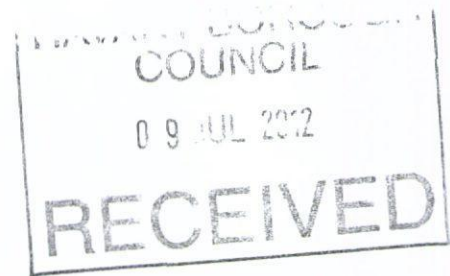




Design, Access & Heritage Statement

For

Eastney House, St Peters Road, Hayling Island, PO11 0RX



1) Preamble

This statement is provided in support of a grant of listed building consent, application number 09/51488/005. The listed building consent, granted on 8th December 2009 is for internal alterations, pitched roof over single storey extension, infill rear window and insert 1 no. to side and 1 no. window rear at first floor. This statement should be read with reference to existing building control drawing 210409/070410.

Section 4.1 of this statement presents further detail required in accordance with condition 4 of the above consent.

Section 4.2 presents details of the proposed replacement of an additional 6 windows not covered in the consent.

Section 5 presents additional information required following minor revisions to the staircase layout and includes drawings required by condition 3 of the above consent.

2) The Site

Eastney House is a Grade II listed building, list entry number 1092144, built in the late C18 of brick under a tile roof. The frontage is near symmetrical of 2 storeys. The roof is hipped with brick dentil eaves. Walls include blue headers with red brick dressings, quoins, 1st floor band and rubbed flat arches. Sashes are in exposed frames. The front door case is wooden with pediment, broken cornice, frieze, architrave, and a 6-panelled door. The rear elevations are mainly Victorian in origin including a C20 flat roof extension.



Front Elevation Eastney House

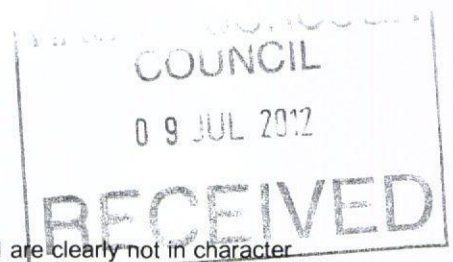


Rear Elevations Eastney House

3) Site Visit and Discussion Prior to Submission of This Statement

The existing stairs are of 'cottage' type resulting in problematical access to the first floor. Hence the proposal was made to replace these under planning application 09/51488/005. It is considered that the existing stairs are of little historic value and, from a structural standpoint, their generally poor condition and construction makes it desirable that they are removed completely. It is noted that both treads and risers are fairly heavily wormed in places.

These observations were supported in principle by the Planning Authority during a site visit on 13th April 2012.



Of the 6 windows to be replaced, 4 are of modern storm proof design and are clearly not in character with the existing building. The remaining 2 Victorian windows are in extremely poor condition (one sash and one casement). These have been used as a design template for the replacement windows. The aim has been to replace these with quality wooden units of an appropriate traditional design. Whilst due consideration has been given to thermal efficiency of the replacement windows, D/G units have been selected to provide the minimum practical thickness (4mm x 4mm x 4mm) which allows the thinnest practical width glazing bars to be used (24mm).

'Slimlite' double glazed units with a 3mm x 3mm x 3mm profile were initially considered but concerns were raised by both prospective installers that these units may be unreliable with the possibility of breakdown over time and resultant water ingress and clouding over. There are also concerns with respect to compliance with EN1279.

The above proposals were supported in principle by the Planning Authority during a site visit on 13th April 2012.

4) Windows

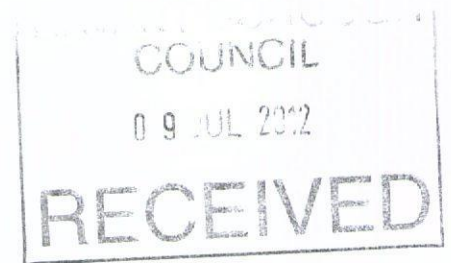
All new and all replacement windows shall be from the same supplier and of wood with authentic true glazing bars to minimise the impact of the 'Heritage' D/G units. D/G units have been reduced to the minimum practical thickness with 4mm glass and 4 mm krypton filled void. A test was made to establish the most suitable colour of the 'super spacers' within the D/G units. The white 'super spacer' was, rather surprisingly, very visible and appeared to reflect the glass. The most aesthetically pleasing was a grey 'super spacer' which minimised the visual impact of the double glazed units. Glazing bars have also been reduced to the minimum practical width of 24mm which compares favourably with existing glazing bars which are between 21mm and 22mm in width. An Ovolo profile shall be provided on all windows which provides the best match to the existing period windows. All windows shall be flush fitting in keeping with the period and shall comply fully with EN1279 and current building regulations.

