

Application for 3 replacement windows at rear of property of 51 South Street,
Havant, PO9 1BY

APP/26/00072

Heritage Statement

The application dwelling is located on the east side of South St, Havant, south of Grove Road. It is a period property, unlisted, over two floors, set within a mix of houses and flats built between 1800 and 1970. No. 51 South St has residential buildings at either side of it and faces a small woodland opposite its frontage. The rear of the property has no highway and is not overlooked. The property retains most of its original features and is well maintained.

No 51 South St is a 3 bedroomed, detached house with an elevated small front garden, a narrow passageway on right with dividing wall between No. 51 and No.53 and to the left is a vehicle hard standing area, with archway and iron gate leading to side access path and walled elevated back garden with mature shrubs/trees.

Justification for Replacement Windows at rear of property

My husband and I have lived in the property for over 33 yrs and have maintained and cherished the original features we inherited. The front of the property is mostly in the shade and has fared well with regular maintenance, however, the rear of the property receives the full intensity of the sun, which has affected the old woodwork tremendously over the years and in spite of regular attention. It was necessary to replace the kitchen window (c 2010) with double glazing and subsequently over the next 15 years it was a struggle to keep the large bay downstairs window and 2 upstairs windows in good order, with problems of rotten wood, brittle putty and broken small panes, not to mention poor insulation and loss of heat, with draughty, thin glass windows, glass no longer used in the building trade and noise interference.

The two upstairs wooden window frames were also showing signs of heavy rot and it was no longer an option to keep filling and painting them. These windows also presented a further problem in that they had secondary glazed panels inside them, which necessitated using a screwdriver to undo and lift out or put back as

the season demanded, leaving the residents with no easy escape route should there be a fire. We did this operation for many years. [REDACTED]
[REDACTED] replacements were long overdue.

The Replacement Windows

The accredited glazier chosen for the replacement windows was Farnham Glazing and having completed several assignments in the area assured me that planning permission would not be needed as they were at the rear of the property and not overlooked. I need to stress that the windows were now in a non repairable state and it was not financially viable for us to have all the frames replaced with wood. Also, the design of the bespoke windows was deliberately chosen to match the design of the existing dg kitchen window, and mainly sympathetic to the originals and thus giving an overall cohesive look to the rear of the building. All the bespoke windows slotted in perfectly to original dimensions; the bay replacement window was particularly successful slotting in under the original top wooden frame (in good condition) and under the existing, protruding mantel/plattform. (see photos.)

As this is retrospective planning, my husband and I are grateful to the Council for allowing the task to go ahead about a week before Xmas and I would like to add that we are very pleased with the replacement windows; they are aesthetically pleasing and enhance the period charm and care of the property and have added much comfort and peace of mind to its residents.

M. Turner