

# 8 and 9 West Castle Street Conditions 3 and 9 Fulfilment

21<sup>st</sup> Nov 2023

Version 1

## Revision History

Version	Date	Notes
1	14 <sup>th</sup> August 2023	Initial submission

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## Condition 3 – Materials

*Details of all the materials and finishes to be used externally on the dwellings and hard surfacing hereby approved, shall have been first submitted to and approved by the Local Planning Authority in writing before being used in the development. The development shall be carried out in accordance with the approval details.*

*Reason: To ensure that the external appearance of the development is satisfactory*

### No 8 and No 9

These are tradition brick and block dwellings, and all repairs will use the same method.

External brickwork at the front will be painted. The two houses will have slightly different shades to delineate the houses. Colour TBC but will consult with conservation when ready to paint.

External brickwork to the rear will be exposed brick. All external exposed brick will utilise reclaimed bricks that have been salvaged from the rear demolition.

The main roof has been repaired and retiled using reclaimed clay tiles.

The rear flat roofs on the single story above the kitchens will be fibreglass.

Window sills to the front to be stone (or simulated) to match the previous sills.

Windows to be low profile uPVC with bars to match street style. Please see Condition 9 – External Doors and Windows.

### No 9a and No 9b

These are timber framed construction.

External wall to the west is lower half reclaimed brick, upper half to be block and render (K-Rend) in a sandstone.



Remaining walls to be block and render (K-Rend) in sandstone.

Roof to be clay tiles.

## Condition 9 – External Doors and Windows

*Prior to the commencement of the relevant work details of all external windows and doors and any other external joinery shall be submitted to and approved in writing by the Local Planning Authority. These shall include full size details, 1:20 sections and 1:20 elevations of each joinery item which shall then be indexed on elevations on the approved drawings. All doors and windows shall be carried out in complete accordance with the agreed details.*

*Reason: To safeguard the architectural and historic interest and character of the Heritage Asset.*

### West Castle Street Standards

Although West Castle Street is within the conservation area there is a mixture of modern and traditional window types including UPVC, Timber and metal framed.



## Current Windows on No 8 and No 9

Currently the frontage of No 8 and No 9 only have upper windows on No 9 remaining. The lower windows were replaced with glass shop fronts in the 1950's.

The upper windows are single glazed metal framed. They are all in need of replacement.



The windows are triple paned which will have to be changed to double paned to facilitate escape windows as all first-floor front windows are bedroom windows.

The ground floor windows should match the style of the first floor and be double pane with top openers.

## Proposed Materials

Given the replacement of the shop fronts and matching existing style in close proximity to the property we propose to use uPVC windows with window bars to match the area and low profile facias to simulate the look of wood.





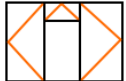

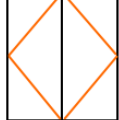
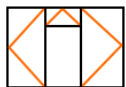
The front windows will also have single piece stone window sills to match the existing upper floor windows in No 9. This will also add to the character of the street as many houses have these including 8 and 9 originally. The sills will be painted a different colour to the houses.





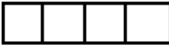

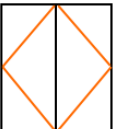
All new glazing to be double glazed unless stated otherwise.

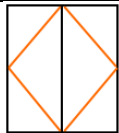


Front doors to the street will be solid wood painted to the appropriate colour TBD.

Front doors to 9a and 9b will be high thermal efficiency composite.

## Proposed Window Details

#	Qty	Plot	Location	Room Type	Floor	Approx Width mm	Approx Height mm	Type	Colour	Design
1	4	8 and 9	Street	Bedroom	First	1200	1000	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. No central mullion for escape purposes.
2	2	9	Street	Lounge	Ground	800	1200	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings.
3	2	8	Street	Lounge	Ground	1200	1200	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings.
4	1	8	Rear	Bedroom	First	500	800	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. This is an escape window.
5	1	9	Rear	Bedroom	First	1370	1000	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. This is an escape window
6	2	8 and 9	Rear	Kitchen	Ground	900	750	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings.
7	2	8 and 9	Rear	Kitchen	Ground	1500	1800	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. French Windows opening outward.
8	1	8	Rear	Bathroom	First	1000	1130	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. Opaque privacy level 4.
9	2	8 and 9	Street	Lounge	Ground	900	2100	Solid Wooden	TBD	Front door.
10	1	9	Street	Alleyway	Ground	900	2100	Iron Gate	Black	Side gate to alley way to 9a, 9b and rear gardens of 8 and 9. Incorporating communal lock.

