

5 Elmore Court, 21 East Street
Havant. Hampshire. PO9 1AA

Ref: PO91AA-Window-replace

Date: 26th June 2021

1.0 Introduction

This heritage statement has been produced by the applicant, using guidance from English heritage and prior similar statements. It is in support of replacing the windows for the property referenced at the header of this document – hereafter referred to as 5 Elmore Court. Throughout this document, “what3words” will be used to precisely define locations and this document will offer other location options in an annex.

This statement is at the request from the planning portal and includes all the items requested from Havant Borough in support of the application.

Images of the property and referenced figures are at the end of this document.

2.0 Property description

21 East Street’s listing can be found here: [21, EAST STREET, Non Civil Parish - 1340212 | Historic England](#) but 5 Elmore Court cannot be seen from the road. It is better illustrated from this what3words address [soils.lost.gallons](#) (main door) with its secluded garden in the satellite image (fig 1) showing the extent of the property, located within the St Faiths conservation area.

5 Elmore Court is a 2-bedroom house, estimated to be of Georgian construction date, but without particular accuracy for a year as it is not detailed in the 1952 listing. It was renovated in 2007 with plans drawn by PWP architects of Havant. As part of this renovation, timber casement windows were installed.

3.0 Current state

5 Elmore Court is currently in a good state of repair, although the casement windows fitted in 2007 are of dubious quality.

Attempts have been made to improve draught exclusion over the years, as the 2007 windows were not constructed with appropriate measures for draught exclusion or consideration for reductions in energy consumption, such as thermally efficient glass.

Although Havant Borough Council’s recommendation is to repair rather than replace; this is often based upon original windows. The guidance in section 2 [Microsoft Word - new Windows in Listed Buildings and Conservation Areas Ap... \(havant.gov.uk\)](#) states:

“Replacement could be entirely the right choice. However, it is worth taking a step back, to consider the options and reasons for wanting to carry out the work.”

This would be an appropriate action which will restore the charm of the house, using higher quality materials than the 2007 installation.

4.0 Suggested action

With consideration of the available options, Timber Windows as a well known supplier and installer of windows in heritage properties has been chosen. Their agent has produced plans of the proposed installation after measuring and considering the property.

Their product of 4mm double-glazed casement windows will enhance the look of the property, replacing the current more cumbersome fitting. Having evaluated the various options at their showroom in Horndean, the slimmest of double glazed options appear most suitable – other options do not appear to be as aesthetically fitting compared to other original windows fitted to similar properties in East Street. The suggested replacement would be fitted with “invisible vents” allowing the property to breathe, reducing condensation. The opening style and window handles will be in brass, replicating other fittings seen around Havant. The recommended colour is ‘off-white’ to mitigate the brightness of many white-finished windows and softening the look of the installation. A traditional putty finish will be used.

There is one textured glass window in the living room which does look to be historical in nature (fig 2). It is intended that this window is retained unaltered – as it is very small, not exposed to the elements and does not open.

5.0 Other considered alternatives

A single-glazed configuration has been evaluated, but not recommended, considering the advancement of slimline double glazing – The thermal insulation properties allow for significant energy reduction in heating. Especially as 5 Elmore Court is electrically heated. The use of double glazing would significantly reduce the CO₂ emissions caused by heating this property.

Secondary glazing has also been rejected as an option. Several properties along East Street have been glazed this way; it is an obvious addition, detracting and often of a UPVC style which has been poorly considered in its installation. In 5 Elmore Court, it would increase condensation, especially in damp weather, causing damage to the surrounding wall.

6.0 Figures



Figure 1: Satellite image from Google Maps, showing 5 Elmore Court outlined in red. The map coordinates provided by Google are 50.851103820842674, -0.979847934995091
21 East Street is the main building facing the road.



Figure 2: Historical window; due for surface paint removal, treatment and repainting to conserve. The visible decals are temporary and are adhered with water for removal without marking.



Figure 3: North aspect of 5 Elmore Court. The main building of 21 East street can be seen in the background. The lower window is the kitchen and the upper, main bedroom.



Figure 4: All East-facing windows. On the bottom, the living room window and the utility/toilet window with removable privacy film. Above the 2nd and 1st bedroom windows.



Figure 5: A West-aspect of 5 Elmore Court, taken from 19 East Street, showing the only window on that side. This window will not be altered

7.0 Links for reference

This document has been issued electronically, but if printed hyperlinks that are used within it are reproduced here, and are accurate from June 2021.

1: 21 East street listing entry:

<https://historicengland.org.uk/listing/the-list/list-entry/1340212>

2: HBC Windows in listed building guidance:

<https://cdn.havant.gov.uk/public/documents/Windows%20in%20Listed%20Buildings%20and%20Conservation%20Areas%20Guidance%20Note.pdf>

3: Timber windows of Horndean: <https://www.timberwindows-southern.co.uk/>

Prior listed building experience: <https://www.timberwindows.com/our-range/listed-building/>