A full specification is presented in Appendix 1 together with a detailed section drawing for casement windows in Appendix 2 and for sash windows in Appendix 3. Please note that the section drawings shall be reduced in depth to accommodate a 4mm void rather than 8mm void as shown. Section drawings are at 1:10 scale when printed at A3. Detailed construction drawings will be produced prior to manufacture based upon the above specification, general arrangement and profiles.

4.1) Provision of 2 No. New Windows (listed building consent 09/51488/005 applies)

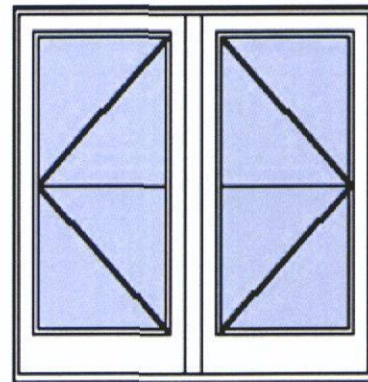
Window **item 4** (Bed 1) in the specification (Appendix 1) at the rear of the property will match the style of the existing window item 1 to give the best visual impact when the property is viewed from the rear. This shall be a casement window with two opening sashes.

Window **item 5** (Dressing Room) in specification (Appendix 1) is a non-opening window with single glazing bar. Obscure glass shall be used in the exterior glazing.



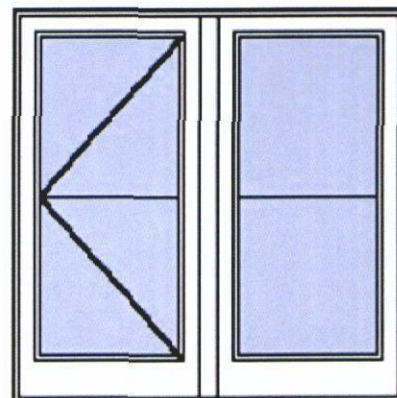
4.2) Provision of 6 No. Replacement Windows

Window **item 1** (Study) in the specification (Appendix 1) is a casement window with 2 opening sashes which replaces a Victorian period casement window in very poor condition. An identical glazing layout (single glazing bar to each sash) is retained. The existing window is shown below.

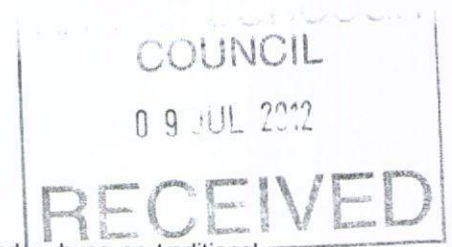


Existing Window 1 and Proposed Replacement (Study)

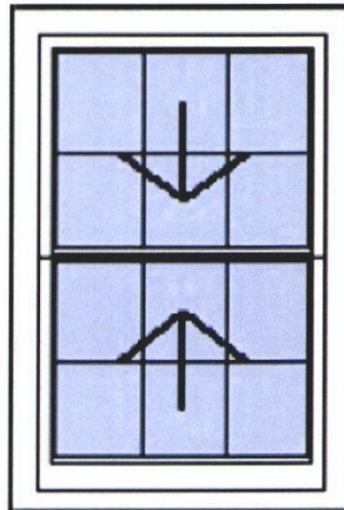
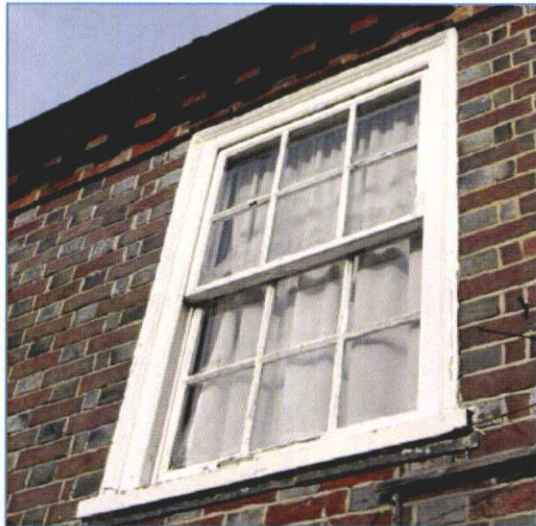
Window **item 2** (Bathroom) in the specification (Appendix 1) is a casement window with 1 opening and 1 fixed sash which replaces a modern storm proof window. Single glazing bars are provided to each sash. Obscure glass shall be used in the exterior glazing. The existing window is shown below.



