front of the property. On the third floor, the five windows (two of which are on the landing and three of which are in a bed) which are currently Georgian pane uPVC windows with bars sitting between the window panes would be replaced with

		Georgian pane astragal bars in and out with square grid pattern. We would maintain the current pattern of there being a dummy and an opening window on the landing, and two dummies with an opening window in the middle in the bedroom. In the pursuit of energy efficiency and better insulation, slim double glazing is proposed. No historic fabric will be lost as a result of the proposed works and, indeed, the rear aesthetic of the property will be greatly improved, making it more in keeping with the front facade. Please see attached document 'Existing and Proposed Rear Windows - 44 King Street' for further details.