

## **PP -14923302 - Design and Access Statement**

The proposal is to replace the existing back door (D.01), the wooden casement window to the door's left (W.02) which are part of the kitchen. And the window on the far left (W.01) which is leaded and belongs to a second room (known by the owner as the library).



l-r W.01, W.02 and D.01.

Please also refer to PP-14923302 – Elevation Plan – Existing and PP-14923302 – Elevation Plan – Proposed. And PP-14923302 – Floor Plan – Existing, and PP-14923302 – Floor Plan – Proposed.

### **Impact of the works on the significance of the area**

The above-mentioned ground floor openings are at the back of the property. It should be noted that the backs of all the cottages in the terrace have been compromised over time with dormer windows and back doors of varying architectural styles being introduced by previous owners. No 8 Langstone High Street was granted listed building consent in April 1998 (ref 98/62995/1/LB) for construction and alteration of two upper floor dormer windows.

It is difficult to date the ground floor openings of No 8 except to say that the owner has evidence that all three were in situ in 1998. The door frame for D.01 according to the elevation plans for ref 98/62995/1/LB was overhauled.

It should also be noted that the replacement of the back door and windows will not affect anyone's access into or out of the building. In fact, by replacing in particular W.01, exit access to the building will be enhanced.

### **Justification why the works are desirable and necessary**

The owner has lived in the property since 2016, and is seeking to achieve the following:

1. Improve heat insulation, exclude drafts and therefore reduce carbon emissions
2. Gain more light
3. Improve sound proofing
4. Improve security

Regarding items 1 and 2, the back of the property is northeast facing, and therefore sunlight and warmth is often scarce particularly in the winter months. The kitchen floor is made up of old stone flagstones laid straight onto ground which in the winter just adds to the difficulty of keeping the kitchen warm despite the AGA being on.

According to the Historic England Advice Note 18 (HEAN 18) entitled 'Adapting Historic Buildings for Energy and Carbon Efficiency' clause 79 - *Draught-proofing - one of the simplest and most cost-effective means of improving a building's thermal performance - can usually be achieved with only a negligible effect on a building's special interest.*

Attempts in the past have been made by previous owners with adding draft brush excluders, and the current owner uses a curtain and an interior draft excluder but leaves the kitchen incredibly cold in the winter.

There is also a noticeable reduction in natural light once the door is shut which the owner would like to address rather than putting on electric lights.

Regarding items 3 and 4, the side alley to the right of the property (if viewing from the back) is a public right of way for owners of no's 9, 7a to 3 to reach the back of their properties, and the taking out and retrieving of refuse bins from the main street. The owner is also, aware that several of the properties are long term rented, however No 7 is now specifically set up as an Airbnb which means that occupancy will constantly change. Not knowing who the neighbours are from one to week to the next has made the owner anxious and review their security and privacy situation. By replacing the door and windows, these issues will be satisfactory addressed.

## **Details about Proposed Alterations**

### **The Back Door - D.01**

#### **Existing Situation**



The door consists of five planks fixed by three ledges (interior) and hung by two T hinges.

It is not possible to determine the type of wood but would assume that it is a softwood as the door expands in wet weather making it difficult to open, close and lock. This is concerning as this is the only entrance and exit to the property. The door has a single metal rim lock.

The door was roughly made. At some point a hole for a cat flap was added and then later filled in. None of the planks fit tight and have had to be filled in with wood filler to exclude drafts.



In addition, there is roughly an inch gap along the bottom of the door, and the edge of the door (where the handle and lock feature) is not true against the frame of the door. Attempts in the past have been made by previous owners with adding draft brush excluders, and the current owner uses a curtain and an interior draft excluder.

The current owner does find that the kitchen is extremely cold in the winter despite using an AGA and would like to take the opportunity to rectify this situation with the proposed situation described below.

It should also be added that there is also significant light deprivation once the door is closed.

### Proposed Situation

To replace the door with an engineered (or multilayered) timber door. According to Timber Windows (the preferred supplier – see at the end of the statement for further information), using engineered timber will ensure that there is no warping or sticking, no matter how damp the prevailing atmospheric conditions.

The door panel style is known as planked effect and will be painted a similar green as the



current door. The replacement door will have black hardware including a ring knocker, door handle and round escutcheons.

