

DESIGN & ACCESS STATEMENT

Replacement Cladding to Principal Northern Elevation and Replacement Fenestration to Principal Northern Elevation and 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 THE PROPOSAL, DESIGN PRINCIPLES, MASS & SCALE.

The proposal is to fully refurbish the principal Northern facade to provide a sustainable solution along with replacing a single sash window within the eastern elevation. The principal facade is to be upgraded as follows:

1. Replacement of softwood boarding:

To replace the boarding in Accoya wood to match the original profile

In addition to the direct replacement of the cladding, once the existing cladding is removed the existing substructure can be examined and refurbished as required, i.e. to replace any rotten timbers.

The existing northern facade is believed to be single concrete block construction (original prefabricated timber construction having been replaced over the years) with softwood battens behind the cladding. This construction has no insulation with poor thermal qualities. As part of the renovation a solution to provide additional thermal properties to the structure was investigated. Two options were available, being either to insulate from the outside of the concrete block or insulate from the inside. If insulating from the inside the coving, skirting and moulding profiles along with loss of floor space would indicate a high level of disruption and alteration. Seeing that the external cladding was to be replaced the solution to insulate on the outside appeared the most feasible solution to limit disruption to the existing structure.

The proposal is to install an insulated membrane on the outer face of the wall, using TLX Gold insulation, by Web Dynamics Ltd. This has been used on the recently extended single storey elevation to the eastern elevation of the property. The product installation requires the membrane to be sandwiched between a 25mm batten to either side, with a clear 25mm air gap to each inclosing face to ensuring the enhanced thermal properties are achieved. This will therefore require an additional 25mm batten to be fixed to the facade which in turn adds an additional 25mm to the outer face of the cladding profile. This attracts consideration to the detailing where the cladding meets the feature reveals to ensure correct weathering along with retention of existing detailing and character, as follows:

- a) Door surround – the existing door surround projects 19mm before the rounded corner beading profile.



Fig 2 – Existing door surround projection from the cladding facade



Fig 3 - Existing detail of the dentilled pediment and broken cornice above pilasters

The proposal is to maintain this projection by carefully removing the whole surround and re-fixing with a 25mm projection onto the facade. All detailing to the pediment and cornice will be retained in its entirety. A 25mm spacing fillet will be included to the internal frame flush with the existing reveals.

b) Window reveals:

The existing window cills projects 60mm from the face of the plywood. The plywood is to be replaced by cladding with the additional 25mm projection to the face, reducing the cill overhang to 35mm. This is believed to retain a suitable projection to the cill and drip flashing profile along with providing an adequate visual profile.



Fig 4– Existing ground floor window cill and side reveal to window frame.



Fig 5 – View of existing upper plywood face to bay along with window head and first floor cill.

The existing side of the bay window frames contains an edge beading to the bay windows which projects 10mm. This beading would not provide a sufficient profile depth with the proposed new cladding. The proposal provides two options. The first is to provide a new profile at the edge abutment extending out to an equal 10mm to allow for the new cladding. The second option allows for the window frame and cill to be equally spaced out 25mm, still requiring a beading to the edge detail, but being slightly smaller in depth.



Fig 6 – Existing central window showing leadwork under cill and existing projecting frame abutting the cladding.



Fig 7 - Existing first floor window head detail and detail to gable end parapet

The existing central arched window has sufficient edge reveal to accept the increased 25mm projection.

- c) The existing plinth detail projects 20mm from the existing cladding and plywood facade. The proposal is to maintain the existing projecting by removing the plinth and replacing in an equal square edged detail projecting an equal 20mm out from the face of the proposed new cladding.



Fig 8 – Existing plinth and lower bay window detail

2. Replacement windows

The proposal is to replace the sash bay windows and central arched window in equal timber profiles to the existing, but using Accoya wood and also allowing for double glazed units. The proposed double glazed units are to be Timberlite Planitherm slimline, equal to that as used in other parts of the property (planning consent 09/59702/0190). The installation of double glazed units will achieve higher thermal and acoustic properties, benefiting the internal environment.

In addition to the front facade windows an additional window to the eastern elevation is also proposed to be replaced in equal timber profiles in the same Accoya wood with equal double glazed units.

3. Replacement panels to bay windows:

The existing plywood panels are to be removed below cills of the bay window and replaced with timber boarding to match the main facade. The current occupiers have tried to source historic photographic evidence to show the original detail but have been unable to find any. It is the assumption that it is unlikely this part of the bay was a flat panel when originally built. In the absence of any specific evidence of what was originally here it is proposed to clad in the same style as the rest of the front elevation, bringing unity to the elevation treatment.

The existing internal and external corner trims are not matching and of no significant merit. The proposed new trims have been carefully designed to include profiles to match the bay window frames and have been kept to appropriate and similar scales to allow for both adequate weathering to the cut cladding ends and a unity in proportions to retain design and character with the rest of the building.

4. Replacement lead/roof to projecting bays

The proposal includes replacing the eaves protectors under the clay tile roof, and replacing the lead roofs over the bays, lead on top of the front gable and lead detail on the bay windows and front door to ensure the façade is water tight. Matching lead trim details of a half round profile under cills will be maintained with patination oil finish to all leadwork.

4 SCALE, POSITION, LAYOUT AND BOUNDARIES

The proposals will match the existing and there will be no change to the existing scale and layout.

The introduction of the additional 25mm softwood batten will move the cladded facade 25mm further forward toward the street elevation. This is considered to be a

minimal distance with no visual impact. In addition all reveals, abutments and profiles will match the existing.

5 MATERIALS/APPEARANCE

The existing softwood to cladding and windows is to be replaced with Accoya wood, 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 profile of the cladding is to match the existing, maintain the character of narrow boarding facade.

All profiles and reveals are to match the existing. The only slight change to the reveal detail will be against the cladding abutment with the bay windows whereby an extended reveal will allow for the 25mm projection.

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

6 CONCLUSION

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

The proposed environmental improvements do not affect the character and qualities of the listed building but provide a sustainable solution improving the longevity of the structure.