

Specification

For

**Discharge of Conditions:
APP/17/01104 & APP/17/01088**

At

**Former White Hart P.H
East Street
PO9 1AA**

On Behalf Of

Harris and Kane

By

**Martin Critchley,
Chartered Architect,**

**The Old Brewery,
15E South Street,
Havant,
Hampshire,
PO9 1BU**

March 2018

1.0 Generally

- 1.1 This Specification is in support of an application to Havant Borough Council for the Approval of Details Reserved by a Condition for APP/17/01104. The conditions requiring approval are Nos. 3, 4, 5, 6, 7, 8, 9, 10 and 11.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Martin Critchley, Chartered Architect.
- 1.3 Reference should be made to the approved planning drawings for details of the proposals, ref:
- | | |
|---------|--|
| 17094 - | 101: Site and Location Plans
420: Identification Plans
421: Roof Structure
422: Proposed Fire Detection Plans
423: Proposed Fire Resistant Refuse Units
520: Proposed False Chimney Elevation
620: Flat Roof Details
621: Eaves Details
622: Dormer Window Section
623: W.01 and W.02 Details
624: W.03 and W.04 Details
625: W.05 and W.06 Details
626: D.01 Details
627: S.01 Details
628: S.02 Details
629: Structure Safety |
|---------|--|
- 1.4 Harris and Kane are proposing to use materials and finishes throughout the development that are compatible with the buildings architectural and historic interest. As previously mentioned throughout the application, the building was bought in a poor state of repair. Previous owners had not taken care of the building and many unsympathetic alterations had been made. Harris and Kane are proposing to retain, restore and re-install appropriate materials and finishes to the building to protect the character to both the listed building and the conservation area.
- 1.5 It is a priority for Harris and Kane to have the details within this specification approved by the LPA in full so works can commence to the Former White Hart Public House as soon as reasonably possible. Access to the building is currently limited on safety grounds; as mentioned above, the previous owners left the building in a poor state of repair and the recent adverse weather has caused water damage within the existing flat roofed area. Precautionary measures have been taken to prevent any further damage; however this needs to be rectified permanently as soon as possible to prevent any irreversible damage from happening.

Existing Building Condition

N.B Photographs below were taken prior to the recent adverse weather which occurred the week of 26/02/2018 which has since caused significant damage to the existing flat roofed area.



2.0 Condition No.3, 4, 6, 7 and 10 (APP/17/01104): Specification

- 2.1 Section 2.0 includes the full description of materials to be used on/within the building. Labelled material samples will also be submitted as part of this Planning Application. The following will be included within this section:

Details and Materials of Proposed Flat Roof, Principle Timbers and Eaves Details
 Details and Materials of Proposed Windows
 Details and Materials of Proposed Doors
 Details and Materials of Proposed Rain Water Goods
 Design and Details of Proposed False Chimney
 Design and Details of Proposed Roof Structure
 Design and Details of Roof Ventilation
 Design and Details of Proposed Staircases

Please make reference to drawing No.17094_420 throughout section 2.0

Details and Materials of Proposed Flat Roof, Principle Timbers and Eaves Details

- 2.2 Drawings 17094_620, 621 and 17094_421
- 2.3 Details of the proposed flat roofed area can be found in drawing 17094_620. The drawing shows that the roof will be of a timber construction, finished with EPDM. This will be done using traditional 'roll mop' technique so that it is in keeping with a traditional aesthetic. The pitched roof leading on from the flat roof will be finished with clay tiles, re-used from the existing building.
- 2.4 There is currently little in the way of structural support within the existing roof. Drawing 17094_421 shows the proposed principle timbers that will need to be inserted into the building to ensure structural strength. The methodology of this is to construct these first to make the building safe before other works continue. Further information on this can be found in section 4.0 below.
- 2.5 The roof ventilation at eaves level will be done through soffit ventilators. These will be black to match in with the existing black fascias and soffits. Details of this are shown in 17094_621 and the manufactures details are shown in Appendix 1.

Details and Materials of Proposed Windows

- 2.3 The existing windows at first and second floor level are casement windows that are a mixture of cream and white painted softwood. The primary windows that face North and East street are all painted cream (RAL 090 90 10), whilst the majority of the rear (and existing dormer) windows are painted white (RAL 9010).
- 2.4 The proposed windows to be installed at first and second floor level are not facing North or East Street; therefore they are to be white painted softwood, to match existing.