#	Qty	Plot	Location	Room Type	Floor	Approx Width mm	Approx Height mm	Type	Colour	Design
11	3	8	Rear	Utility and Shed	Ground	NA	NA	NA	NA	Existing windows and door.
12	2	9a and 9b	Rear	Bedroom	First	500	500	uPVC – Narrow Fascia	White	 Black is the frame. Round window, non-opening, Opaque privacy level 3. Triple Glazed.
13	1	9b	Rear	Stairwell	First	500	500	uPVC – Velux	White	 Black is the frame. Velux non opening. Triple Glazed.
14	2	9a and 9b	Rear	Lounge	Ground	900	2100	Composite	TBD	Front door. Low U value.
15	4	9a and 9b	Rear	Bedroom	First	1200	1200	uPVC – Velux	White	 Black is the frame. Orange lines show openings. Top opening escape Velux. Triple Glazed.
18	4	9a and 9b	Rear	Bathroom	First	550	700	uPVC – Velux	White	 Black is the frame. Orange lines show openings. Mid pivot opening Velux. Triple Glazed.
19	3	9a and 9b	Rear	Lounge	Ground	1500	300	uPVC – Velux	White	 Black is the frame. Non opening. Triple Glazed.
20	1	9a	Rear	Kitchen	Ground	900	2100	uPVC	White	Backdoor half triple glazed. Low U Value.
21	1	9a	Rear	Kitchen	Ground	1000	900	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. Triple Glazed.
22	1	9a	Rear	Lounge	Ground	1500	2000	uPVC – Narrow Fascia	White	 Black is the frame. Orange lines show openings. French Windows opening outward. Triple Glazed.

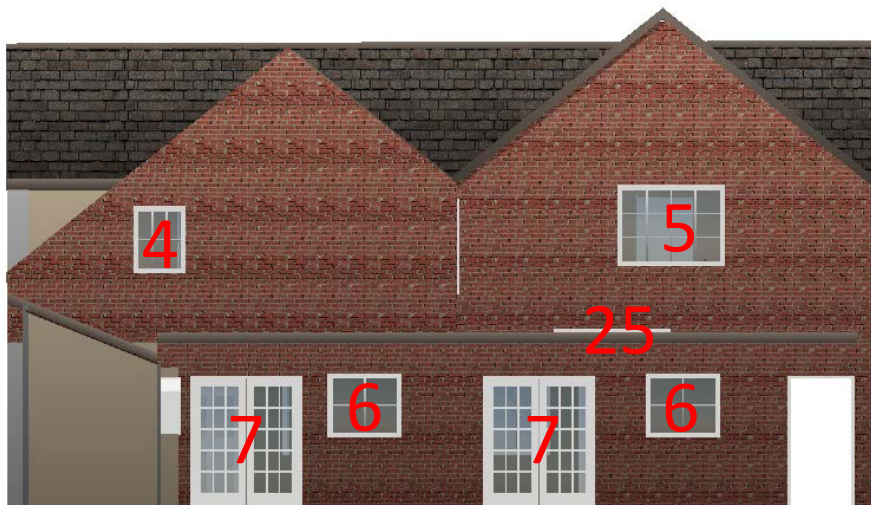
#	Qty	Plot	Location	Room Type	Floor	Approx Width mm	Approx Height mm	Type	Colour	Design
23	1	9b	Rear	Lounge	Ground	2000	2000	uPVC – Narrow Fascia	White	 <p>Black is the frame. Orange lines show openings. French Windows opening outward. Triple Glazed.</p>
24	3	9b	Rear	Lounge	Ground roof	1000	1000	uPVC flat roof light	White	 <p>Black is the frame. Velux non opening. Triple Glazed.</p>
25	3	9	Rear	Kitchen	Ground roof	1500	1000	uPVC flat roof light	White	 <p>Black is the frame. Velux non opening.</p>



