

DESIGN STATEMENT**for the proposed****REPLACEMENT OF FENESTRATION, DORMER WINDOW, ROOF TILES
AND RE-POINTING OF CHIMNEY****to****12 Queen Street, Emsworth. PO10 7BL****Proposal:**

The property has recently obtained change of use to being entirely a domestic dwelling under planning application APP/18/00705.

The proposal is to update and refurbish the property during the course of the proposed rear extension with refurbishment and repair throughout.

Refurbishment and repair is to include:

Doors and windows - The existing first, second and attic floor windows are to be either refurbished or replaced and their condition is reported within the separate condition report accompanying this application. It is noted that some of these windows are not of original nature. The existing front door and display window abutting the pavement are to be retained as existing.

In view of the condition report it is proposed to replace windows W1, W2, W3 and W6. It is proposed to retain and refurbish windows W4 and W5.

The reasons for replacement of windows W1, W2 and W3 is because they are non-original with chunky profiles and double glazed and in need of some repair anyway as noted in the report. The replacement windows will include original detailing with more appropriate thin profile window beads (as drawings) and will all be single glazed using restoration glass (to look more like the original float glass. Secondary glazing may be applied to the window once installed to assist with thermal and sound insulation. Weather-strips are to be included within frames to assist in weather tightness of the windows. The existing ironmongery to be salvaged and re-used from existing windows or new sourced to match. Timber will be either softwood or preferably Accoya wood, providing improved longevity of timber.

The existing window W.6 within the dormer window is in very poor condition, and probably due to the poor detailing of the leadwork to the dormer. If found to be repairable, this window will be repaired with new timbers scarfed into the existing elements. However, looking at the condition from the inside the window will probably need to be replaced and the proposal is to replace with profiles and sizes all to match the existing, but to include weather-strip detailing to assist in improving weather tightness. Glazing to be single glazed restoration glass. Ironmongery to be salvaged from existing or to match. Timber will be either softwood or preferably Accoya wood, providing improved longevity of timber.

Dormer Window – The existing lead work is in poor condition, thin and in need of replacement as there is sign of water ingress to the inside of the dormer roof. It is proposed to remove the leadwork, retain existing timbers if found to be in suitable condition, otherwise any rotten timbers to be replaced in equal sizes. The face and cheeks to be re-clad in Code 4 leadwork throughout, with detailing to LSA recommendations and to include a slightly wider lead cloak to the front face of the sash along the dormer face to improve weather resistance (see

drawing). To assist with improving thermal properties Natural Lamb's Wool insulation to be inserted between studs and joists to roof and cheeks with Magply board to inside face which are all breathable materials.

Pitched Roof – The existing roof is to be removed and repaired. When removing the tiles, any existing tiles found to be suitable for re-use are to be retained and if enough existing tiles are salvageable these are to be re-used. If re-used these are to be laid to complete elevation pitches with any new tiles to be matching clay tiles, sourced to match the existing in colour and profile. Internal materials are to be retained as breathable and suitable for use in historic buildings maintaining fabric integrity. It is proposed to retain the existing lath and plaster ceiling lining but if requiring repair to repair with Magply breathable boards. Between rafters Natural Lamb's Wool insulation is to be inserted (approx. 80mm) to assist in thermal properties leaving approx. 20mm gap from the top of the insulation to the underside of the new felt. New felt is to be a breathable type fabric, such as Tyvec Supro. Roofing battens to be 32x28mm pre-treated softwood. Hip and ridge tiles to be salvaged if suitable or replaced to match the existing and re-laid on a full mortar bed using lime mortar and hips to include hip irons.

Paint:

All windows will be painted in an equal 'white' gloss colour to the existing, with modern water based paints allowing breathability, improving qualities without compromising on aesthetics.

Rainwater pipes and Gutters:

The existing gutters and rainwater pipes to the front and side elevations are cast iron. These are currently painted an orange/brown colour. These are to be retained, refurbished and painted black. The rear elevation has UPVC plastic gutters. These are to be retained or replaced to allow for the rear extension proposal.

Conclusion:

The use of original style profiling and reinstatement of thin glazing bar profiles will retain the character of the windows. The use of Accoya softwood will improve longevity to all timber fenestration. The replacement of exiting double glazed units to single glazing improves on the originality and historic content of the building. Repairing existing windows where possible retains originality.

The refurbishment to the roof and dormer window is really a required maintenance and ongoing repair required to retain the condition and habitable use of the building. The introduction of insulation and breathable materials to the roof will not be detrimental to the historic content as the material proposed will retain the breathable nature of the historic fabric.

In view of the issues detailed in this report it is considered appropriate that Listed Building Consent be granted for the proposals.