

DESIGN & ACCESS STATEMENT

Replacement of 5No. Windows to Principal North Elevation and 1No. Window to East Side Elevation

to

The Hut, Emsworth. PO10 7AX

1 ASSESSMENT OF PHYSICAL CONTEXT

The property lies within the Emsworth Conservation Area on the southern side of King Street at the corner of The Fishermans and is also Grade II Listed (Ref No: 1340203). The property dates to late 18th century with some mid 19th Century additions.



Fig 1 – Principal northern facade of The Hut along King Street...

2 SOCIAL/ECONOMIC CONTEXT AND PLANNING CONTEXT

The Building is Grade II listed and lies within The Emsworth Conservation Area. The Conservation Character Appraisal (March 2010) should be considered along with the Grade II listing status.

3 EXISTING FENESTRATION.

The proposal is to replace the four sash bay windows and centre arched window within the principal Northern facade elevation along with a replacement of the first floor sash window within the eastern elevation.

The bay windows are made up of 3 sections, two side and one centre, and labelled for clarity on the drawings as W1a/b/c, W2a/b/c, W3a/b/c & W4a/b/c. The centre arched window labelled as W5 and the first floor side window as W6.

All of the existing windows are single glazed with a mix of both drawn and float glass. W1,2,3,4 & 5 share similar, if not equal profiles with only some slight adjustments. W6 has slightly different profiles and is a more recent replacement window with slightly wider/chunkier profiles and includes a weather strip around the sash frame. All of the windows have undergone some form of maintenance over the years and are currently in various states of dilapidation. All of the lower sash windows to the front elevation (W1 to 5) have been painted shut and are in a non-opening state. The bays and centre sash windows have all undergone various repairs at various stages. The current owners have kept up a maintenance regime, since owning the property in 2008 and have repaired cills, and sections of windows on a regular basis.



Fig 2 – View of window W5 – centre arch



Fig 3 – View of existing bay window W1a - cill

After considering the current state of the windows and following the recent proposal to replace the cladding on the principle front elevation (approved under the application APP/14/00254 dated 30th April 2014), the owners have taken a view that the windows should be replaced at the same time, allowing for a total restoration to the whole of the front facade of the property at the same time.

The side window is included in the replacement proposals as this is a more recent window of a slightly revised design and not of equal, probable original, profiles to the front facade windows. The window is starting to show signs of disrepair and the proposal is to replace this sub-standard window to match the other replacement windows.



Fig 4 – First floor side window to East elevation

4 PROPOSED FENESTRATION

The proposal is to provide a direct replacement to the windows all to match the original profiles and appearance.

Profiles:

The detailed drawings 3082/P12 & P13 clearly indicate existing and proposed sizes and profiles with key dimensions shown. The new profiles and dimensions are to match the existing in their entirety with the exception of the side window which is to be revised to match the other principle elevation windows which are believed to be the more true to the original profiles.

The dentil course and cornice above the bays is to be stripped back to bare timber with remedial repairs, as required and repainted. If during the stripping back it is found to be in decay, and beyond repair, it is to be replaced in matching profiles.



Fig 5 – View of the existing cornice/dentil course above bay windows

Timber:

The existing windows are softwood. The proposal is to use Accoya wood, which is treated softwood. The choice of Accoya wood is to provide a more sustainable and durable proposal rather than match the existing softwood. The following statement highlights the benefits attributable with Accoya wood - *'Accoya® is the world's leading high technology long life wood. The Accoya® wood production process takes sustainably-sourced, fast growing softwood and enhances nature, creating a modified wood that matches or exceeds the durability, stability and beauty of the very best tropical hardwoods.'* The reason for using this treated wood is to lengthen the life span and durability of the windows.

Glass:

Initial consideration for the proposals was to replace the windows with new double glazed units, using Histoglass thin double glazing units (10mm thick), being similar to other new and replacement windows within the property. However, the recommendation following initial consultations with the Local Authority Conservation Officer, Peter Fellows on 23rd April 2014, identified that any proposal for replacement windows with double glazed units would not receive Conservation Officer support and that single glazing replacement would be the only route acceptable – (at the current time and thinking in respect to Listed Buildings).

Considering the only option available with single glazing the proposal is not to replace the glass with standard 3mm float glass, but with Histoglass Mono RT+ which is a single pane 4mm toughened glass with a hand drawn glass appearance. The benefits provide equal appearance to the existing hand drawn glass giving a 'wavered' appearance to the glass in tradition with the heritage of the building. The additional properties also include an increased thermal and safety performance to the glass.

The safety benefit would be particularly beneficial to the front lower bays along the street level. At only 4mm thick, being only 1mm thicker than existing, the glass will fit comfortably into the existing profiles. The weight will be similar to the existing glass so the existing weights and pulleys can be reused.

Appearance:

The appearance is to match the existing with window sashes and beads painted 'white' and frames and surrounds painted 'black'. Water based gloss paints are proposed which provide equal appearance to the existing but with longer durability by allowing the treated finish to breath whilst providing a weathered finish.

Ironmongery:

Existing weights and pulleys are to be reused and encompassed in the new windows to match the existing. New cords are to be used throughout.

Weathering:

The windows are to include a weatherstrip to provide improved draft-proofing and help prevent rattling of the sliding sash frames. These will be hidden from view and rebated.

5 CONCLUSION

The proposals retain the characteristic, profiles and design of the existing material finishes.

The proposed safety and environmental improvements do not affect the character and qualities of the listed building but provide a safer and sustainable solution to improve the longevity of the building fabric.