Existing Window 2 and Proposed Replacement (Bathroom)

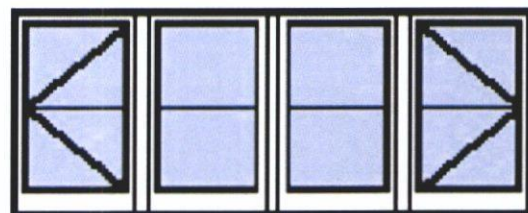


Window **item 3** (Bedroom 1) in the specification (Appendix 1) is a sash window hung on traditional cords with top and bottom opening. This replaces a Victorian period sash window in very poor condition. An identical glazing layout (6 panes per sash) is retained. The existing window is shown below.



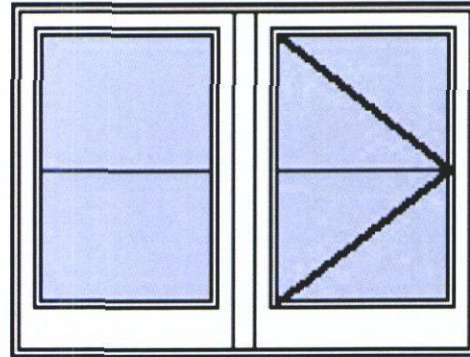
Existing Window 3 and Proposed Replacement (Bedroom 1)

Window **item 6** (Dining Room) in the specification (Appendix 1) is a casement window with 2 opening and 2 fixed sashes which replaces a modern storm proof window in very poor condition. Single glazing bars are provided to each sash. The existing window is shown below.



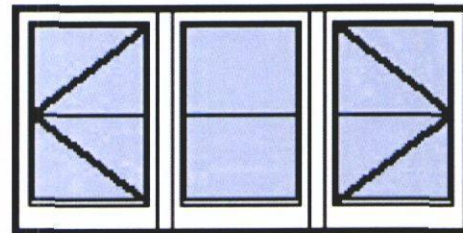
Existing Window 6 and Proposed Replacement (Dining Room)

Window **item 7** (Kitchen) in the specification (Appendix 1) is a casement window with 1 opening and 1 fixed sash which replaces a modern storm proof window in very poor condition. Single glazing bars are provided to each sash. The existing window is shown below.

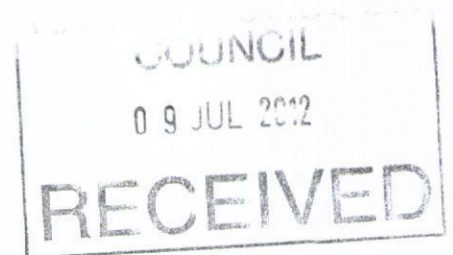


Existing Window 7 and Proposed Replacement (Kitchen)

Window **item 8** (Kitchen) in the specification (Appendix 1) is a casement window with 2 opening and 1 fixed sash which replaces a modern storm proof window in very poor condition. Single glazing bars are provided to each sash. Provision of two mullions for this window will make sight lines match as close as possible to the adjacent window in the kitchen (item 7). The existing window is shown below.

