

Details to 15 Park Street, pertaining to S6/2014/1564/FP - S6/2014/1566/LB

Andrew Starr 16 November 2014

1 Introduction

The detailed proposals below follow up Mrs Hughes's questions emailed 3 November 2014 and also advice given during a site visit by Mr Andrew Rudge, Conservation Officer, and Mrs Hughes on 10 November 2014.

2 Windows, front elevation

2.1 Existing

The existing windows are in softwood and single glazed. The upstairs windows (3 off) are flush casements, each with two opening lights and narrow plain chamfered glazing bars (figures 1 and 2). The state of repair is very poor, with a quantity of putty and paintwork missing. Several sills are badly rotted. Variation in the existing design shows signs of replacement, with differing casement sections and glazing bars.



Figure 1 – front upstairs left



Figure 2 – front upstairs middle and right

The downstairs window is a “stormproof” casement with four opening lights and narrow plain chamfered section glazing bars (figures 3 and 4).



Figure 3 – front downstairs



Figure 4 – glazing bars

2.2 Proposal

The pattern of the windows is proposed to be the same light arrangements as the existing ones. All new windows are proposed with:

- pine frames
- flush casement
- full sill
- weather bar above
- double glazing
- plain chamfered glazing bars
- finished in white paint.

3 Windows, rear elevation

3.1 Existing

The existing windows are in softwood and single glazed. The upstairs windows (2 off) are “stormproof” casements with no glazing bars. The bedroom window has two opening lights and the bathroom window has one (figure 5). The state of repair is very poor, with a quantity of putty and paintwork missing. Several sills are badly rotted.



Figure 5 – rear upstairs

Downstairs the existing windows (2 off) are “stormproof” casements with no glazing bars. The kitchen window has two opening lights and the bathroom window has one (figure 6).



Figure 6 – rear downstairs

3.2 Proposal

The pattern of the windows is proposed to be the same light arrangements as the existing ones. All new windows are proposed with:

- pine frames
- stormproof casement
- full sill
- weather bar above
- double glazing (bathroom windows obscured)
- no glazing bars
- finished in white paint.

4 Doors

4.1 Front door

The existing door is a pine 6-panelled door which permits no light into the hallway (figure 7).

It is proposed to change the door for a two-light wood door similar to figure 8 (for illustration - it is possible that this will have to be custom made, because the existing doorway is unusually wide). To be finished in white paint.



Figure 7 above

Figure 8 below



Jeld-Wen Taylor 2-Light Double-Glazed Exterior Door Unfinished Meranti Veneer 838 x 1981mm

Product Code: 60826

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- Suitable for Paint Stain or Lacquer Finish
- Uses Timber from Sustainable Sources
- Double Insulated 14mm Obscure Toughened Glass

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Product contents:
External glazed door

4.2 Rear door

The existing door is a pine 9-light door in very poor repair (see figure 6 above).

It is proposed to change the door for a six-light wood door similar to figure 9, glazed in clear glass. To be finished in white paint.



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Jeld-Wen Hatfield 6-Light Double-Glazed Exterior Door Unfinished Meranti Veneer 762 x 1981mm

Product Code: 67911

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- Double Insulated 14mm Clear Glass

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Product contents:
External glazed door.

Figure 9.

5 Wall to be altered for garden gate

The garden wall is constructed of local stock brick in Flemish bond with blue engineering brick footings and a single blue brick capping (figure 10). The materials and construction are late C20th.

It is proposed to cut the wall to create access of width 1m to the adjoining alley. A gate will be constructed from reclaimed materials (figure 11), ledged & braced, hung with galvanised hardware, and fitted to secure the access.



Figure 10 – wall to be altered



Figure 11 – gate materials for reclaim

6 Stair specification and materials

6.1 Rationale

The stairs were removed at an unknown date between 1960 (new built) and 2011. The former stairwell void is clearly shown under the carpet of the landing, in green flooring-grade chipboard, set into the 1960 pine floorboards (figure 12).

It is proposed to reinstate the stairs to the same pattern as the neighbouring terrace, number 17 Park Street, which was built at the same time, in mirror image. The aim is to use modern materials to reinstate a construction similar in style to the 1960s neighbours.



Figure 12

6.2 Design proposal

As measured from number 17 Park Street:

- 8 treads below
- 3 tread winder
- 2 treads above

A handrail and balustrade of turned rods will be fitted to the right of the staircase by 3 turned newels and continued around the landing to finish in a half-newel. (see figure 13)

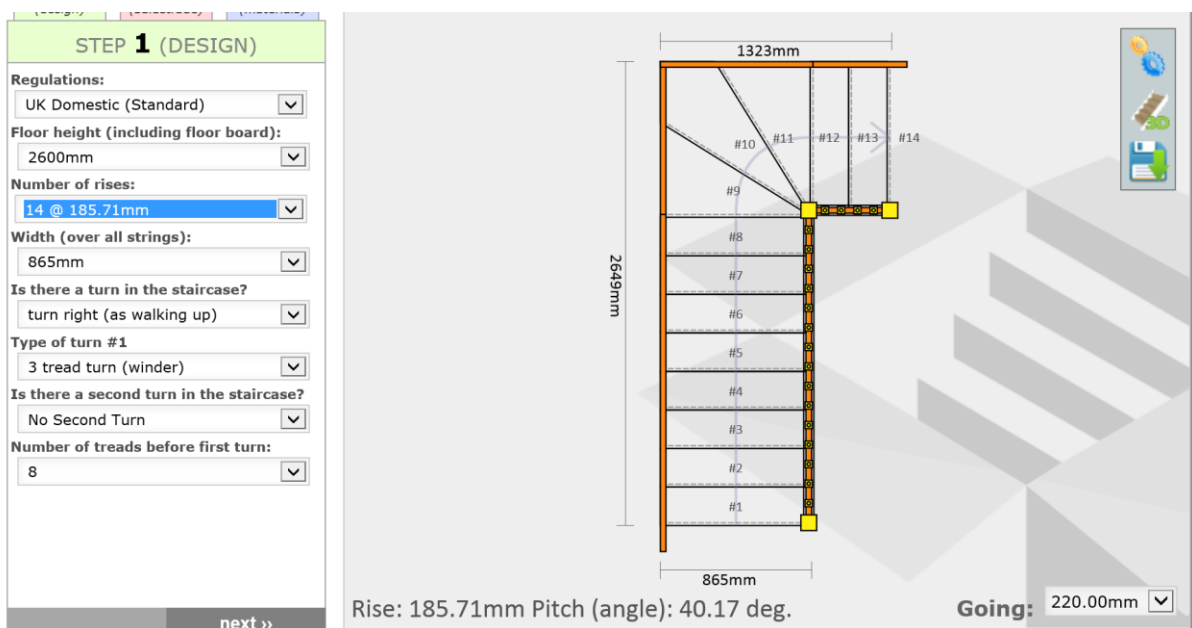


Figure 13

6.3 Materials proposal

- 32mm pine stringers,
- MDF treads & risers,
- turned pine newels
- pine handrails
- turned pine balusters
- floor made good with existing materials.

Finishes: carpet to treads and risers; new pine varnished clear.