

580	Case ref. no:	Y19/0415/FH	Case Officer	Katy Claw
Property Address:		Verneys High Street Elham Canterbury Kent CT4 6TD		
Proposals:		Listed Building Consent for the removal of an existing rear window to be replaced with French doors and replacement of 3x windows on rear elevation with timber slimline glazing.		
Application Type		LBC		
Agent:		Mark Horner Architecture		
General Comments Operative Conditions?				
Listing / C/A?		Grade II, Conservation area		
Date Consult Received:		27/09/19		
Date Comments Sent:				

Comments:

1- General & Historic Building Description and Significance:

Verneys is a double fronted property on the west side of the High Street, right in the centre of Elham.

The house is c16th or early c17th. The front elevation is however underbuilt in brick and the first floor tile hung, all under a Kent peg tile roof, eaves on to the High Street. Here there is a variety of fenestration, c17th timber casements with iron casements and lead lights and at ground floor two windows, one of which is a late Victorian cantered bay, the other a modern insertion into what was historically a plain area of brickwork. The side entrance on the right hand side is an original late c17th/c18th plank and rail door.

At the rear, a gabled wing extends out from the back of the main range. This is c18th with a brick elevation up to eaves level and with the gable tile hung with alternating courses of scallop and arrow head tiles.

To the left hand side of this, a late c19th catslide element infills part of the former courtyard at the rear of the main range. The rest of the courtyard is infilled by a flat roofed extension built in 1995. This extends beyond the rear of the rest of the building with a small hipped roofed building which replaced a previous flint and brick outbuilding. The back door is a modern arrangement with a glazed door and boarded side light set in the recess between the original building and modern extension.

2-Development Proposals:

- Replace window joinery to rear elevation, new windows to have Slimlite double-glazed units.
- One window to be converted to a pair of French doors.

These are revised proposals following on from comments made in May 2019

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3-Comments:

Windows

There are currently three windows on the gabled rear elevation. At first floor a tri-partite sash with large panes-1/1-2/2-1/1 format and on the ground floor a 2/2 sash. The third window is a pair of three pane casements built into what was originally a doorway (as seen in old photos) All the windows appear to be in poor condition.

From the appearance of the building it would seem that the windows on the main gable elevation are possibly not the original but, instead, Victorian replacements.

Because of this I can see no in-principle objection to their replacement by new windows, incorporating Slimlite double glazed units, provided the detailing is as close as possible to the original patterns. Previously the proposed replacement windows were to have had stouter sections – intended to receive standard 14mm Slimlite double-glazed panes.

The revised proposals now show slimmer, 38mm sash sections with standard ovolo mouldings - to receive the thinner, 10mm Slimlite panes. Since these are Victorian windows, then the detailing is less fine and so the section sizes are capable of taking the slimmer Slimlite panes and so the proposals is acceptable in principle. The glazing bars are still rather oversized and should be reduced down from 25mm to 19mm.

The replacement details show decorative horns. Whilst these are not a feature of the originals, they *are* required due to the heavier weight of the double glazed panes. Again the detailing is consistent with the Victorian pattern of the windows and the introduction of sash horns is not problematic in the context of the style of the windows. Subject to the glazing bars being slimmed down, the design is otherwise OK

French Doors

The principle of converting the casement window back to a door is ok but, previously no large-scale details were provided. The application now includes door details which are generally ok. I

would suggest some minor modifications to the details, which will improve the design:

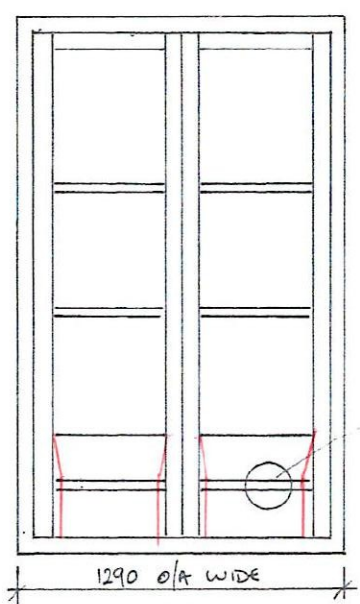
- Ideally the styles should be gunstock pattern (with a wider section at the bottom rail) this produces a stronger door without needing thick styles at the upper glazed level.
- The glazing bars are still rather oversized and should be reduced down from 25mm to 19mm.
- Ideally the frames should have a cock bead all around the door opening - this is traditional detailing and makes the door appear more 'finished
- There should be a bead moulding all along the leading edge of the doors – this enables the meeting styles to appear to be the same width
- The drip molding along the head frame of the doors is not a traditional detail and should be omitted

