

Your ref: APP/16/00491
Job No: 2306

03 January 2019

Havant Borough Council
Planning department
Public Service Plaza
Civic Centre Road
Havant
Hampshire
PO9 2AX



For the attention of the Conservation Officer (Planning)

Dear Sirs

**20 QUEEN STREET EMSWORTH PO10 7BL - APPLICATION NO APP/16/00491
SINGLE STOREY REAR EXTENSION AT 20 QUEEN STREET AND DEMOLITION OF SINGLE STOREY DWELLING AT
22 QUEEN STREET**

Listed building consent was granted for the above on 01 July 2016 and works are scheduled to commence shortly. Five conditions were attached to the consent, and this letter accompanies drawings and samples of materials proposed and submitted for release of the conditions. The information relates to:

Conditions:

1. Works are scheduled to commence before the expiration of three years on 30th June 2019.
2. Samples of:
 - Roof Covering and Sidings – Canadian Glendyne natural roof slate 500 x 250mm as the best match for a natural Welsh slate which is cost prohibitive and due to the complexity of the roof not suitable for reclaimed slates.
 - Cavity Walls – Swanage Handmade Heather Red brickwork to be laid English Garden Wall bond to match existing listed property. Handmade plinth stretcher specials are specified for the sill course. Although the description broadly covers the mix, the bricks will be site-matched and batched and colour selected to be project specific and the Conservation Officer will be invited to approve a sample panel before construction. Hydraulic lime mortar (no cement) will be used throughout with a slightly recessed brushed mortar joint to expose the larger aggregate in the mortar. The mortar mix will be assessed from a sample taken from the existing property.
 - Windows and Doors – Timber windows and doors with an aluminium white powder-coated external trim and prefinished white internal paint system, triple glazed and manufactured by Rationel in their Auraplast range. The proposed folding/sliding doors were found to be too bulky and a terrace door and sliding patio door have been substituted. This elevation is only seen from the garden patio which no neighbours overlook.
3. 1:20 and 1:50 Elevations and Floor Plans - plans, elevations and sections showing the detailed construction together with the window manufacturer's details are included in drawing numbers:
 - 2306/BR.006A – Floor Plan Plinth Level
 - 2306/BR.007A – Floor Plan Window Level
 - 2306/BR.008B – Floor Plan Roof Structure
 - 2306/BR.009A – Section A – A
 - 2306/BR.010A – Section B – B
 - 2306/BR.011A – Sections C - C & D – D
 - 2306/BR.012A – Section E – E
 - 2306/BR.014A – North Elevation
 - 2306/BR.015A – South Elevation
 - 2306/BR.016A – East Elevation
 - 2306/BR.017A – West Elevation

Also enclosed are the details for the improvement works to the existing house. Unfortunately little of the Georgian interior detail remains with all internal doors replaced with pressed fibre mock 6-panel 'Georgian' doors, modern torus skirting, replacement staircase and modern fireplace openings. The few retained features of door linings and architrave mouldings are to be retained and replicated to all internal door openings. Doors are to be replaced with purpose-made doors replicating details found commonly in Georgian townhouses and in all probability in the original house. All modern skirtings are to be replaced to a traditional profile obtained from a similar property. The property originally comprised one house (Nos 18 & 20) as referenced in my Heritage and Design and Access Statement with a staircase in a different location and rooms now subdivided. It is impossible to recreate the original house, but the original features which are extant are to be renovated and conserved and replicated where necessary eg ceiling cove mouldings where missing on one elevation. No historic features are to be removed or relocated. Existing windows are to be renovated and draught-sealed, internal shutters made operable and only seriously decayed or poorly replicated windows are to be replaced to match the original profiles and single glazed with lightweight glass. Details are included in drawing numbers:

2306/BR.020 - Window Details

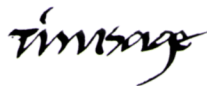
2306/BR.021 – Joinery Details

2306/BR.022A – Door and Window Schedule

4. The guttering and rainwater downpipes to the existing property are to be retained or replaced cast iron only painted black. The guttering to the new extension is to be half-round black painted cast aluminium to satisfactorily address the radiused eaves with circular section rainwater downpipes. However any downpipes abutting or installed on the existing property to be suitably sized black painted cast iron. All hoppers where they occur are to be black painted cast iron to replicate any originals on the property.
5. The enclosed drawings amplify the drawing numbers 2306/01-08 and accompanying documents in the approved plans.

If any additional clarification or information is required, I will be pleased to provide this and any inspection during the works will be welcomed. The appointed contractor has historic building experience and can source the appropriate materials and skills when required.

Yours faithfully



Tim Sage

enc. Drawings as listed, samples of window opening section, natural Canadian slate, Swanage Handmade stock brick.

cc. Client, Contractor.