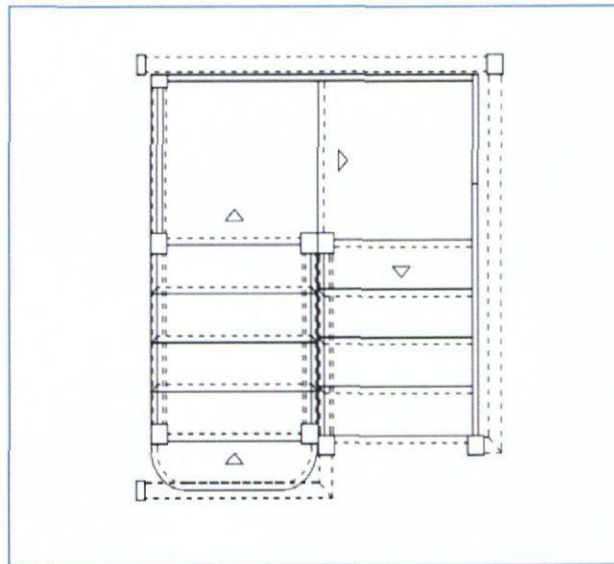


Existing Window 8 and Proposed Replacement (Kitchen)



4. Replacement of Existing Stairs

Following additional consultations described in section 3, it is proposed that the existing stairs shall be removed completely to allow a more robust replacement solution. Elevations shown in drawing 210409/070410 remain unchanged. However a revised detailed plan is shown below and is provided at a scale of 1:20 in Appendix 4.

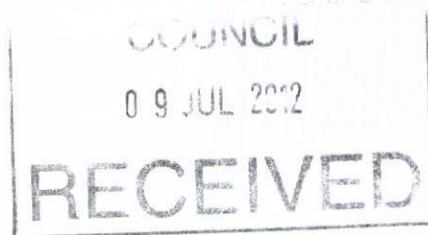


Plan View and Spindle Detail- Replacement Stairs

The stairs comply with the following specification:-

- Oak cut string half space landing staircase ground to first floor
- Compliant to building regulations (part K)
- American White Oak strings 34mm
- American White Oak treads 32mm
- American White Oak risers 20mm
- American White Oak newel posts 90mm Imperial fluted
- American White Oak spindles 41mm Imperial fluted
- American White Oak handrail

A markup portion of drawing 210409/07410 is presented in Appendix 5.



Appendix 1 Window Specification

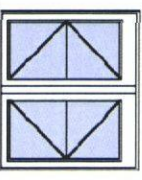
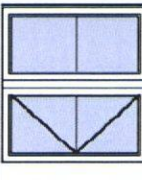
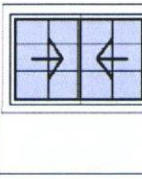
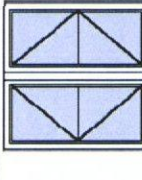
Appendix 2 Detailed Section Drawing – Casement Window with Ovolo Glazing Bar Profile

Appendix 3 Detailed Section Drawing – Sash Window with Ovolo Glazing Bar Profile

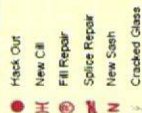
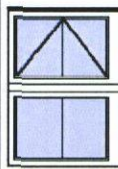
Appendix 4 Detailed Plan – Proposed Revised Staircase Arrangement

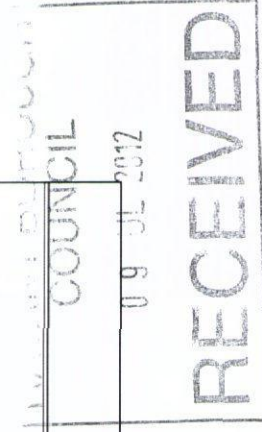
Appendix 5 Mark Up of Drawing 210409/07410

