

Planning Conditions – Joinery Details

Address: 36 & 38 Rose Street

Application Ref: 250221 and 242929

Date: 15/04/2025

Joinery Details (Rear Windows/ Rear Exterior Doors/Internal Doors) – Further Details Required

This statement accompanies the detailed joinery drawings submitted in response to the above condition.

Front Elevation

Front Windows – Timber Sliding Sash (Nos. 36 & 38)

- All front-facing windows will be bespoke timber-framed vertically sliding sash units, replicating the traditional design and proportions found on historic façades.
- The windows will incorporate heritage double glazing, set within narrow glazing bars to maintain appropriate sightlines.
- Joinery will be constructed from paint-grade hardwood or Accoya, and will be painted white using a breathable microporous paint finish, suitable for listed buildings.
- The design aims to preserve the building's historic character and ensure long-term durability with minimal maintenance.
- Full measurements, joinery specifications, and scaled drawings are included in Appendix D TVW Timber Window & Doors Design
- Frame and threshold profiles are included in the submitted drawings P003.10-501_Proposed_Replacement_Timber_Front_Door

Front Doors – Timber, Painted Black (Nos. 36 & 38)

- Both properties will have new timber front doors installed to match the traditional character of the terrace and the existing door at No. 38.
- The doors will follow a simple, panelled design, consistent with early 19th-century proportions and in line with the design previously discussed with the Conservation Officer.

- Doors will be constructed in solid timber, with appropriate moulding depth and traditional joinery techniques.
- Each door will be painted black, matching the finish of the current front door at No. 38, which the Conservation Officer has previously indicated is appropriate.
- This approach ensures visual continuity with the rest of the street and reflects the building's listed status within its historic context.
- Full measurements, joinery specifications, and scaled drawings are included in Appendix D TVW Timber Window & Doors Design
- Frame and threshold profiles are included in the submitted drawings P003.10-501_Proposed_Replacement_Timber_Front_Door

Rear Elevation

Rear Windows – uPVC Casement (Nos. 36 & 38)

- Proposed as casement-style PVC units, positioned on the rear (non-public facing) elevation.
- The use of PVC is considered appropriate due to the secondary elevation, minimal visual impact, and existing precedent in the terrace.
- The frames will be a flush casement design with white finish to match the traditional style and appearance of timber.
- Full measurements, joinery specifications, and scaled drawings are included in Appendix E TVW Rear Window & Door Design

Rear Doors – uPVC, Flush Style (Nos. 36 & 38)

- The rear external doors to both properties will be replaced with flush-style uPVC doors, in a white woodgrain finish to closely resemble traditional painted timber.
- These doors are located on the non-public, rear elevation, where visibility is limited and modern materials are considered acceptable in line with guidance for less prominent aspects of listed buildings.
- The proposed design includes a simple, clean layout with a glazed upper panel, in keeping with the practical and understated character of historic rear service doors.
- The chosen specification allows for improved thermal performance, low maintenance, and visual consistency with the uPVC rear casement windows.
- Full measurements, joinery specifications, and scaled drawings are included in Appendix E TVW Rear Window & Door Design

Internal Doors – Timber (Nos. 36 & 38)

- Internal doors will be bespoke, timber doors, designed and made to suit the proportions of each room and the specific needs of the property.
- The doors will be crafted in a traditional design, with appropriate panelled configurations that are in keeping with the building's historic character and period features.
- Each door will be custom sized to fit the openings, ensuring a precise and appropriate fit, with careful consideration given to existing plasterwork, frame depth, and internal space constraints.
- The doors will be finished with a white-painted architrave, providing a clean and consistent frame that complements the building's internal features and aligns with typical Victorian/Georgian-style detailing. See Appendix F below for proposed internal doors,

External Cladding – Timber (No. 38)

We propose to replace the existing timber cladding to the rear extensions of No 38. The current cladding is visibly weathered, no longer weather-tight, and has reached the end of its serviceable life. It also offers limited thermal insulation and is deteriorating in both condition and appearance.

- The existing cladding forms part of a later (circa 1950s) extension and is not considered of historic or architectural significance.
- All current cladding will be fully removed.
- The proposed replacement will be a tongue and groove V-joint timber cladding, selected for its durability, thermal performance, and sympathetic appearance.

Proposed Specification:

- Profile: Tongue and groove with V-joint
- Dimensions: 25mm x 100mm boards
- Material: Thermally modified timber
- Density: 5340 kg/m³
- Durability: Class 1 (high durability rating suitable for external use)
- The proposed cladding will be finished in a colour/treatment to complement the existing materials on site and will remain visually appropriate within the rear elevation context.
- Please refer to Appendix F for images of the proposed replacement cladding.

Appendix F

Internal Doors Replacement

Image of Existing Internal Doors:	Image of Proposed Internal Doors:
Front and rear elevations are the same	Front and rear elevations are the same
	

External Cladding Replacement

Existing Cladding:	Proposed Cladding Replacement:
	