2.5 Full Window Specification:

W.01: Dormer Window

Size: 900 (w) x 900 (l)
 Material: Painted Softwood
 Finish: White
 Design: Side Hung Casement: Victorian Bar
 Drawing: 17094_622 & 17094_623
 Details: See Appendix 2 for manufactures details

W.02: Gable End Window

Size: 900 (w) x 900 (l)
 Material: Painted Softwood
 Finish: White
 Design: Side Hung Casement: Victorian Bar
 Drawing: 17094_623
 Details: See Appendix 2 for manufactures details

W.03: Northern Pitched Roof Window

Size: 1020 (w) x 1300 (l)
 Material: Mild Steel
 Finish: Black
 Design: Top Hung Automatic Opening with 2 x Glazing Bars
 Drawing: 17094_624
 Details: See Appendix 3 for manufactures details (Rooflight CR11)

W.04: Southern Pitched Roof Window

Size: 1025 (w) x 1305 (l)
 Material: Mild Steel
 Finish: Black
 Design: Top Hung Automatic Opening with 2 x Glazing Bars
 Drawing: 17094_624
 Details: See Appendix 3 for manufactures details (Rooflight CR11)

W.05: Southern Flat Roof Window

Size: 800 (w) x 800 (l)
 Material: Slim Aluminium

Finish: Black
Design: Non-Opening
Drawing: 17094_625
Details: See Appendix 4 for manufactures details

W.06: Northern Flat Roof Window

Size: 800 (w) x 800 (l)
Material: Slim Aluminium
Finish: Black
Design: Non-Opening
Drawing: 17094_625
Details: See Appendix 4 for manufactures details

Details and Materials of Proposed Doors

- 2.6 The existing doors have previously been much altered, there are no original doors left in situ within the first and second floors of the building (and to the best of our knowledge, this is also the case internally at ground floor level). The original doors had previously been replaced with plain solid fire doors. The original doors were likely to have been painted softwood doors with four moulded panels, for this reason the proposed doors are as follows:

Style: 4 Panel Grained Door
Size: 2040 (h) x 926 (w) / 826 (w)
Material: Painted Softwood
Finish: Grained Effect, White Gloss
Design: Traditional Victorian Style 4 Panel Door
Details: Howdens Fire Door: FD30/DIF2370
 See Appendix 5 for manufactures details

Style: 4 Panel Grained Door
Size: 2040 (h) x 926 (w) / 826 (w)
Material: Painted Softwood
Finish: Grained Effect, White Gloss
Design: Traditional Victorian Style 4 Panel Door
Details: Howdens Standard Door: DIC1871
 See Appendix 5 for manufactures details

Style: External Door (Front Door)
Size: 2032 (h) x 813 (w)
Material: Painted Hardwood
Finish: Black Gloss with Brass Attachments
Design: Traditional Victorian Style 4 Panel Door
Drawing: 17094_626
Details: Howdens Chelsea Glazed Door: DXP6070
 See Appendix 6 for manufactures details

Details and Materials of Proposed Rain Water Goods

- 2.6 The existing rain water goods are varied around the building. The original rain water goods are black cast iron, however there are several areas around the building where uPVC guttering has previously been installed. The original rain water goods are as follows; and our proposals are to match the original features to retain the historic features on the building:

Guttering: Half Round
 Size: 100mm
 Material: Cast Iron
 Finish: Black Gloss
 Design: Fixed via rafter bracket
 Details: See Appendix 7 for manufactures details

Downpipes: Without Ears
 Size: 65mm
 Material: Cast Iron
 Finish: Black Gloss
 Design: Fixed via bracket
 Details: See Appendix 7 for manufactures details

Details and Materials of Proposed False Chimney

- 2.7 All external meter boxes, ducting and /or flues will be concealed within a false chimney breast, as approved as part of APP/17/01104, drawing No.17095-505 A. This is done in line with policies CS11 and CS16 of the Havant Borough Council Local Plan to protect the character of the listed building and conservation area.

- 2.8 The false chimney breast will be brick, to match existing, specified below:

Brick: Smooth Village Mixture
 Size: 215 (l) x 102 (w) x 65 (h)
 Finish: Smooth
 Type: Wirecut
 Bond: Flemish
 Details: Ibstock Priory Red Multi 0589
 See Appendix 8 for manufactures details
 Physical sample submitted to LPA 06/03/2018

- 2.9 The false chimney will have a set of traditional cast iron doors, used as an access point to the conduits. **See drawing 17094_520.**

Location of Proposed False Chimney: North Elevation

As discussed throughout APP/17/01088, the proposed false chimney is to improve the aesthetics of the northern elevation of the building. The false chimney will have all new service outtakes and conduits as well as making good and hiding the existing mixture of wiring and conduits that are situated unsympathetically on the building.

The image below shows the proposed location of the false chimney, as well as the proposed brickwork to be used to match the existing brickwork.



Precedent Cast Iron Doors:
Made to order

Proposed Chimney: Street View



Former White Hart Public House, East Street, PO9 1AA

Design and Details of Proposed Staircases

- 2.10 The proposed spiral staircase is of a form that is in keeping with a traditional Victorian style spiral staircase. The detail of the staircase however, will be simplistic so not to pastiche an original staircase.