Appendix 1 Window Specification Eastney House

Mr Andrew King	Item 1	Item 2	Item 3	Item 4	Item 5
Ref No. 000-000003	First Floor Rear Elevation Study Window 6 Window	First Floor LHS Elevation Bathroom Window 11 Window	First Floor Rear Elevation Master Bed window 5 Window	First Floor Rear Elevation Master Bedroom window 7 Window	First Floor LHS Elevation Master bed window 13 Window
 Hatched Out  New Cill  Fill Repair  Splice Repair  New Sash  Cracked Glass					
Work Required Window/Door Description (Shown in Diagram)	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Opening Out Flush Casement Window with 2 Opening Sashes	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Opening Out Flush Casement Window with 1 Opening and 1 Fixed Sashes	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Sash Window Hung on Cords, Sashes: Top and Bottom opening	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Opening Out Flush Casement Window with 2 Opening Sashes	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Casement Window with 1 Fixed Sash
Repairs	Only new manufactured joinery will be supplied with paint finish.	Only new manufactured joinery will be supplied with paint finish.	Only new manufactured joinery will be supplied with paint finish.	Only new manufactured joinery will be supplied with paint finish.	Only new manufactured joinery will be supplied with paint finish.
Bedding	Ovolo Bead	Ovolo Bead	SB: Small PB: Standard	Ovolo Bead	Ovolo Bead
Width	970mm	1000mm	865mm	1010mm	620mm
Height	860mm	1000mm	1360mm	1070mm	970mm
Sash Dimensions	Thickness: 48mm	Thickness: 48mm	Thickness: 48mm Mid Rail 35mm	Thickness: 48mm	Thickness: 48mm
Moulding & G/Bar Size	Ovolo profile	Ovolo profile	Ovolo	Ovolo profile	Ovolo profile
Sash Horns	N/A	N/A	No horns	N/A	N/A
Paint Finish Internal	Standard White	Standard White	Standard White	Standard White	Standard White
Paint Finish External	Standard White	Standard White	Standard White	Standard White	Standard White
Ironmongery	2 10" Stays, 2 Handles, 2 Flip Over Locks, 4 3" Butt Hinges in Brass	1 10" Stay, 1 Handle, 1 Flip Over Lock, 2 3" Butt Hinges in Brass	1 Fitch Catch, 2 Sash Lifts, 1 Egress Rola Lock Set, 4 Pulley Wheels, in Brass	1 10" Stay, 1 Handle, 1 Flip Over Lock, 2 3" Butt Hinges in Brass	
Glazing	4mm Planitherm - Argon fill - 4mm Low Iron DGU throughout Document L	4mm Planitherm Toughened - Argon fill - 4mm Ortel Canterbury Toughened DGU throughout Document L	Top sash: 4mm Planitherm - Argon fill - 4mm Low Iron DGU Bottom sash: 4mm Planitherm Toughened - Argon fill - 4mm Low Iron Toughened DGU Document L	4mm Planitherm - Argon fill - 4mm Low Iron DGU throughout Document L	4mm Planitherm - Argon fill - 4mm Ortel Canterbury DGU throughout Document L
Notes	make gb 24mm ovolo - existing has only one opener - new window both casements to open - all Heritage units with grey super spacers - 24mm gb - external glass to be clear copce one as per Pilkington brochure - fixed window board and sash - extra care when removing window - window kept open	Heritage units with grey super spacers - 24mm gb - external glass to be clear copce one as per Pilkington brochure - fixed window board and sash - extra care when removing window - window kept open	Heritage units with grey super spacers - 24mm gb - Dgu 4 x 4 with super spacer - 1p lower -	this is a new window - customer/builder will make opening - sizes are only approx. Heritage unit with grey super spacers - 24 mm gb -	Heritage unit with grey super spacers - fixed casement - no openers - 24mm gb - this is a new window and opening will be made by customer/builder - sizes approx. - fit clear copce one as per Pilkington brochure - fixed window kept open

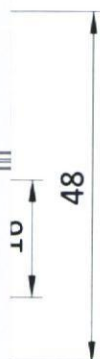
Appendix 1 Window Specification Eastney House

Mr Andrew King		Item 6	Item 7	Item 8	
Ref No: Q00-000093		Ground Floor LHS Elevation Dining room window 12 Window	Basement Rear Elevation Kitchen window 8 Window	Ground Floor Rear Elevation Kitchen Window 10 Window	
					
