

**A DESIGN & ACCESS &
HERITAGE STATEMENT****Rev 'A'****for****Replacement Fenestration and Render to Elevations****to****5b King Street, Emsworth. PO10 7AX****1 ASSESSMENT OF PHYSICAL CONTEXT**

The property lies within the Emsworth Conservation Area on the southern side of King Street and is Grade II listed, falling under the listing of 5 and 5a King Street. 5b is believed to be a more recent addition to the properties, built in a similar equal style. A shared gravel drive to the south of the property provides access to a parking area and garages for the properties. 5b has a small terrace to the rear enclosed with trellis fencing.



Fig 1 – Northeast elevation, viewed from King Street Fig 2 - Southern elevations as viewed from rear

The existing property suffers from damp ingress along the rear (southwest) and side (southeast) elevations, which is possibly linked to a lack of ventilation. The windows are in a poor state of repair especially along the southwest elevation and are poorly fitting throughout. The glazing is secondary glazed to assist in thermal insulating with a single sheet of Perspex which does not allow access to open the window or assist with any background ventilation. The render to these elevations is showing signs of cracking and in need of repair.

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The Building is Grade II listed and lies within The Emsworth Conservation Area. The Conservation Character Appraisal (March 2010) should be considered along with the Grade II listing status.

The following is the details of the listing record for 5 and 5a King Street:

SU 7505 HAVANT KING STREET Emsworth (West Side)
27.7.75 11/71 No. 5, and 5a,
GV II

Pair of houses (now 3 dwellings). Early C19. Brick, with a slate roof. Symmetrical front (north-east) of 3 storeys, 4 windows. Low-pitched hipped roof with wide eaves with edge mouldings, on coupled plain brackets. Yellow/ pink brick walling in Flemish bond, rubbed flat arches to the 1st floor, rubbed round arches to ground floor arcade, with rubbed flat arches to the recessed openings, stone cills, plinth. Sashes in reveals. Doorways set back at each end with a Doric case, of cornice frieze, fluted columns, architraves, and 6-panelled doors above 2 stone steps. Rendered side walls.

3 PRE-APPLICATION ADVICE

Pre-application advice was sought for replacement fenestration and render to elevations and a response was received ref: GEN/16/01131, from Mrs J Hill. It should be noted that unfortunately Mrs Hill visited the property without meeting the architect (Mr Farrer) to fully discuss the proposals in detail.

The response advised on repair to the windows, where possible, but considered the windows were already replaced in 1996 and were not original and therefore were not historically significant. However, the aesthetic look of the building should be considered, with reference made to retaining the slim profile '22mm' wide ovolo moulded glazing bars to any replacement windows.

The French doors were advised to have oversized glazing bars and any replacement should consider reducing these to slimmer profiles of similar proportions to the windows.

The proposal of replacing the render, if cementitious, rather than lime based suggested a probable improvement in the breathability of the wall and therefore would be acceptable.

4 THE EXISTING & PROPOSALS.

Existing fenestration:

The existing softwood timber sash windows along the southwestern façade are not in good condition and showing signs of decay, even after only being installed approx. 10 years ago. It is considered the quality of the softwood windows are poor and that any remedial works to repair them will not be worthwhile and that full replacement will provide the most sensible solution to ensuring the longevity of the property. The existing windows also do not fully match the profiles and detailing of what appear to be the original windows of the main listed building of 5 and 5a King Street, which include horns and also do not have the external architrave moulding detailing around the junction with the masonry. This existing architrave detailing may also be assisting

in the decay of the windows by trapping moisture behind and between the junction with the masonry.



Fig 3 – Photo of the rear of the property also showing the rear view of 5 Kings Street (behind to the left), with original sash windows with horns and no external architrave around the frame.

Internally the windows are secondary glazed with a single sheet of glazing, which does not allow for any background ventilation or allow the windows to be opened easily.

The existing second floor windows, although appearing to be sash windows, are actually casement with the lower sash fixed and the top sash being top hinged.



Fig 4 – Photo of typical timber window condition



Fig 5 – Photo of existing second floor window with top sash being a top hung casement

The French glazed timber doors and side screen, ref d.1 are also in similar poor condition, being of softwood, and also have oversized glazing bars which are disproportionate to the adjacent sash window profiling.



Fig 3 – Photo of typical timber sash window



Fig 4 – Photo of existing doors/screen d.1

Replacement fenestration:

The proposal is to replace all windows w1 to w 10 as sash windows throughout the property whilst retaining similar profiles to assimilate the original windows in detailing and profiles. Additional details of weatherstrips are to be included within the profiles to assist in weather sealing the closing parts of the windows.

The top sashes are to include horns and the external architrave is to be removed. It is proposed to move the frames back approx. 25mm to provide a slight reveal between the masonry face and frame to assist in throwing water away from the base of the sash. The detail between the masonry and the frame will be sealed and the render replaced with returned render beads to match the original and existing detailing as seen on 5 King Street.

The second floor windows are to be made into fully working sashes, rather than fixed lower sash and hinged top sash, retaining character and originality.

