BOULTER MOSSMAN
PROPERTY & CONSTRUCTION CONSULTANTS

Heritage Statement

Replacement of the existing timber shop façade and associated repairs to 19 East Street, Havant, PO9 1AE

Description

19 East Street is a ground floor commercial shop unit with 8 residential flats to the 1st and second floors. The property is a Grade II listed building, first listed on 06th February 1984.

The property is located on East Street, adjacent to 17 and 21 East Street, of which both are Grade II listed buildings.

Assessment of significance

The property is set within a street scene of similar properties which have replaced the existing shop façades at the ground floor level with new modern materials. The building does contribute to the historical character of the area and has classical features such as the symmetrical design, pilasters, cornice band and Victorian style softwood timber sliding sash windows to the first floor. The ground floor shop front comprises of softwood timber frames and entrance door with large single glazed windows.

Proposal

This application is for the replacement of the first floor timber windows and timber shop façade (windows and doors) and associated repairs to the ground floor commercial unit fronting onto East Street, of which is within a poor state of repair, rotten and of poor appearance. It is necessary to replace the existing windows and façade (windows and doors) to the shop front due to its poor condition.

The proposed timber windows to the shop front will comprise of softwood timber frames to match the style and material as existing with 12mm toughened glass with an anti-reflective coating in accordance with the Building Regulations. The frame will comprise of timber frame posts with timber sash frame and new moldings fixed onto the new frame. The proposed shop front will be as per the following plans:

- 5052 – 07 – Elevational details as proposed
- 5052 – 08 – Plan and section as proposed
- 5052 – 09 – Sectional details as proposed

Whilst we would like to retain the existing windows to the first floor, the condition of the windows require replacement.

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The proposal for the replacement windows to the first floor are to be softwood sliding sash windows finished in RAL 9010 pure white, with 12mm conservation slimline double glazing. Unit thickness to match closely to the existing windows.

The proposal includes the replacement of the existing plywood sign board with new 18mm WBP 3 plywood to match the existing thickness with new softwood decorative molding around the new sign.

All bare wood will be primed with one full coat of Dulux Trade Weathershield preservative primer, one full coat of Dulux Weathershield exterior flexible under coat and two full coats of Dulux Weathershield exterior high gloss. Colour to be RAL 9010.

As part of the window replacement, we propose to undertake associated maintenance works which include repair to the existing sand and cement render with a sand and cement render to match the existing and replacement of the existing lead flashing above the existing sign board with new Code 4 lead flashing which will be bedded into the existing brickwork and pointed in with 1:1:6 cement, lime, sand mortar.

Our proposal includes redecorations to the existing and new render with 2 full coats of Dulux Weathershield Smooth masonry paint to match as close as possible to the existing colour. (Colour to be agreed with the Conservation Officer).

We propose to retain the existing green tiles at ground level where possible to retain the characteristic of the building, however we note many of the existing tiles are cracked and loose. To enhance the façade of the building, these tiles will need to be replaced. Our proposal includes the replacement of the damaged tile with a square edged ceramic 9mm x 100mm x 50mm dark green tile to be agreed with the Conservation Officer.

Our proposal would be to overhaul and retain the existing doors to the ground floor shop.

Impact of Proposal

The proposed timber shop façade (windows and doors) and timber windows to the first floor, replicate the existing detail to match the appearance and style of the existing.

Given the present condition of the existing façade to the shop unit, the windows are in danger of presenting a health and safety risk to both workers, visitors and the general public. The proposed windows and doors and associate repairs will improve the appearance of the building whilst improving energy efficiency and achieving current building regulations. The proposed works do not alter or change the architectural style.

The external alterations will enhance the appearance of the building and remain similar in appearance to the existing building and buildings within the surrounding area.