

**Approval of details to satisfy Condition 3 & 4
of
Listed Building Consent APP/18/00705
&
Condition 3 of APP/18/00704**

Application Number: APP/18/00705 / 00704

Site Address: 12 Queen Street, Emsworth. PO10 7BL

Proposal Description: Listed Building Consent for change of use from Shop (A1) to 1No. 3 bed dwelling with single storey rear extension following removal of existing outbuilding.

The following information is provided in order to satisfy conditions 3 and 4 of the approved Listed Building Consent application to be read in conjunction with drawings P_04 & P_05 which includes labelling of doors/windows for reference.

Windows and Doors:

It is assumed condition 4 refers to the side window within the existing original structure, labelled as W1. This application therefore presents proposals for W1

Window W1 – To be inserted within the existing original wall to the northern side elevation. The window is to be a white painted softwood sash window with profiles to match the original style and profiles, but to include weather-strip detailing to assist in improving weather tightness. Glazing to be single glazed restoration glass. Ironmongery to be equal to the existing. Timber will be either softwood or preferably Accoya wood, providing improved longevity of timber. The glazing is to be held in place with traditional putty and nails. Please refer to drawing P_05 which shows the detail of profiles and position to be set within the existing wall. The drawing shows a modern cavity wall, such as proposed for the rear extension. It is unknown of the exact wall construction until opened up, but the sash frame is to be set behind the front face of brickwork, as shown.

There is no request within the conditions 3 & 4 for details of the other windows and doors within the single storey rear extension, being Window W2, W3a, W3b and D1. However, the proposals are as follows:

Window W2 – To be a white painted softwood timber sash window with equal profiles as W1,

Window W3a and W3b – to be white painted softwood flush casement windows, with similar thin profiles to the glazing beads as W1.

Door D1 – to be white painted softwood door with hardwood cill, with similar thin profiles to the glazing beads as W1.

The fenestration to aesthetically match the traditional style and detailing associated with the listed building, but as the extension is new it is proposed to use slim profile double glazing units to all glass, such as Histoglass D10, within the new extension windows and doors W2, W3a, W3b and D1 with timber beading to the internal face.

Roof lantern:

Roof Lantern (L.1) to be black (Ral 9005) powder coated thin aluminium profile pyramid roof lantern with clear laminated double glazing, by Vison or Sunsquare, as technical detailed sheets (see supplementary file as attached with application 'roof lantern.pdf'). The angle profiles to be at a shallow 30 degree pitch to minimise visibility. Typical image as below

**Brickwork:**

It is proposed to use salvaged bricks from demolitions for the new extension but making up the shortfall with a matching imperial sized stock brick. Below are images showing the existing brickwork which will need to be cleaned before demolitions.



A close match to the existing bricks is an Ibstock Swanage imperial red stock brick. The image below shows a sample colour of this brick, but the mortar shown is to match the existing using a white lime mortar in a weather-struck profile pointed finish, rather than the sand coloured as the image below.



Flat Roof:

The proposal is to use a GRP flat roof, such as Topseal or Cure-it, as image below. The roof will be laid to approx. 1:60 falls toward the perimeter gutter and finished in a flat grey appearance, equal to a lead colour. All flashings to abutments are to be Code 4 lead and treated with patination oil. The GRP flat roof system can include fake lead rolls, providing an aesthetic appearance of an original lead roof, but this is not thought necessary as the roof is not really visible, (only from the upper level windows) and the structure is all new, not on an existing original part of the building.



Gutters and downpipes:

To be aluminium type - Victorian Ogee by Guttercrest or equal in a heritage black textured finish. Sixe to be 120mm. Typical details as below:

VICTORIAN OEGE GUTTERING SYSTEM

STANDARD GUTTER LENGTHS

GUTTER (mm)	3m	1.5m	A (mm)	B (mm)	MATERIAL THICKNESS
110	VOG1/1	VOG1/2	108	54	2.5
120	VOG2/1	VOG2/2	121	60	2.5
130	VOG3/1	VOG3/2	133	68	2.5
160	VOG4/1	VOG4/2	160	82	2.5



Downpipes to be 75mm round aluminium, in equal heritage black colour.

Fascia:

To be a white painted softwood timber with a simple layered pattern with moulded detail, see drawing P_05. This detail along with the Victorian ogee gutter, helps reduce the appearance depth of the fascia, which hides the depth of the built up insulated roof layer thickness, providing a thinner fascia profile.