

Comments from Chichester Harbour board :-

1. The description states the dormer windows will be replaced with UPVc vertical sash windows - what will the style of glazing be? The only proposed detail we have is a vertical sliding sash window detail however, this show the glazing to be of two large panes and not subdivided panes as per the style of the existing windows. *The window detail was given to show the style of the uPVC section rather than the glazing, apologies, these have to be especially made to replicate the bespoke dormer windows so there is no photograph available.* A photo of a vertical slider sash window has been provided but this shows a wooden frame with 12no panes. *This photograph has 24 panes and is in fact uPVC not timber.* Please clarify. *This was given to show the style of the smaller panes which will be replicated in the new dormer.*

*The two sash windows in question are at the front on the top floor, these were a fairly new addition and of poor quality soft wood. The proposed replacement uPVC sash windows will have the same number of small panes and the core structure will be every little different in terms of width from the existing. The lower part will be lifting and the upper part fixed as is the case with the existing windows. I would also point out that the adjoining terrace of houses No. 22a , No. 22 and No. 20 all have uPVC windows throughout, many of which I believe are not in keeping with the age of the buildings. These two top floor windows will not be out of keeping with adjacent properties nor will be materially different in look to the existing and in keeping with a 'heritage look'. The photo shows the uPVC replacement for the rear [with 24 panes] but the same principle to ensure that the new dormer windows are in keeping with existing applies. Please see attached photographs of the adjacent properties. I would also point out that the side east elevation of the property has uPVC windows already, see photo attached.*

2. *The description states the existing sash windows on the rear (2 at FF and 1 at GF), will be replaced with UPVc vertical sash windows, however what will the style of glazing be? The glazing will be as per the photograph already submitted [showing 24 panes] but with the same number of panes as existing i.e. 12 not as per the example photograph .The only proposed detail we have is a vertical sliding sash window detail however, this show the glazing to be of two large panes and not subdivided panes as per the style of the existing windows. The glazing will be subdivided into twelve panes as above. A photo of a vertical slider sash window has been provided but this shows a wooden frame with 12no panes. The example photo shows more than 12 panes, indeed 24 panes, sorry this is the only example as again these are bespoke windows to ensure that they replicate existing] Please clarify.*

*The style of the glazing will be the same as existing and this is shown in the example picture also attached, it will look little different from the existing widows.*

3. *The description states the casement windows will be replaced with UPVc – will these be vertical sliding sash and what will the style of glazing be? Please clarify.*

*The existing metal casement windows open on the long edge. The proposed uPVC casement windows will also open on the long edge. Both will open the same way as existing. Neither will be vertical sliding sash windows. The number of panes will be the same i.e. 6 panes.*

I trust that this answers all the questions from CHB but please do come back to me if further clarification is needed. Please be assured we want these windows to be very much in keeping with the heritage look and feel of King Street and in particular No. 26.

Best wishes,