The slender 22mm glazing bars are to be retained throughout within the new window detailing to ensure the aesthetics of the windows are retained. Glazing is to be single glazing to retain historic context.

The French doors, d.1, are to be replaced with new profiling to include similar glazing bars reduced from 50mm wide to approx. half to 26mm width, being slightly wider to the window bars but allowing for structural integrity of the frame and doors. This will vastly improve the appearance to the fenestration being similar to the adjoining sash windows. The doors will also be glazed with Histoglass 10 double glazing units throughout, with individual panes set between bars. Both of the opening doors are to be bolted to the top and bottom of the frames with flush bolts mounted flush within each door style/rail and the a single door handle included to the main opening door to

have 5 lever mortice lock. The door ironmongery is to be brass finish and hinges to be stainless steel with parliament projection hinge to the secondary door opening to allow the door to fully fold back against the masonry wall face.

The internal ovolo beading to the window frames is currently equally spaced at approx. 7mm width and depth which is not believed to be equal to the original detailing as the appearance is slightly bulkier and less slender. The proposal is to replace this ovolo detail with a more slender profile, more in keeping with a window of this era, to improve the aesthetic slender appearance.

All fenestration is to include hidden weatherstrips to improve the thermal efficiency and air tightness to the window. The weatherstrips are to be carefully hidden between the closure of joining parts to retain the aesthetic appearance.

All windows and French doors are to be made of Iroko hardwood, providing improved longevity over standard softwood. The windows and doors are to be painted gloss white to match.

If any secondary glazing is required this is to be fitted within frames of the windows to allow for their full operation.

Replacement render:

Along both of the southern facades the internal walls are showing signs of dampness. It is unclear of the reason for this but the owner is concerned over the condition of the existing render, which has various cracks over the surface, which may be causing water ingress leading to the damp issues. It is also confirmed the render is cementitious which along with the paint would not allow the wall structure to breathe.

The proposal is to replace the existing render to the whole of the southeastern and southwestern facades with a lime based render and painting with a lime based paint, which should allow breathable qualities to the structure and in turn improve the dampness issues.

Method Statement for the removal of the existing external render

1. Erect all necessary scaffolding, ladders etc for the works to be carried out in accordance with current Health & Safety requirements.
2. Protect all surrounding surfaces and vegetation from debris
3. At this stage the render to be removed carefully by hand so not to disturb the historic fabric. Use hand tools such as wide faced masonry chisel and hammer to prevent damage to brickwork surface behind. Initially work on areas where there are signs of cracks/loose render to expose existing surfaces behind and access.
4. If any areas of the existing render becomes difficult to remove consult local authority before commencing with alternative methods of removal.
5. Following removal of render exposed surfaces to be brushed of loose material and dust,
6. Form small sample panel of new render using traditional lime render to match existing for approval.

Sun Canopy:

This is to be removed or adjusted to prevent any possible water ingress or saturation to the wall structure. If retained, the adjustment would ensure the head allows water to drip away from the building rather than towards the wall and the top and sides to be fully sealed against the brickwork.

5 CONCLUSION

The use of existing profiling and retention of the thin 22mm glazing bar profile will retain the character of the windows. With the improved, more original detailing and original sash opening to second floor windows, to match that of the original context of 5 and 5a King Street, will improve the character to a more original and historic context. The retention of single glazing retains the character and profiling of the windows. The use of Iroko hardwood will improve longevity to all timber fenestration.

Moving the fenestration back slightly from the external masonry face will both improve the appearance by introducing a shadow gap, being more in keeping with 5 and 5a, but should also assist in the weathering and waterproofing to the junction at the abutment with masonry.

The replacement to the French doors with improved detailing and profiles will also improve the aesthetics to elevations, being more in keeping with the historic context of the building. The introduction of thin profile double glazing to the doors (D.1), although not of historic context, is applied to a part of the building which is of a later addition to the original listing of 5 and 5a King Street, and therefore this area retains no original historic context.

The replacement external render with lime render will enhance the breathability of the structure and improve on the existing situation. The appearance will be much the same as the existing.

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

6 MITIGATION STRATEGY

The property is a later addition to the original listing of 5 and 5a King Street. The existing windows and French doors are not original and have no historic context and do not fully replicate the existing windows of 5 and 5a King Street in detailing.

The replacement windows are designed to replicate all detailing and profiles to match the existing historic context of 5 and 5a, providing an improvement to the existing windows and historic context of the 3 linked dwellings. The retention of single glazing throughout all windows will also retain historic context. There are also various improvements made to the windows, such as the horns to top sashes, revising casement opening to the second floor windows, removal of fixed secondary double glazing, improved weatherstrips to control and recessing the frames from the façade which in consideration will improve the historic context of the building and relationship with adjoining dwellings of 5 and 5a.

The introduction of the thin profile double glazing to the French doors, which although not historical, will not harm the historic context of the listed buildings of 5 and 5a King Street, as the French door sash were believed to be a later addition and not of historical merit. In addition, the improvements to profiling and detailing of the doors should outweigh the introduction of this glazing.

The proposed render to a lime based render with lime based paint should improve ventilation of the structure assisting in the longevity and reverting back to the use of historic materials, improving the historic context to the dwelling.