

H/26/101070 – 34 Church Road, Bishopstoke, SO50 6JB.

Context.

Together with N0.34 this building is the very last one at the northern tip of the Bishopstoke Conservation Area included in the 2010 revision and noted as a building that makes a positive contribution to the area. Both this building and No 21 on the opposite side of the road and slightly south, also similarly categorised, contribute to the setting of the nearest listed building, No's 117 & 119 Spring Lane which are a pair of thatched cottages.

In order to safeguard the setting of that heritage asset all three of these dwellings noted as making a positive contribution are subject to Article 4 Directions which amongst other things removes the right to change the windows without permission.

The Proposal.

To replace the existing deteriorating timber windows with uPVC 'heritage' versions on a like for like basis with flush fit casements. The other part of the building (No.36) was to have replacement windows from the manufacturer Linear Resurgence with their flush fit PVCu windows. These would be acceptable here too.

The windows shown in the with the No. 36 application accompanying literature do actually have the appearance of timber windows, particularly at the distance from street to frontage. The outward appearance of the casement joints replicates that of a traditionally constructed wooden window with either the mechanical or timberweld corner options and as the title suggests the outer face sits flush with the frame in the traditional manner. The cill section is a little thinner than one would expect for an old timber window but as this is not a listed building, the frames are to be black and some distance from the usual viewer it will not be a problem.

Conclusion.

For the reasons given above and the increase in thermal performance coupled with a long life, assuming they are the same as that approved for No.36, no objection.

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