

1.0 Introduction

This document incorporates a Heritage Statement as required under Planning Policy Statement (PPS5) –Planning for the Historic Environment.

34 Great Queen Street is a five storey Georgian terraced house built in circa 1710 of similar construction to 33 & 35. The building is constructed of brown brick with red brick cornices below parapets, with a moulded brick band at 2nd floor to the rear elevation. The roof comprises of a butterfly roof, tiled with dormer windows to front and rear elevations. The adjoining premises No 33 is slated. To the front elevation there are red brick dressings and segmental arches to sash frame windows, circa C20. The shop front is circa C20. The House doorway is fitted with fanlight and panelled door.

INTERIOR: Lower internal walls to common parts are clad with timber panelling. Staircase from basement to third floor with closed string, turned balusters, column newels and moulded handrail.

This application relates to the external maintenance and repairs of the building only. No alterations to the internal parts are proposed. The works which we are seeking Planning and Listed Building Consent are as follows:

1. Installation of secondary glazing to windows to the front elevation.
2. Replacement of tiled roof coverings to butterfly roof with new clay tiled coverings.
3. Replacement of felt flat roof coverings with new zinc roof covering.
4. Replacement of asbestos roof covering with new zinc roof covering.
5. Installation of protective cladding to ground floor Link and WC structures.
6. Replacement of defective timber lintel beneath WC structure.
7. Replacement of defective brickwork beneath first floor window.
8. Replacement of brickwork to rear elevation string course.
9. Replacement of rain water and soil waste pipework to rear elevation.
10. Installation of lime render to lightwell wall brickwork elevations.

We propose to also undertake repairs and decorations to the property. Given that these works are maintenance without the installation or removal of existing features, we do not consider this element of requiring Planning Consent or Listed Building Consent.

2.0 Design Statement / Appearance

The Clients' brief is to undertake external repairs throughout the premises and replace those materials which have failed with new, to match the original and period of construction. There are certain elements which are not possible to replace with new, so an alternative sympathetic material has been chosen.

2.1 Secondary glazing

Vertical sliding sash secondary glazing is proposed to the front elevation, 3nr to the first floor, 3nr to the second floor and 3nr to the third floor. The front elevation of the property is subject to high levels of weather conditions and extensive noise through day and evenings.



Fig 1 – Manufacturer's images

We consider the installation of sliding sash casement style double glazed units within the existing window staff bead adjacent to the sash and casement windows, with the transom positioned in line with the existing frame and meeting rail arrangement. This allows for a reversible adaptation without damaging the original construction. The secondary glazing units are slim line finished with powder coated white. This is also noted within Fig 2, an extract from the English Heritage guidance note on Energy Efficiency and Historic Buildings.

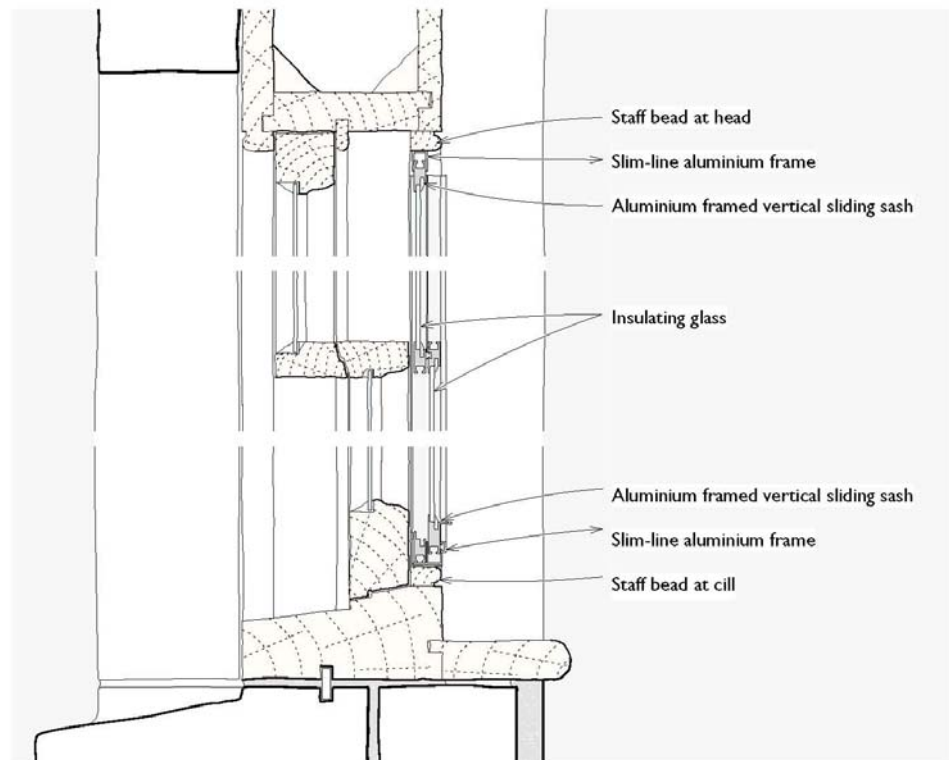
PHYSICAL CONSTRAINTS

Secondary windows are usually located immediately inside the existing sashes or at a suitable position within the depth of the window reveal. A survey of the existing window opening by the specialist company will identify the limitations, for example whether there is sufficient depth in the reveal to locate the secondary glazing.

