

Design Statement

Background

The application relates to works involved at

Watermill Court
10 Springwell
Havant
Hampshire
PO9 1ED

Existing Buildings and Surroundings

The site comprises a 4 storey Apartment complex with 39No. apartments spread over a three/four story block. The building construction method is traditional brick and block style. The windows to be replaced are double glazed, timber casement windows which have reached the end of their useful life. The old parchment works, a historical feature is contained within the site. This will not be effected or adapted in anyway by the replacement windows. In addition the current guest suite is a building of much earlier construction. Our proposal is to maintain these windows in keeping with the style of the original parchment works.

Vehicular access to the development is off Springwell only. Pedestrian access is off Springwell and a public bridleway running south of the development.

The existing timber windows are double glazed units which are in poor condition and have been deteriorating over time. The current windows have reached the end of their useful life and our client wishes to replace these with new double glazed uPVC windows in colour, style, profile and reveal depth as to match the existing. By matching the windows the replacement uPVC windows with the existing we can ensure that the character of the building and surrounding area is not effected.

Heritage Statement

The building is not listed, however it is in the 'St Faith's Conservation Area' and therefore all proposed windows and doors will be in a style, size, and layout to match the existing windows as closely as possible so as to not adversely affect the aesthetics of the building and the surrounding area. The proposed design will also replicate the current reveal, setback and opening styles of the current windows as closely as possible.

The development grounds do not contain any flora/fauna that could be effected by the proposed works and although the development is within a flood risk area by maintaining the same dimensions of window profiles and reveals the risk of flooding will not be increased.

The development is situated around the 'old parchment works'. The timber structure of this historical site has been incorporated into the development and sits next to the car park adjoining the development. The replacement of the windows will have no effect on the appearance of this historical feature and we will ensure that during the process of the works this is not altered or damaged in any way.

Proposal

The existing timber framed windows and doors on site have reached the end of their useful life and our client wishes to replace all units with new uPVC windows.

Our client would like to replace the existing timber framed windows (colour – white) with new uPVC framed windows (colour – white) in a style, size, layout and colour to match existing. The proposed fenestration details, opening lights and other details will match the current arrangements in order to minimise any impact on the appearance of the facades.

The proposal also involves the replacement of all existing apartment timber framed doors with new uPVC framed double glazed doors, in a style, size, layout and colour to match existing.

By replacing doors to the development the safety of residents will be significantly improved. The current doors are in poor condition and examples of rot can be seen across the development.

By using uPVC we believe the appearance of the development will not be adversely effected. This will also reduce any future maintenance costs related to the decaying timber. The installation of the new uPVC windows will also improve building efficiency and make the windows more manageable for the elderly residents.

Furthermore, the road in front of the property has experienced an increase in the volume of traffic over recent years, so much that noise is an issue for the residents of the apartments, and as such changing to a new uPVC window will also reduce the amount of noise pollution to the residents.

It is our firm belief that the replacement of the existing windows with uPVC will cause minimal impact on the visual appearance of the building. The building is set back from highly trafficked public areas and although there is a public footpath running along the south elevation the trees a foliage between the two make visual identification of the material change highly unlikely.

Photos



The remains of the old parchment works



East elevation viewed from car park



North Elevation viewed from Homewell



Guest Suite – Part of original construction and not to be effected by the window replacement works.



South Elevation – Including both doors and windows to be replaced.