Williams, Karen

From: Planning (SMDC)
Subject: FW: 2016/0338

From: Bayliss, Gillian
Sent: 14 July 2016 10:50
To: Critchlow, Teresa; Planning (SMDC)
Subject: 2016/0338

The Eaves: LBC Replacement Windows

I have discussed this previously with the owner & window designer.

Application to replace 21 mock sash windows with vertically sliding, double-glazed sash windows. The building was extensively refurbished in 1989/90 and it is anticipated that the mock windows were inserted at this time – this needs to be double-checked: 90/00410/OLD (LBC) for extension and 89/01000/OLD (LBC) for alterations and refurbishment.

The current windows look like traditional sash windows from a distance but on close inspection they are top-hinged sash-type with crude joinery. Where windows of poor design are installed in Listed Buildings there is potential to install slim-sealed units provided that there is an overall visual improvement to the appearance of the Listed Building.

The application proposes the installation of 14mm double-glazed, painted timber, vertically-sliding sash windows. The drawings suggest that the windows are to be spiral balances rather than sash cords (the later extensions to the building have no rebates).

Subject to checking LBC history there is no objection to the proposal subject to agreement on some of the exact details of the construction (location of ventilation vents in frame, mastic fixing of glass unless acceptable timber bead sample can be agreed, location of etched mark on glass and position of window within the opening.

Given the large number of windows proposed it would be advisable to see a sample window installed (prior to manufacture of the remainder) demonstrating all the issues raised above (or a detailed technical drawing prior to commencement).

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