Work Required Window/Door Description (Shown in Diagram)		Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Opening Out Flush Casement Window with 2 Opening and 2 Fixed Sashes	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Opening Out Flush Casement Window with 1 Opening and 1 Fixed Sashes	Supply & install a complete new Doc L / WER window in Accoya to Custom Detail Opening Out Flush Casement Window with 2 Opening and 1 Fixed Sashes	
Repairs		Only new manufactured joinery will be supplied with paint finish	Only new manufactured joinery will be supplied with paint finish	Only new manufactured joinery will be supplied with paint finish	
Beading		Ovolo Bead	Ovolo Bead	Ovolo Bead	
Width		2500mm	1120mm	1700mm	
Height		970mm	800mm	820mm	
Sash Dimensions		Thickness: 48mm	Thickness: 48mm	Thickness: 48mm	
Moulding & GlBar Size		Ovolo profile	Ovolo profile	Ovolo profile	
Sash Horns		N/A	N/A	N/A	
Paint Finish Internal		Standard White	Standard White	Standard White	
Paint Finish External		Standard White	Standard White	Standard White	
Ironmongery		2 10" Stays, 2 Handles, 4 Flip Over Locks, 4 3" Butt Hinges in Brass	1 10" Stay, 1 12" Stay, 1 Flip Over Lock, 2 3" Butt Hinges in Brass	2 10" Stays, 2 Handles, 2 Flip Over Locks, 4 3" Butt Hinges in Brass	
Glazing		4mm Planitherm - Argon fill - 4mm Low Iron DGU throughout	4mm Planitherm - Argon fill - 4mm Low Iron DGU throughout	4mm Planitherm - Argon fill - 4mm Low Iron DGU throughout	
		Document L	Document L	Document L	
Notes		Heritage units with 01rv super specifiers - make gb top - gb 24mm ov - make sash lines same as other kitchen window - adjust mullions as needed - fixed window surround caution when removing window	Heritage units with 01rv super specifiers - over work top - gb 24mm ov - make sash lines same as other kitchen window - adjust mullions as needed - fixed window surround caution when removing window	Heritage units with 01rv super specifiers - 24mm ov gb - window over sink - new window not same as existing - make sash lines as close as possible to other 2 section kitchen window - adjust mullions to suit - fixed window surround - caution when taking	





R DETAIL



**HERITAGE
SPACER**

The Sash Window Workshop Ltd

Drawn by:	TSWW
Scale:	1: 10 at A3
Issue No:	1
Date:	April 2012

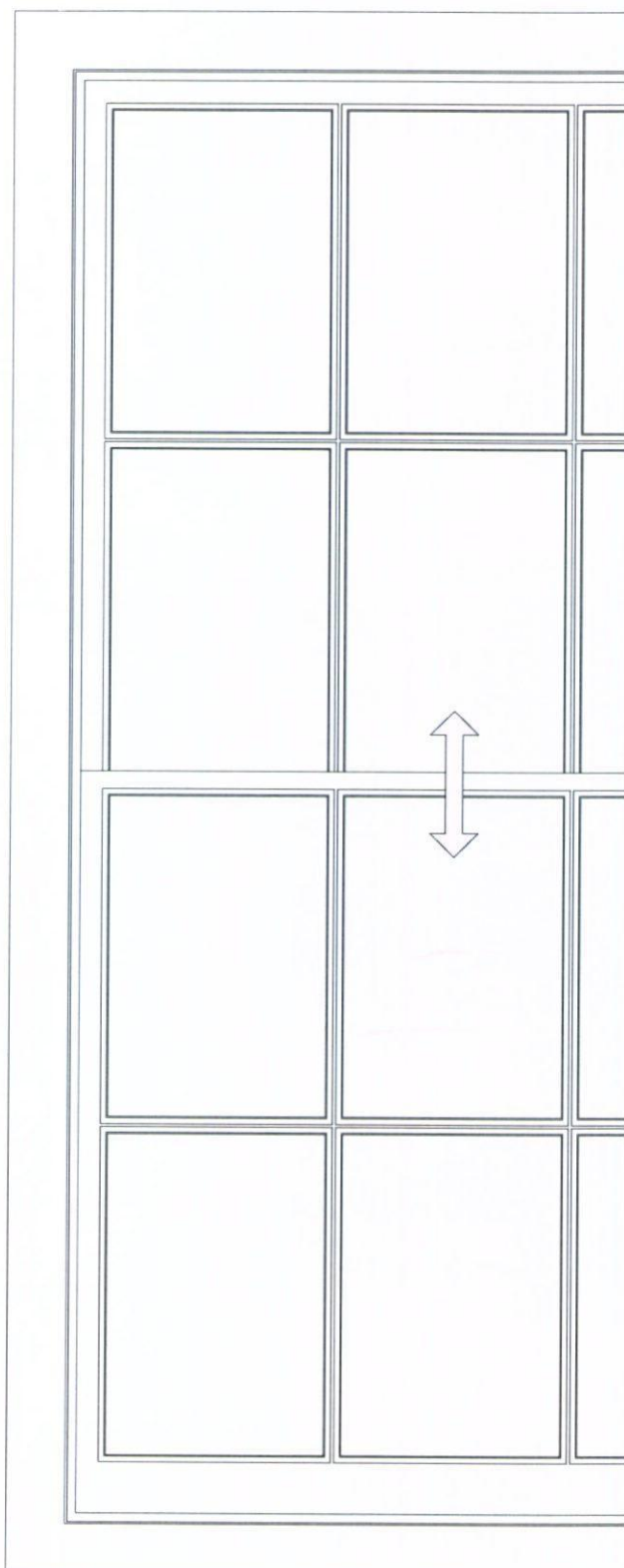
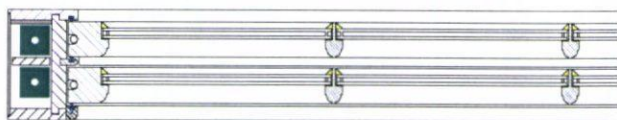
Notes:

