


## 22/2523/DD02 - 122 Castelnau - Larger scale details



**Subject:** 22/2523/DD02 - 122 Castelnau - Larger scale details

Hello Sarah,

I hope you are well and apologies for the delay in our response to your comments.

Please see attached the relevant images and amended drawings as per our comments below in [blue](#).

### **External**

#### **Proposed Coach House Front Windows**

Please can you provide detailed section drawings to clarify whether glazing bars would be integral to the structure of the window? The Conservation officer has noted this is preferable over 'stuck on' or internal only glazing bars. [Please refer to the plans on drawings 1664.03.03.PIn01.219](#), the glazing bars we proposed will be integral to the structure of the window and not stuck on, our plans reflect this detail.

Please provide further detail on glazing bars for Windows 1 and 3 and further detail on the design of the horns? These should seek to match historic examples in the property. [Please refer to the elevations on drawings 1664.03.03.PIn01.219.A and 1664.03.03.PIn01.220.A](#), We have now adjusted the horns to reflect the design of the neighbouring homes, it seems that currently, the upper ground floor main house has had the window horns chopped which is not to the keeping of the historic examples on the road, please refer to the attached sheet "window horns for 122 Castelnau study", which shows the existing upper ground floor window horns, the existing first floor horns and further images showing the horns on neighbouring listed homes on the road. As there is a variety of horns on the road we believe it is sensible to match the horns on the first floor windows on 122 Castelnau.

Please refer to the plans on drawing [1664.03.03.PIn01.220.A](#), these have been amended to show the glazing bars are part of the structure for the windows.

Please confirm that all spacer bars and seals will be white and that trickle vents would be concealed. [Yes, we confirm that all the spacer bars and seals be white. Where they are required in windows, trickle vents will be concealed externally](#)

### **Proposed North Windows**

Please confirm materials in relation to windows W11, W12 and W13. [These windows will be white painted timber to match existing and proposed front windows.](#)

### **Proposed Playroom Rear Door**

Please clarify if the French doors are to be double glazed? If so, please provide drawings to confirm this is slim line glazing and confirm white spacer bars and seals and that any trickle vents should be concealed. [Since these doors are now internal, they will not be double glazed, this will mean that there will be no spacers, seals or trickle vents.](#)

### **Proposed Second Floor Dormer Windows**

For front dormer, please provide further details regarding use of white spacer bars and seals, trickle vents being concealed and whether glazing bars are integral to the structure of the unit? Please also confirm horn details and what the design is based on. [We confirm the spacer bars and seal will be white and where they are required the trickle vents will be concealed externally. Please see drawings 1664.03.03.PIn01.220.A and comments above in regards to the horns and glazing bars](#)

### **Internal**

#### **Proposed Joinery Beneath Stair**

The proposed replacements of spray painted MDF does not reflect the quality of materials and wooden joinery found throughout the listed building. Further information needed to justify this approach, or amend to more appropriate material. [Please see updated drawing showing the joinery to be hand painted veneered board with solid wood mouldings and lipings. Given that currently the timber joinery in this space is of modern construction and finish, the above will be an enhancement to the listed building.](#)

#### **Proposed Fireplace Surrounds to living room and snug:**

Please provide further detail on the chosen design and rationale of the fire surrounds. Are these based on historic precedent? Or another property in the group? Can the applicant provide photographs if chosen from an online catalogue? [Please see the attached images from the catalogue where the client had originally selected their fireplace. These were based on the client's preference, which are a mid 18th Century design. We recognise that these pre-date the property. We understand if the conservation officer is resistant to this proposal, and therefore we have discussed this with the client and have re-selected something more simple and contemporary to complement the retained original](#)

features of the room. Please see attached image and updated drawings showing this proposed design. In our view the chosen fireplaces are formed in a high quality traditional material, will restore the quality, geometry, and proportion of the original fireplace surrounds, but will avoid a pastiche imitation, whilst respecting the historic context and retaining original features of the space.

