

DESIGN AND ACCESS STATEMENT FOR PROPOSED ALTERATIONS TO WINDOWS AND DOORS AT THE SIDES AND REAR OF DENVILLES HOUSE, 33 EMSWORTH ROAD, HAVANT, HAMPSHIRE PO9 2SN

INTRODUCTION

This design and access statement has been prepared in support of an application for permission to replace the windows and two glazed fire exit doors in the rear portion of Denvilles House, on the east and west sides and north facing rear of the building.

DESIGN PROPOSALS

The aim of the proposed work to replace existing windows is to improve the thermal performance of the building, so reducing its carbon footprint and also to improve the appearance of the sides and rear of the property.

In doing the work the new window frames will be in a similar style as the existing ones but in the Club Room the opportunity will be taken to standardise the design across all three sections of the windows and align the panes in the windows and door at the back of the Club Room in a similar way to the ones at the front of the Club Room using a slimline chamfered wooden profile for the frames.

All frames will be made of accoya wood and painted white inside and outside.

Individual panes will be glazed with slimline double glazed units to improve thermal performance, helping us to reduce our carbon footprint.

Door furniture will be in keeping with the other features of the building and will include window locks on all opening windows for security and insurance purposes.

INVOLVEMENT / CONSULTATION / POLICY

In early 2015 the property was visited by Mr John Townsend, an HBC conservation officer. Specific issues were discussed and suggestions made. The key issues were that all windows throughout the building must only be replaced with white painted wooden frames and not UPVC ones, in a similar style to those currently in situ. It was suggested that slimline double glazed panels would be acceptable as the windows are not on the front historical part of the house, but set back on the side of the building constructed at a later date. It was also suggested that it would not be necessary to make the lower frames in the bay window of the Club Room bi-folding as they are today, this giving a more secure window since they would be replaced with non-opening frames.

On 26 June 2015 the property was visited again by Mr John Townsend, to give our contractor the opportunity to ask detailed questions before drawing up new plans. It was suggested that there could be a small change in the design in some of the windows and door in the rear section on the east side(see Annex B, Figure B-5) in order to improve the overall appearance of the side of the building, by aligning the horizontal frames in all windows/door in each section and making the frames of a similar shape in all cases.

The neighbours have not been consulted as any change in appearance will be negligible and the property can only be seen by 3 other properties, from upstairs windows and through foliage.

APPEARANCE

The replacement of doors and windows to the sides and rear of the property will help sustain the appearance of the heritage asset; the existing colour scheme will be retained.

ACCESS

There is no intended change of use and all accesses will be the same as they are currently.

ANNEX A dated 19 May 2016

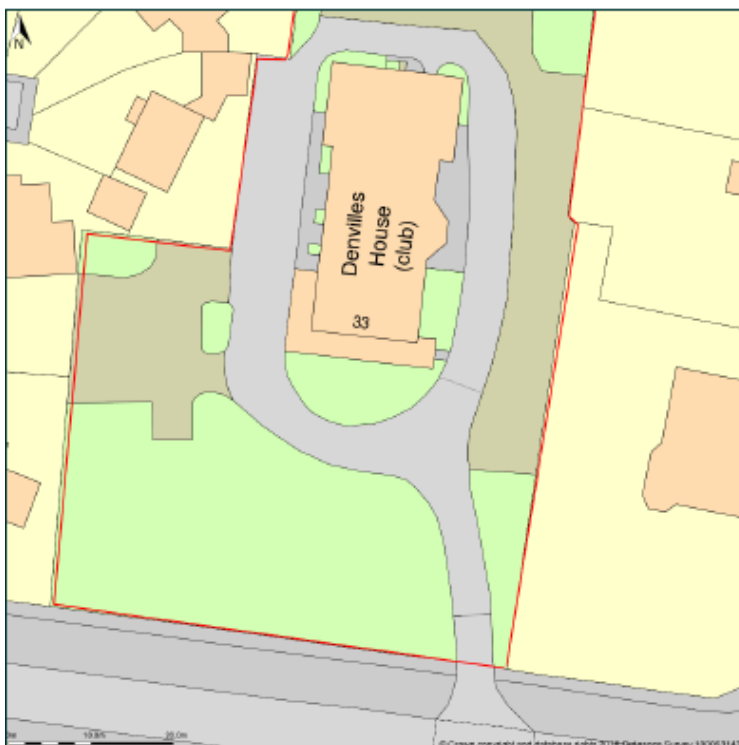
Figures A-1 and A-2 show the location and site plans of the property on Emsworth Road, Havant, PO9 2SN.

The central plot in Figure A-1 is presented in larger scale in Figure A-2.

Figure A-1



Figure A-2



ANNEX B dated 19 May 2016

PHOTOGRAPHS

STREET SCENE

Figure B-1 to Figure B-2 show the view from Emsworth Road. As can be seen, the grounds and property are set behind a high brick wall with only one entrance from the road. It is only visible from this entrance.

Figure B-1 View from the south side of Emsworth Road



Figure B-2 View from the entrance to Denvilles House on the north side of Emsworth Road



Figure B-3 View of the east side of Denvilles House



Figures B-4 and B-5 Views of the east side of the building, showing windows to be replaced

Figure B-4



Figure B-5



Figure B-4 shows the bay window with the lower bi-folding windows in the left hand section. All the horizontal lines on the windows and fire exit door are aligned. It also shows the central window section – again the horizontal lines are aligned but are a different shape / thickness to the ones in the other windows in the room.

Figure B-5 shows the rear section of fixed and sash windows and another fire exit door. The horizontal frames on the door would look better if the horizontal lines were re-aligned as in the new drawings.

Figures B-6 and B-7 Views of the north side of the building, showing windows to be replaced

Figure B-6



Figure B-7



Figure B-6 shows all the windows and doors on the north-facing back of the building.

Figure B-7 shows the two windows of the Card Room (the larger windows) and the two shallow windows of the Snooker Room, much of which is below ground level.

These windows are only visible through foliage from the upstairs windows of surrounding properties 8 Pine Grove and indirectly from 113 Oaklands Road.

Figures B-8 to B-12 Views of the west side of the building, showing windows to be replaced

Figure B-8



Figure B-9



Figure B-10



Figure B-11



Figure B-12



These are only visible through foliage from the upstairs windows of surrounding properties 6, 7 and 8 Pine Grove and, more distantly, 31B Emsworth Road.

Figures B-9 and B-10 show two more shallow windows at the top of the partially underground Snooker Room, one with an air vent and one without, matching the two on the back of the building.

Figure B-11 shows one of the two toilet windows on the ground floor, both of which have been refurbished and repaired in previous years.

Figure B-12 shows the bathroom window of the upstairs flat, which has also been repaired in previous years.

***** END OF DOCUMENT *****