
From: [REDACTED]
Sent: 28 September 2020 16:42
To: Meynell, Charlotte; Planning
Subject: SC - M3/ - 29/09/2020 - 2020/2644/P – 8 Pilgrim's Lane

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Dear Charlotte,

HCAAC would generally have No Objection to the proposals provided carried out exactly as like-for-like.

However, in the Climate Emergency context, we would now query a number of aspects, and it is good to note the architects' assistance to their client in terms of sustainability of schemes.

1. There is now a recommendation to consider internal secondary glazing in lieu of changing external windows. This has greater thermal and acoustic benefits and will be a near-future consideration. It may not be feasible for all locations around the building, but might well be considered as there is also an aesthetic objection in any change in appearance.
2. While timber and glass are immediately recyclable, it is worth noting the very good and irreplaceable quality of original timber or even later in vintage buildings compared with modern fast-growing timbers. This may not be a planning consideration – we will try to get deeper into policy – but sustainability of proposals is a factor.
3. Other than the above we cannot advise on the relative merits of changing windows, although that a building has original or near original better-quality materials might be a feasible CA character consideration, regrettably not yet an estate agent's focus.
4. A Comment would be that in windows types A,B, C, F the transoms are shown thicker in section than in elevation. Indeed the divider detail shown has those at 42mm, whereas the general expectation for such small spans would be about half that at most. Some sections show the pane frames apparently thinned to compensate, which I think not practical, so the result would be an overall thickening of the timbers at those points. Perhaps very slight effect but avoidable.
5. There are paint types that will prevent peeling in ageing or from water damage, another sustainability consideration, although of limited application compared with the vast modern plastics paints industry.

We hope this assists with your decision.

Best regards,
John

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