

APPLICATION FOR APPROVAL OF DETAILS (2019/4194/P)

REQUESTS FROM PLANNING OFFICER AND RESPONSES

Windows (3a):

- For all of the windows details sent through, the sections do not include details of the glazing bars (astragal bars). Would want to ensure that the bars have a decent depth and are not the flat stick on types to ensure that they appear robust. Could you please ask your window supplier to add details of the glazing bars to each of the section drawings and resend please?

As requested, we have updated the Window Schedule to show the details of the astragal bars (please see attached). We have opted for astragal bars which are stick on bars rather than passing through bars due to our window supplier informing us that the passing through bars are less energy efficient and watertight.

However, the astragal bars we have chosen are solid wood and have a depth of 10mm for the outside bar and 20mm for the inside bar. In between the outside and inside astragal bar will be a spacer bar of 12mm depth (which will also be painted white) and will give the illusion from the public realm that the astragal bar actually passes through the window panes. The proposed astragal bars and spacer bar will mean that the total depth of the 'visible' astragal bar will be 42mm to give a robust look and therefore should look more authentic than the simple flat stick on astragal bars.

Please find some photos below of our proposed astragal bars to show their appearance:

Inside view of astragal bars



Outside view of astragal bars



In terms of background, we are replacing the unoriginal and non-traditional uPVC windows and doors with timber framed versions which we think will improve the appearance of the building. In addition, we are adding glazing bars to all replacement upper floor windows (to the sides and front) in order to provide a more traditional appearance (informed by discussions of the original window typology for the building) which will contribute to the improvement and enhancement of the conservation area.

Below pictures show two examples of the existing windows which will be replaced:

Front of House



Existing 3 panel window



Close up of existing 3 panel window (note: no glazing bars in existing uPVC window)

Eastern Wall



Close up of existing uPVC window with integrated glazing bars (Note: glazing bars are within the double glazing and not external to the window panes)

Rooflights (3f):

- **Again, for the drawings submitted no central glazing bar is shown. Although you have given me a product specification showing the optional glazing bar details could this also be shown on the proposed elevation drawings please.**

As requested, please see attached drawings of the proposed elevations showing the rooflights with conservation central glazing bar – see pages A-03, A-06 and A-07 of the Elevation Drawings attached (conservation central glazing bar to be added to rooflights NW3-04 and NW3-05 as per the window reference plan submitted to you on 22 August 2019; we understand from our previous correspondence with you that rooflights which are not visible from the public realm are not required to have this central glazing bar so rooflight NW2-04 will not have this).

We have also included an updated Window Schedule showing the conservation central glazing bar for your information (please see page W-12 of the Window Schedule attached).

Brick detailing (3b):

- The details provided for the brickwork to the side gable provided would not be of sufficient quality for us to support. We would want to see some detailing between the bargeboard and the main elevation as is seen the rest of the way around the property. In addition, the gable slots should be surrounded in a contrasting red brick as per the front gable. Please revised the elevation drawing to show this detailing and resend. Please note that this condition was added as it was felt that a refined approach to the construction of the gable was absolutely essential. These elements are highlighted in the below image.

We agree that the new side gable should resemble the front gable as closely as possible (photo below for your information) and therefore we attach a revised elevation drawing (see page W-13 of the Window Schedule and A-05 of the Elevation Drawings attached) which shows similar detailing between the bargeboard and the main elevation (as is seen the rest of the way around the property). The gable slots will also be in a contrasting red brick to match the front gable as requested.

Front of House – Existing Gable



Existing detailing between the bargeboard and the main elevation as well as gable slots (surrounded in a contrasting red brick)