S.01: Spiral Staircase
 Size: 1.2m (w), 3.3m floor to ceiling
 Finish: Simplistic Design, Black Gloss
 Type: Space Saver Spiral
 Drawing: 17094_627
 Details: Private Stair (to serve one room only)
 See Appendix 9 for manufactures details

- 2.11 The proposed staircase from first to second floor level is to be inserted within the new roofed area within the building, as shown on plan 17094_420. The staircase will be in a traditional style to match the existing staircase that goes from ground floor to first floor level. This is to keep the style consistent within the common areas:

S.02: First to Second Floor Staircase
 Size: 1.1m (w), 3.3m floor to ceiling
 Finish: Victorian features, White Gloss
 Type: Half Turn Staircase with Landing
 Drawing: 17094_628
 Details: General Access Stair (to serve two flats)

4.0 Condition No.5 (APP/17/01104): Safety

- 4.1 Drawing No.17094_629 explains in full detail the steps that will be taken to secure the safety and stability of the parts of the building that are to be retained during any demolition works.
- 4.2 Condition No.5 makes reference to ensuring the building is protected against the weather during the process of the works. As mentioned above, with the adverse weather recently and with more storm conditions due imminently, protection measures have been taken in the interest of health and safety and for the preservation of the building. The protection works that have been undertaken have been carried out to the minimum measures that were immediately necessary.

8.0 Condition No.9 (APP/17/01104): Fire Components

- 8.1 There are no internal doors at first and second floor level that are able to be retained in situ for the conversion to flats. The existing doors will have to be disposed of as part of the health and safety precautions that need to be taken because of the excessive pigeon guano. The pigeon guano also caused a lot of the timber doors to rot because of the amount of time they were left untreated. The above said however, the internal doors had already been altered when Harris and Kane purchased the building. The traditional doors had been replaced with plain solid and unsympathetic timber fire doors, as shown in the below photograph.



Existing Doors



Proposed Doors

- 8.2 The proposed doors, as specified in section 2 above and shown in the above photograph, are Victorian style doors and these can be supplied in both fire protection and standard form. As mentioned in 1.4 above, Harris and Kane are proposing traditional styles to remaining in keeping with the listed building. These are seen to be more appropriate and sympathetic to the building, to keep in line with Havant Borough Councils policies. See drawing 17094_422 for the specific locations.
- 8.3 To meet building regulations, there will be two x fire detectors in each flat (1 x heat and 1 x smoke detector). The heat detectors will be located in the kitchens of each flat, close to the ovens. The smoke detectors will be placed in the lounge and/or hallway areas.

Flush Smoke & Heat Detectors

Size:	114mm diameter
Finish:	White
Drawing:	17094_422
Details:	See Appendix 10 for manufactures details

9.0 Condition No.9 Continued (APP/17/01104): Noise

- 9.1 Noise protection measures between units can be carried out in floors, walls and doors.

Floors

First and second floors are to be carpeted upon completion. Overlay with acoustic matting and floating floorboards before carpet laying.

Walls

At first floor level, all units are separated by existing brick walls; there will be no material change to these areas. As section 0.7 of the Part E Building Regulations state *'In the case of some historic buildings undergoing a material change of use, it may not be practical to improve the sound insulation to the standards...'* and this will be applicable to the walls at first floor level of the building.

Flat 3 at first floor level proposes to insert a small section of separating wall to close off the existing open room. This had been done prior to Harris and Kane purchasing the building. The construction of this will be the same as the proposed construction details listed below, that are also being used at second floor level.

At second floor level, the proposed separating walls are within the new flat roofed area. These walls will meet Part E of the Building Regulations for Timber Frame Walls.

Further details can be found on drawing in Appendix 11.

Doors

The proposed doors, as specified in section 2 above, conform to Part E 'sound reducing' to help minimise sound travel.

Further details can be found in Appendix 12.

10.0 Condition No.11 (APP/17/01104): Schedule of Repairs**10.1 Roof**

Strip inner roof slopes and install flat roof. Re-use existing tiles to service balance of existing roof and new north roof slope.

Replace lead flashings and internal gutter channel linings.

Make good softwood fascias where applicable.

Service rainwater goods of cast iron with new seals and fixings

Following on-site inspection, existing rainwater goods are in better condition than anticipated. Existing rainwater goods to be serviced; no replacement is deemed necessary.

New flat roof rainwater goods to match existing.

Install loft insulation.

All works to as described from 3.4 above to be undertaken with scaffolding to the north side only and collapsible towers to the street elevations.

10.2 External Walls.

Construct faux service chimney flue with reclaimed red brick to match existing building. Flue conceals new service outtakes.

Make good local pointing, note 5mm struck joints.

10.3 Windows

The existing windows are to be serviced and to remain.