I enclose a copy of their French Door details with annotations to show recommended minor adjustments to the design. Ideally the application should be amended to incorporate these points

4-Recommendations:

Revert to Applicant advising that the principal of what is being proposed is okay but they need to amend the French door design as suggested and slim down the window glazing bars

SCALE 1:20



2155 O/A HIGH.

NEW PATIO DOORS
EXTERNAL
ELEVATION

DETAIL 'A'

1290 O/A WIDE

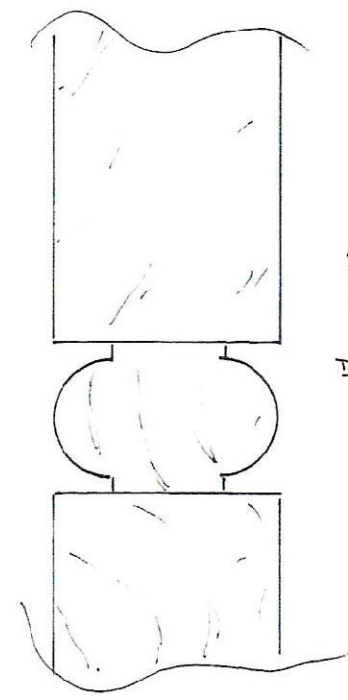
can this be reduced to
14mm rather than 25mm

14mm

FULL SIZE
TYPICAL GLAZING
BARE

Windows too

FRAME HEAD + JAMBS 95 x 70 FIN SIZE
SILL 55 x 70
DOORS - HEAD + STILES 70 x 45
BOTTOM RAIL 330 x 45
HARDWOOD FOR PAINT



330 HIGH BOTTOM
RAIL WITH CENTRAL
BEAD DETAIL.

DETAIL 'A'



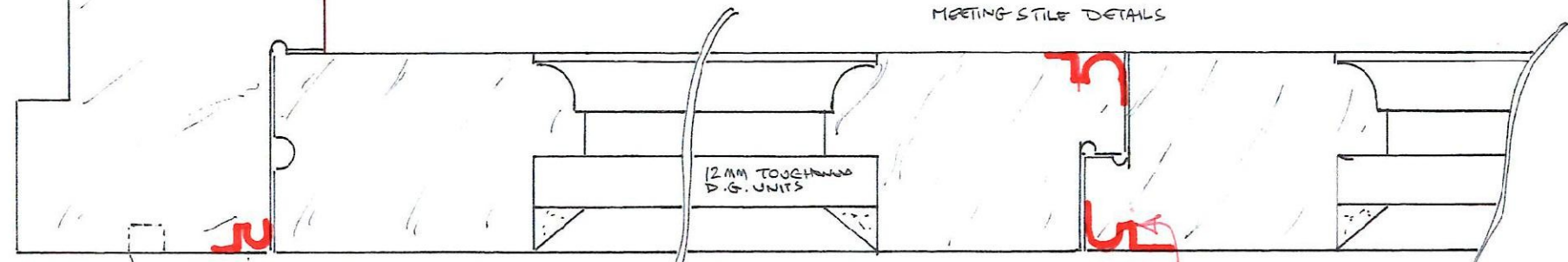
more traditional frame
moulding

JAMB + HEAD DETAIL PLUS
SIDE STILES + TOP RAIL DETAIL

SCALE FULL SIZE

'Verneys' High Street, Elham, Kent

Client:	Will Power
Title:	Rear elevation patio door elevation and details
Drawn:	Les Andrews 1.06/2019
Scale:	Full size and 1:20 @ A3



MEETING STILE DETAILS

12MM TOUGHENED
D.G. UNITS

6mm cockbead recommended

Suggest meeting
style beading. This
equalizes stile widths

~~Drip moulding to
frame head only~~

omit this detail