

Conditions Schedule



for

**New and replacement fencing fronting Havant Road, proposed low flint wall. Store/
garage extensions and alterations. Refurbishments to the listed building.**

to

Seafield House, 7 Kinnell Close, Emsworth, Hampshire



Figure 1: Seafield House – Front Elevation.

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Prepared by:

Helyer Davies Architects Ltd

1 The Old Flour Mill . Queen Street . Emsworth . Hampshire . PO10 7BT
mail@hdarchitects.co.uk www.hdarchitects.co.uk 01243 370 715

Introduction

Helyer Davies Architects have been appointed by a private client to apply for the planning and listed building application for the proposed fencing, proposed flint wall, store & garage alterations, and the listed building restorations to the residential property of Seafeld House, Emsworth.

The application reference number for the Full application is - APP/22/00475, and Listed Building Consent Application is - APP/22/00476.

(These applications are a resubmission of the previous applications at Seafeld House, 7 Kinnell Close, with the revised alterations included, following informative conversations with Havant Borough Council's Senior Conservation Planner.)

Conditions:

Havant Borough Council has requested more information on this application, with relation to certain details of the proposed design. This will be provided and approved by the Council's Officers to ensure that the specified materials and finishes are appropriate, in order to maintain the architectural & historic interest of the building.

With response to the conditions, this document includes details on the following:

1. Flintwork for the section of boundary fronting onto Havant Road
2. Timber cladding to be used on the detached garage
3. New doors within the detached garage

Helyer Davies Architects have been in conversation with the Case Officer and the Conservation Officer on this, and we are happy to provide these details upfront.

1. Flintwork

As shown on the Proposed Street Elevation on drawing 21236-03 'Existing & Proposed Garage Plans & Elevations', the proposed design includes a new low-level flint wall with brick detailing afront the A259 Havant Road / pavement.

This has been designed to compliment the existing brick wall (to the east of the site) blend in with the existing listed flint wall (to the west). The materials have been selected with a similarly spaced, mixed flint design to the main part of the wall, with brick detailing and topped with a curved, (half round style) red brick capping detail, to match.



Figure 2: Sample of Premium Coursed Mixed Flint.



Figure 3: Curved brick Sample.

Figure 2 shows a sample of the selected Premium Coursed Mixed Flint for the listed section of wall fronting onto Havant Road. This will be finished along with a lime mortar mix (as noted below in Figure 4), and with any gaps infilled with smaller pieces of flint/chips to reflect the existing listed flint wall, and to maintain and enhance the appearance of the surrounding area. Figure 3 shows a sample of the curved, (half round style) red capping brick, also selected to match the section of existing listed flint wall.

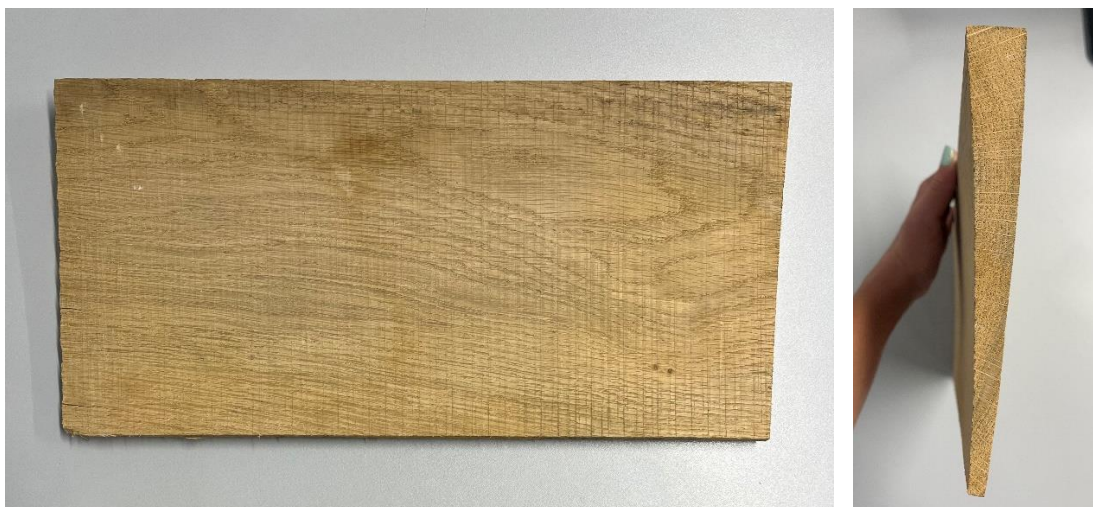
The mortar for the flint wall will be as follows:

Lime mortar mix: 4:1:1 ratio	
4 parts	building sand
½ part	grey cement
½ part	white cement
½ part	sharp sand
½ part	lime

Figure 4: Lime mortar mix.

2. Cladding

The proposals also include repairing and refurbishing the existing garage, As shown on the Proposed Garage Elevations on drawing 21236-03 'Existing & Proposed Garage Plans & Elevations'.



Figures 5 & 6: Sample of Feather edge Oak Cladding.

For the detached Garage to the East of the site, we have selected a Traditional Oak Cladding with a Feather edge profile, as shown in Figures 5 & 6.

The selected timber cladding will be installed horizontally over the existing blockwork & brickwork on all elevations of the detached Garage. The Oak Timber Cladding is of high-quality specification and will be left to weather naturally to give a traditional feel, whilst still providing a low-maintenance and quality finish.

This material will be sympathetic to the listed building and the surrounding walls.

3. Garage Doors

Also as shown on the Proposed Garage Front Elevation on drawing 21236-03 'Existing & Proposed Garage Plans & Elevations', the proposals include new doors within the refurbished detached Garage to the East of the main dwelling at Seafield House.

Figure 7 shows the front Garage Door supplied by the clients. This is a carriage style garage door in black aluminium material, with an up & over garage door mechanism facing the road of Kinnell Close, for main access.

This will be fit within the existing opening (of approx. 3140mm.), for the front garage door on the South Garage Elevation.



Figure 7: Black aluminium carriage style garage door.

The Proposed Garage West Side Elevation on drawing 21236-03 also shows glass doors on the side of the detached Garage.

These will be a set of No.3 Bi-folding Doors, which will be made to order in Black Aluminum, with the RAL colour to match the Front Garage Door, and to fit within the existing opening.

Drawing details of the Bi-folding Doors (with dimensions) are attached alongside this document, as they have been provided in a separate PDF by the clients' glazing specialist - Flowers Glazing.

Once approved by Havant Borough Council Planning & Conservation Officers, all of the works as detailed above will be carried out in full accordance with such approval and will be retained thereafter.