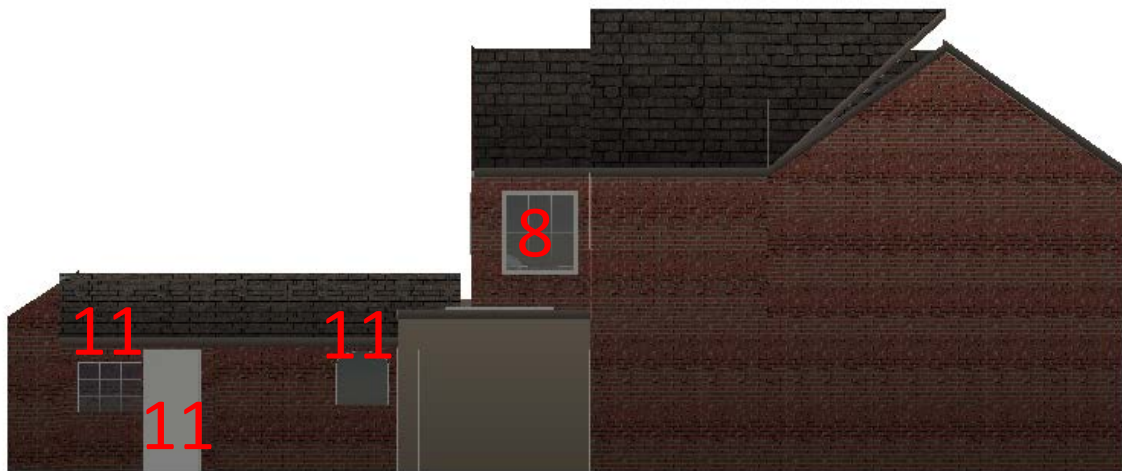
No 8 and No 9 Window Layout  
Front



Rear

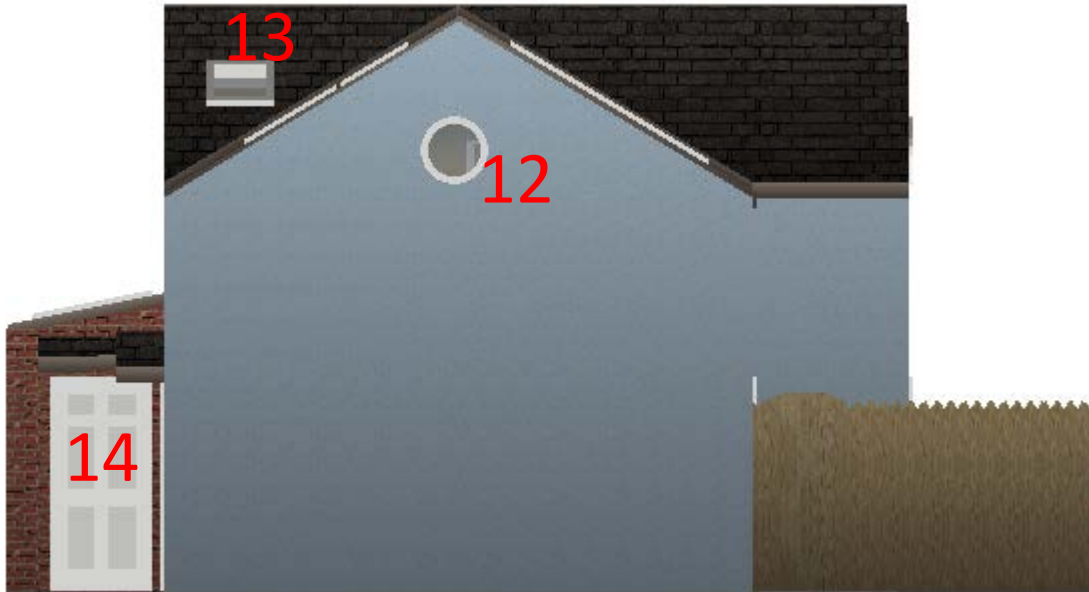


Only side with Windows

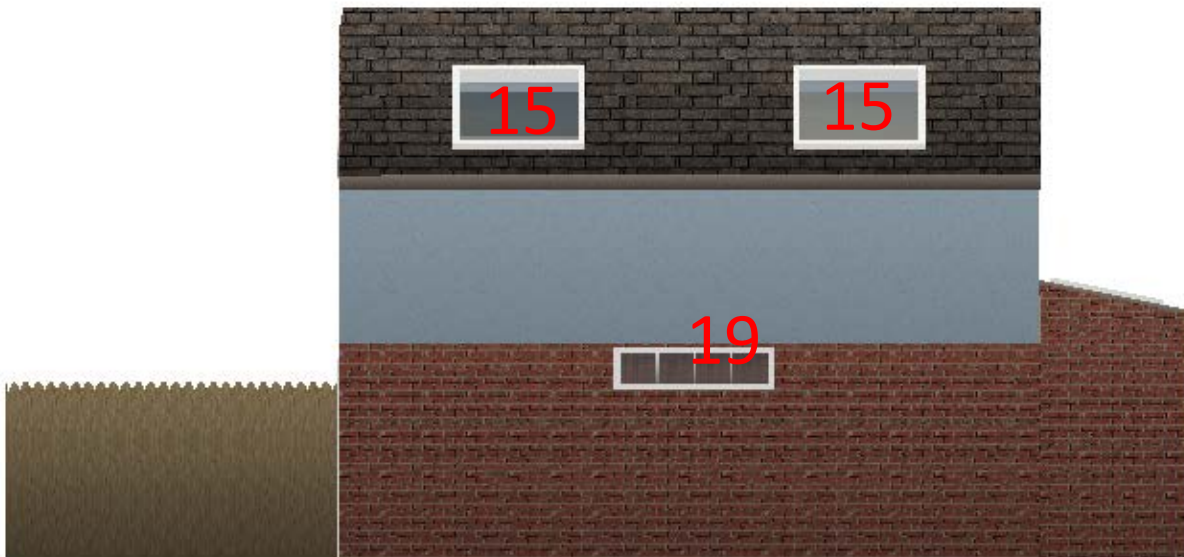


No 9a and 9b Window Layout

Front



Rear



Left



Right

