From: Sue Brooks
Sent: Monday, August 12, 2024 11:41 AM
To: William Simcock <
Subject: 2023/93715 Waverley Chapel

Hi William,

Following our site visit and subsequent amendments received on 31 July 2024, I have the following comments on this application, which should be read alongside the previous Conservation and Design consultation responses of 3 April 2024 and 29 May 2024.

Windows
Following concerns raised about window detailing and retention, a window schedule with photographs and brief descriptions has been submitted. This is cross referenced to the revised proposed elevation TR-A23-0802-006 rev G and floor plans TR-A23-0802-005 rev G. Annotations and the Design and Access Statement show that the existing opening lights will be used to provide natural ventilation, with an HVAC system in place where there are no opening windows. This minimises alterations to the windows and is acceptable.

The application proposes to replace window PW01, a three-light mullioned window, with a fire escape window. If this is necessary, details should be submitted for approval.

To maintain the character of the building, leaded glazing needs to be retained. The agent was advised that a section of obscured glazing in each window could be replaced with clear glass – only the rectangular panes which should be like for like and leaded in, with no changes to the patterned border glazing. The revised proposed elevation drawing TR-A23-0802-006 rev G has been submitted and includes the annotation 'All existing windows to remain but glass changed to clear'. Some windows are shown as obscured glass (including windows PW01 ND ew14).

For clarity, a condition should be applied requiring details of all replacement glazing and windows, where they are not like for like, to be submitted for approval prior to window alterations being carried out.

It is unclear from the submitted documents how fire stopping and noise transmission will be addressed at first floor level without harming the character of the tall windows - both the smaller side windows with tracery and the larger side gable windows. A condition should be applied requiring construction details of how the first-floor structure will interact with the windows to be submitted for approval prior to these works commencing.

Doors
Amended drawings have been submitted to show the doorways to flats 2 and 3 omitted from the side gables. These are now in more sensitive locations where there is minimal impact on the architectural detailing.

A condition should be applied requiring 1:20 elevations and 1:5 sections of the proposed new external doors to be submitted for approval, to include the design and materials, door surround detailing, and depth within the reveals.

Bin store and cycle store
A bin store and cycle store are proposed at the north-east corner of the site. Details of these stores should be submitted for approval.

Conclusion
In conclusion, the Conservation and Design Team has no objections to the proposal, subject to the comments and recommended conditions above.

Kind regards
Sue

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