Best Regards,

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Ali Toussi

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MICHAEL JONES ARCHITECTS



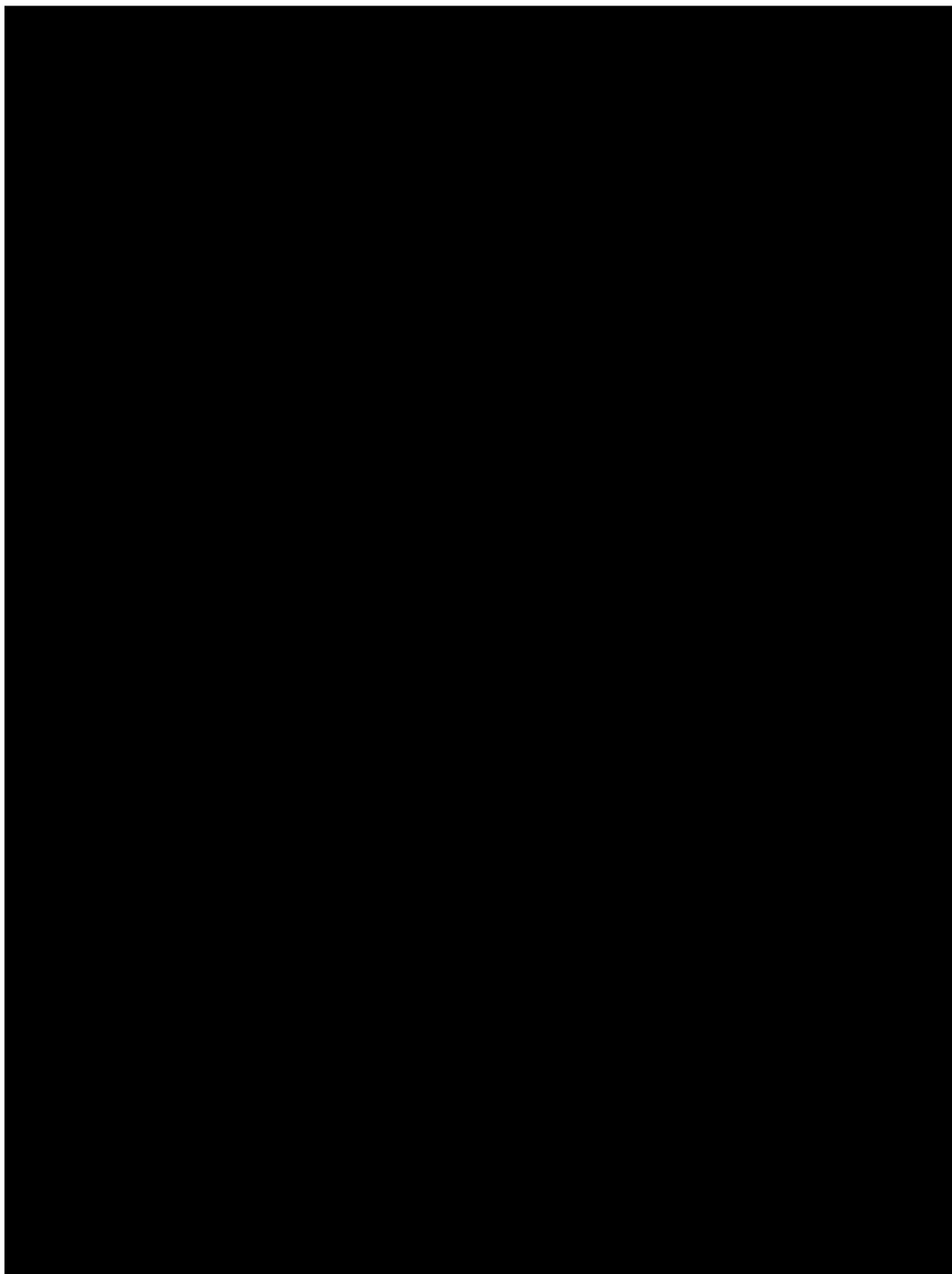
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*Figure 1 - joinery underneath staircase*



*Figure 2 - Contemporary Victorian Fireplace*