With a metal running strip along the original brickwork, the door will shut tight excluding any possibility of a draft. The door will be fitted with multi-point claw locks.

The owner would like to include a square glass marbled effect (known as Cathedral) window in the door to bring additional light into the property.

The photograph (above) comes from a Timber Windows' catalogue and is similar in style as described above.

### The Kitchen Casement Window - W.02

#### Existing Situation



Only one window can be opened, as the hinges on the second window are broken. Both window frames have insulation tape to keep out drafts.

Each window frame has an astragal bar so in total there are four panes of glass. This glass is single pane, thin and one is cracked.

The window peg-stays and handles are made of a brass alloy (can't polish) and would be described as "Victorian" style but suggest that this window hardware is from the 1980s.

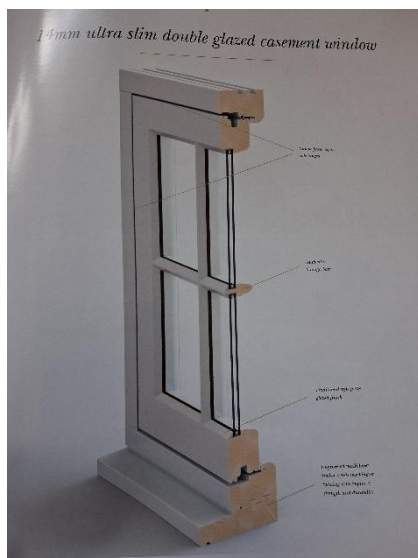
The windows are locked by a Long Star Bolt Window Key, that does not always work if the wood is wet and has warped.

### Proposed Situation



To replace the windows with a new engineered timber casement window.

The window style (as shown from a photograph in a Timber Windows' catalogue) is known as Cottage and by taking out the need for vertical mullions, the window design allows 10% more light into the building. The window style includes horizontal astragal bars as does the existing window.



To support Historic England's ambition to achieve net zero carbon emissions by 2040. The owner would like to use Timber Windows' ultra slim doubled glazed 14mm unit filled with krypton gas hand finished with putty.

The window frame will be painted white and will have black monkey tail peg-stays and handles. The windows will be fitted with advanced security locks.

## The Leaded Casement Window - W.01

### Existing Situation



The window opening consists of one metal framed leaded window which opens (righthand side if outside), and one leaded window embedded in the wooden frame jamb.

The windowpanes are thin, cracked and loose. The leading on the closed window is coming loose and when tapping the windowpanes everything rattles. There is also a considerable draft coming from this part of the window.



There is no lock on the window. Security is in the form of three thin irregular metal bars across the interior window frame, which may help prevent intruders coming in, but it also eliminates an exit possibility in an emergency.

### Proposed Situation



To replace the windows with a new engineered timber casement window with leading.

The leading will be 3 x 5 panels reflecting the original windows as show in this picture from the Timber Windows' catalogue.

To support Historic England's ambition to achieve net zero carbon emissions by 2040. The owner would also like to use Timber Windows' ultra slim doubled glazed 14mm unit filled with krypton gas hand finished with putty.

The window frames will be painted white and will have black monkey tail peg-stays and handles. Both windows will open and there will no need for metal bars across the windows as they will be fitted with advanced security locks.

### About the Supplier - Timber Windows (<https://timberwindows.com>)

According to Companies House, Timber Windows (UK) Limited was established in 2011. The company specialises in manufacturing high-quality timber windows and doors, combining Scandinavian craftsmanship with German engineering.

They were selected to produce the proposed replacement door and windows for 8 Langstone High Street because their dedicated Listed Building Range has been specifically designed for heritage and conservation settings. These products have received positive feedback and approval from planning authorities across the UK, demonstrating their suitability for sensitive historic environments. [Listed Building Range | Timber Windows and Doors | Conservation Area](#)

As stated on their website, the company aims to provide timber windows and doors that not only meet the requirements of listed building consent and conservation officers, but also

deliver improved insulation, soundproofing, and ease of operation, all while maintaining an authentic period appearance for many years.

Staff at the Horndean office confirmed that they recently worked successfully with Winchester City Council on a domestic listed property, further evidencing Timber Windows' experience and capability in heritage projects.