Replacement glazing where required to be cast glass and not polished plate. Putty to be linseed oil based.

Windows on second floor and additional window at dormer are relatively new and do not require replacement.

2 No. new windows to match existing style and moulding profiles.

10.4 **Internal floors**

Floor boards will have to be lifted for upgrading works to the service installations. Boards are to be lifted with care. Where possible, original floorboards are to be retained. Replacement boards in areas of original timber are to be second hand timber of matching thickness and width.

Ground and upper floors are to be carpeted upon completion. Overlay with acoustic matting and floating floorboards before carpet laying.

Provide temporary protection to floors when working overhead.

10.5 **Internal Walls and Partitions.**

Localised repair plastering is required. New chasing of walls will be required for upgrading of the service installations. All making good to be hard wall plaster with skim backing.

Local making good to architraves and skirting to be in softwood to existing patterns.

Installation of decorative Victorian fireplace surround to corner 'key room' on first floor. Investigation of fireplaces to establish if original hearths are still present, if present the hearths shall remain in situ as an important historical feature.

10.6 **Internal Carpentry.**

Due to the nature of the conversion, all doors need to be replaced with fire doors.

Replace doors with traditional panelled fire doors.

Install appropriate ironmongery (Victorian and 20C) with contemporary pattern knobs, spindles, roses, and rim latches, in wrought iron and cast brass as appropriate.

New and replacement doors are to be of matching pattern, fielded panel softwood construction with morticed and tenoned frame joints. Lamina panels and dowelled joints will not be used.

Redecorate to contemporary colour schemes.

Make good damage to main staircase.

Retain original handrails, newel post and spindles throughout.

New second floor access to be reproduction cast iron spiral staircase with wrought iron handrails.

10.7 Electrical Installation.

The electrical installation is out of date, inadequate, and of doubtful integrity. It requires full replacement. See lifting of floors and chasing of walls above.

Rewire all power and lighting circuits where applicable. Add smoke detector circuits and intruder alarm circuits.

Provide media and communications circuits.

10.8 Plumbing Installation.

As with the electrical installation, the plumbing installation is overdue for replacement.

Provide new gas fired boilers.

Remove lead cold water risers.

Remove galvanised steel roof tanks.

Provide new hot and cold water services throughout.

Provide new above ground waste pipes and connections through out.

10.9 External Works

Make good external area to the north of the building to allow for ease of access, health and safety.

Provide 5 no. bicycle storage.

Provide 1 no. communal household waste bin 1100L and 1 no. communal recycling bins 1100L.

11.0 Condition No.4 (APP/17/01088): Fire Resistant Refuse Units

- 11.1 There will be 1 No. 1100L Communal household waste bin and 1 No. 1100L Communal recycling bin. The bins will be enclosed in a fire resistant enclosure, as specified below:

PBM wasteSTOR Fire Resistant Units

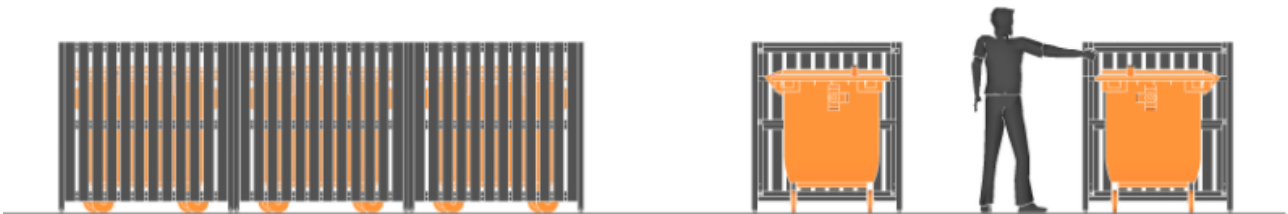
Size: 3100 (l) x 1310 (d) x 1816 (h)

Finish: Fire Retardant Cladding

Drawing: 17094_423

Details: See Appendix 13 for manufactures details

- 11.2 PBH wasteSTOR is specifically designed for challenging urban environments. The unit has robust construction and component longevity.
- 11.3 The units are designed to be conveniently located close to entrances or in communal gardens, making them easily accessible to users.
- 11.4 The units are provided with robust cladding with fire retardant coatings.



12.0 Appendix Documents:

Appendix 1:	Soffit Ventilators
Appendix 2:	Casement Windows
Appendix 3:	Conservation Rooflights
Appendix 4:	Flat Roof Rooflights
Appendix 5:	Internal Doors
Appendix 6:	External Doors
Appendix 7:	Rainwater Goods
Appendix 8:	Bricks
Appendix 9:	Spiral Staircase
Appendix 10:	Flush Detectors
Appendix 11:	Separating Wall
Appendix 12:	Sound Reducing Doors
Appendix 13:	Fire Protective Refuse Units