

Conservation Officer – No Objection

19 King Street is a Grade II listed property dating from the 18th century. The property is a prominent detached property which is located within the Emsworth Conservation Area. The properties special architectural and historic interest relates to the history of its development, its design/detailing and its setting within the conservation area.

The general principle is that within the historic envelope windows of appropriate design should be retained and repaired where necessary. Where beyond economic repair or of inappropriate design, replacements should be designed to reflect the architectural character of the building. In order to achieve an appropriate visual appearance and achieve an authentic narrow glazing bar design, single glazed windows are normally needed. Thermal efficiency and condensation issues being addressed though the use of secondary glazing.

Outside the historic core, the objective is to achieve windows of compatible design to complement those within the main building, as appropriate. It is acknowledged, that in new build elements, closer adherence to the current higher thermal standards is needed.

This is a listed building. When determining applications for replacement windows there are two key tests.

(1) Significance. First is an assessment of the architectural/historic significance of the present windows. We assess the architectural/historic interest of the window, and on a sliding scale the practicality of repair. The more "significance" the windows hold, the greater the presumption/weight given to retention and repair. Where the window is of merit, no longer repairable and its loss justified, replacement in facsimile would normally be required. Where the window is inappropriate, the focus will be on finding a more fitting design, suiting the building's architectural/historic interest.

It is my judgement that the existing windows are of architectural interest to the building and should normally be repaired where possible. However, good justification has now been received with the application outlining that the windows have deteriorated to a point that they need replacing. Having taken into account all the information available to me I am satisfied that the existing windows could be replaced subject to the appropriateness of any replacements.

2) Appropriateness of Replacement. Should the principle for replacement be agreed (as here), the detail of what is proposed needs to be clearly articulated through the submission of detailed scaled drawings. The proposal in this case is to replace all the windows on the front elevation of the property and one window to the eastern side elevation with a single glazed system from histoglass. The system has a slightly thicker glazing at 4mm compare to the existing 3mm panes, however, this does give some thermal improvements to the property.

Looking at the detailed plans received it appears the window profiles are to be replaced in a like for like manor which is encouraged. As the windows are also to be fitted with the single glazed histoglass system I am of the view that the windows are of an appropriate design that would not cause harm to the character of the building whilst also preserving its appearance.

Conditions:

In accordance with the details submitted with the application, its should be ensured that the window sashes and beads are painted white and the frames and surrounds painted black. The existing weights and pulleys should also be reused and encompassed in the new windows.

Reason: To ensure the appearance of the windows matches the existing.