SHUTTERS

Where shutters or other joinery are present, careful thought will be required. Sometimes secondary glazing can be positioned between the primary window and the shutters so that the shutters still function. If the shutters are housed within the window reveal it may be possible to install secondary glazing on the room side of the shutters. If the secondary glazing cannot be inserted without making the shutters inoperable the shutters could be fixed shut but not altered so that they can be brought back into use at a later date.

SLIM-LINE SECONDARY GLAZING FIXED WITHIN DEPTH OF STAFF BEADS (Allows continued use of shutters)



13 Where shutters are in use, secondary glazing can be incorporated by fitting slim units within the depth of staff beads. In this situation a casement opening arrangement would allow easy cleaning of the outer window.

Fig 2 – Extract from English Heritage Guidance note Energy Efficiency and Historic Buildings

2.2 Replacement of tiled roof coverings – Roof 01

The existing tiled roof coverings are of poor condition and require replacement. See Fig 3. Numerous tiles are broken throughout.



Fig 3 – Butterfly pitched roof

The proposal is to replace the existing clay tiled roof coverings with new to match existing and period of construction. The line of the roof coverings will remain as existing, not affecting the height nor depth of the roof coverings against existing fabric. The proposal would also include the installation of a breathable roof membrane to improve ventilation without the need for ventilated tiles (as existing). Loose lay quilt insulation will be installed between the ceiling joists to improve thermal comfort.

2.3 Replacement of felt roof coverings – Roof 04

The existing felt roof coverings to the ground floor WC structure are in poor condition. See Fig 4.



Fig 4 – Lower WC Ground floor roof

The proposal is to remove the existing felt coverings, repair the sub base structure and install a new grey coloured zinc roof covering to the timber structure with standing seam abutments and flashings. We had considered the use of lead, however discounted for its weight and structural alterations to the fabric to support the material. Zinc is a light weight material and suitable for this application.

2.4 Replacement of asbestos roof coverings – Roof 05

The existing asbestos corrugated linings to the link structure are poor with cracking to the board.

The proposal is to remove the defective coverings, repair the sub base structure and install a new timber backing board and new grey coloured zinc roof covering with standing seam abutments and flashings. We had considered the use of lead, however discounted for its weight and structural alterations to the fabric to support the material. Zinc is a light weight material and suitable for this application and will match the material used on the thunderbox toilet construction.



Fig 5 – Link structure roof

2.5 Installation of cladding to ground floor link and WC structure

The cladding and framework to the ground floor WC and link structure is exposed allowing moisture and water to penetrate the structure, causing extensive timber decay. See figs 6, 7 & 8. The lining is perishing and is aesthetically unpleasing to the users and customers of the building.



Fig 6 – Ground floor WC wall elevation



Fig 7 – Ground floor Link wall elevation

The proposal is to remove the existing trellis and bitumen linings to expose the timber structure beneath. The timber structure will be overclad with a breather membrane, vertical battens and new Red Cedar square edge tongue and grooved boarding installed. This will aesthetically improve the appearance to the lightwell and preserve the existing structure.

2.6 Replacement of defective timber lintel beneath WC structure



Fig 8 – Ground floor WC structure

The timber lintel and adjoining floorboards to the ground floor WC structure are exposed, resulting in extensive decay. See fig 8.

The proposal is to remove the existing timber beam and replace with new Pitch Pine timber lintel and replacement of decayed floor boards. The underside will be protected by the installation of new plywood boarding to underside and the lintel overlaid with zinc flashing.

2.7 Replacement of brickwork below first floor window

The brickwork between the ground and first floor windows is defective with possible damage to the timber lintel behind the wall structure. See fig 9.



Fig 9 – Ground / First floor wall construction

The proposals are to remove the damaged and defective masonry and timber lintel and replace with new reclaimed brickwork, pointed with lime mortar to match the original construction.

2.8 Replacement of brickwork to rear elevation string course

The brickwork to the second floor string course is defective with cracked and spoiled brickwork and cracked mortar pointing. See fig 10.

The proposals are to remove the damaged and defective masonry and replace with new reclaimed brickwork, pointed with lime mortar to match the original construction.



Fig 10 – Rear wall elevation

2.9 Replacement of rain water and soil waste pipework to rear elevation

The existing soil and waste pipework to the rear elevation are poor and defective requiring replacement throughout. See fig 10.

The proposal is to remove an pipework and replace with new cast iron throughout, painted black upon completion.

2.10 Installation of lime render to lightwell wall brickwork elevations

The existing lower ground floor and basement walls are spoiled and paint finishes are preventing the brickwork to breath. See fig 11.

The proposal is to prepare the walls and render with a lime render and lime paint finish.



Fig 11 – Inner lightwell elevation

3.0 Technical Requirement

All works are to be undertaken in accordance with Lead Sheet Development Association and Metal Sheet Association, Building Regulations and British Standards.

4.0 Use / Layout

The building's use will remain as existing.

5.0 Landscaping

There are no landscaping proposals within this application.

6.0 Vehicular & Transport Links

The vehicular and transport links to the building will not be affected by the proposed works.

7.0 Access

The existing access arrangements into the building will not be affected by the proposed works.

8.0 Conclusions

The property required a thorough external maintenance and repairs contract in order to prevent further deteriorations of the fabric. Our proposals are sympathetic to the age and construction of the property.

The proposed work will rectify previous damage and provide a long term maintenance requirement. Where alterations are proposed, these have been designed to be reversible and clearly distinguishable from the historic building fabric. The proposals will not alter the elements of the building which provide its special quality.