1. Commercial in Confidence
2. Heritage Spacer varies dependent on frame depth and sash thickness
Available also in 4mm & 6mm
3. Glazing Bar moulding may vary frame size and sash thickness dependent
4. Krypton Gas available

Standard Casement Window

Ovolo Moulding
Individual Double Glazed
Units with Heritage Spacer

OVOLO PROFILE



**The Sash Window
Workshop Ltd**

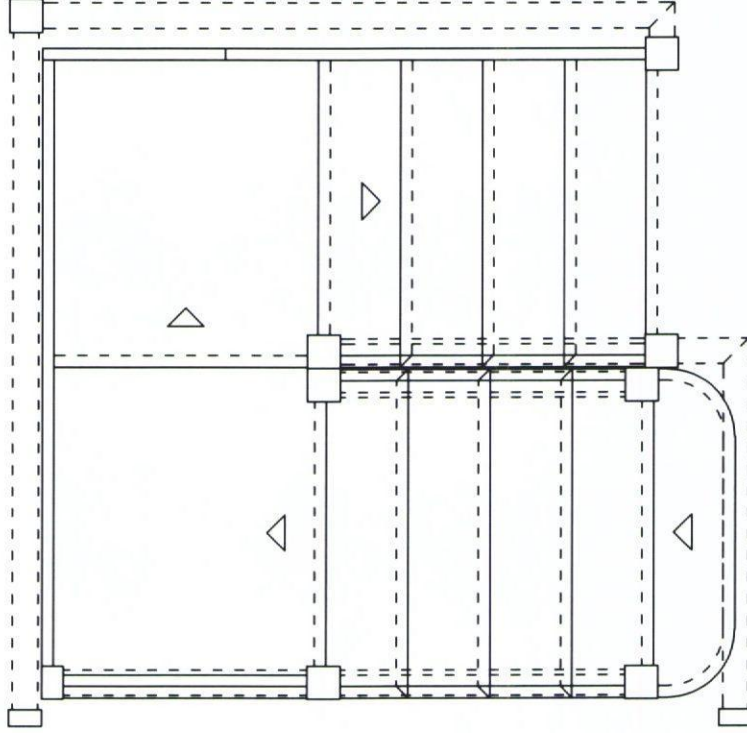
Drawn by: TSWW
Scale: 1: 10 at A3
Issue No: 1
Date: April 2012

Notes:

1. Commercial in Confidence
2. Heritage Spacer varies dependent on frame depth and sash thickness
Available also in 4mm & 6mm
3. Glazing Bar moulding may vary frame size and sash thickness dependent
4. Krypton Gas available

**Standard Box Sash
Window
Cord Hung
Heritage Glazing Bars**

Appendix 4 Detailed Plan – Proposed Revised Staircase Arrangement



WINDYBUSH COUNCIL
09 JUL 2012
RECEIVED

PROPOSED GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN

SECTION B-B

KITCHEN

CONSERVATORY

UTILITY

WC

HALLWAY

LOUNGE

DINING

BEDROOM

BATHROOM

STUDY

LANDING

EN SUITE

DRESSING AREA

LANDING

HALLWAY

CONSERVATORY

SECTION B-B

A diagram of a rectangular room with dimensions 10m by 12m. The room contains a sofa (3m x 2m), a coffee table (1m x 2m), and a television (1m x 1m). The sofa is positioned against the left wall, the coffee table is in the center, and the television is against the right wall. The room is divided into three sections by two vertical lines, with dimensions 4m, 4m, and 4m indicated along the top wall.

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09 JUL 2002
COUNCIL