

Approval of details to satisfy Condition 3 & 4 of Listed Building Consent

Application Number: APP/15/00854

Site Address: 16 Langstone High Street, Langstone PO9 1RY

Proposal Description: Listed Building Consent for construction of first floor side extension and single storey side extension along with minor alterations

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_01G, which includes labelling of doors/windows for reference.

Proposed windows WG1, WG2, WF1, WF2, WF3 all as drawing P_03.
Stays and fasteners to be heritage style – black antique style as images below



Proposed Door DF1 – as drawing P_04.
Ironmongery to be stainless steel one and a half butt hinges per door.
No handle.

Proposed Door DG1 – to be hardwood stable door with hardwood frame. External face of hardwood door to be flush jointed as image below: Hardwood 1 light stable doors are manufactured from kiln dried red hardwood timber, using Through Mortice and Tenon construction. All doors beading cut, mitred and pinned.

Ironmongery to have one pair of stainless steel butt hinges per door leaf.
Door handle and Bolts to be black antique style



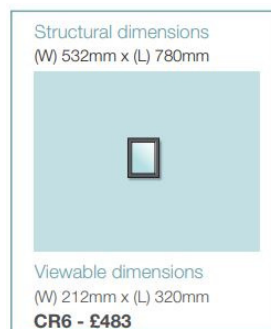
Juliet balcony – clear glass and stainless steel fixings with minimal visibility. Typical details as below:



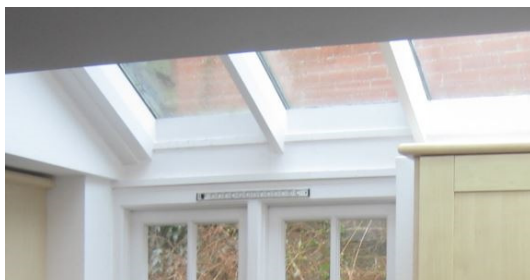
Internal doors to bathroom cupboards DC1 & DC2 – to be cottage style pine ledged and braced doors to match the existing doors to bath room and ensuite (to be retained) and will try and source reclaimed doors. Ironmongery to be thumb latch in black to match, similar to image below:



Rooflights – To be Conservation rooflights by the Rooflight Company to be installed with casement between the rafter to allow for the casement to sit flush to the roofline. RF.1, RF2, RF3 to be CR-7 and RF4 to be CR-6



Glazed Roof above Kitchen – This is to match the existing softwood profiles of the existing glazed rooflight and if possible the existing rooflight will be salvaged and materials re-used within the proposed new glazed roof, with timbers are to be painted white gloss. The images below show the existing appearance.



The photo (Fig 1) below shows the materials used along the current western side elevation, which indicates that the front section (right hand side? was built at a different time (possibly earlier than the rear section) with two types of facing brickwork and two types of vertical plan tiles. The bricks appear to be a stock brick and the plain clay tiles are handmade peg tiles. The photo (Fig 2) below shows the existing roof tiles which are a similar handmade peg tile, but have a darker patination, due to the build up of algae/weathering.

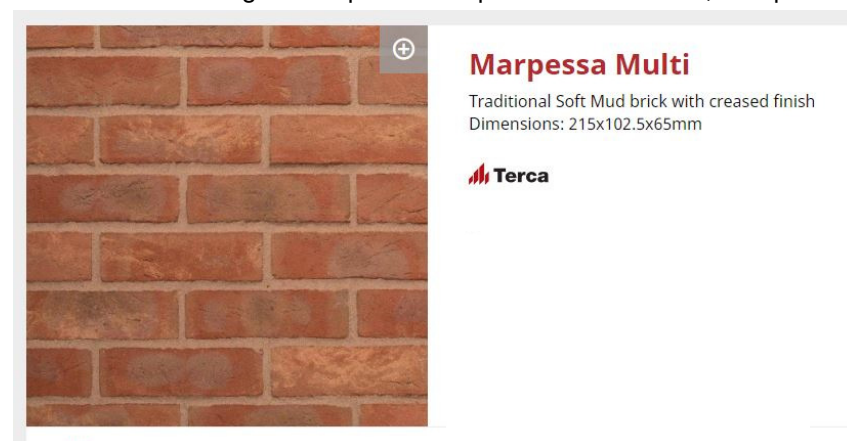


Fig 1 – photo of area of existing western wall



Fig 2 – photo of existing roof tiles

Facing Brickwork – To be a matching stock brick. The closest sample found to match the rear extension (left hand side of photo) is Marpessa Multi by Wienerberger. This brick, as the image below has a similar multi-colour and creased face texture. The image below is set with a brown mortar which makes it appear more orange, but the mortar used would be equal colour to the existing. A sample can be provided to confirm, if required.



Tiles – Where the existing roof tiles and vertical tile hanging tiles are to be removed to allow for the new works these are to be set aside and salvaged for reuse. New areas will reuse the existing hand made peg tiles and any additional areas required will be in a matching salvaged or new hand made peg tile to match the existing. As the existing tiles appear to be slightly different in colour these will be hand pick selected and laid to allow for individual plain façade areas to utilise the same tiles as much as possible to retain a coherence of tile to facades, with change in tile where change in elevation/plain. Samples can be provided on site, if required.