

L/25/1002523 – 14 Satchell Lane, Hamble-le-Rice, SO31 4HE.

Updated response following submission of amended plans.

The revised details are a great improvement and should keep the water out, the only slight change I would make would be to have the underside of the bottom sash rail sloped to match the cill section to make the passage of any wind blown rain inwards more difficult. However in view of the substantial improvement to the bottom detail my holding objection is now withdrawn.

04.12.2025. **Tim J S Dyer**, B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA [Built Heritage Consultant](#).

Context.

Referred to in the listing as No. 7 Copperhill Terrace, this modest cottage is situated at the northern end of the east side of the Hamble-le-Rice Square. This range of listed buildings includes No's 3, 4 and 5 incorporating No.6 at the centre standing somewhat higher and with tiled roofs, with the wings either side comprising No's 1 & 2 and 7 & 8 with slated roofs, of which this property is the first lower one on the north end.

This southern end of Satchell Lane together with the eastern half of the High Street down to the Quay and Green Lane with the houses on its southern side around the Green comprised the original conservation area in 1969. The majority of listed buildings are from No. 8 continuously right down to the Quay with a few on the other side and west on the High Street.

Every property in the whole range of Copperhill Terrace has these small paned vertical sliding sash windows, so it is very important that any replacement replicates what is there at present. The central houses have slightly larger windows at eight over eight panes while the wing houses have merely six over six panes.

The Proposal.

The two windows on the front elevation which face slightly south of west and therefore face the prevailing weather are both single glazed and showing their age, so it is proposed to replace them and take the opportunity to add thin double glazing to reduce heat loss and solar gain.

The details provided in the documentation are not however complete; the bottom sash does not show the cill apart from a horizontal line which is not correct. As shown there is a high likelihood of capillary action leading to the water resting on the horizontal cill migrating under the bottom of the sash and up between it and the stop bead behind.

The capillary action is countered by having the cill weathered, i.e. sloping away from the sash by approx 7.5 degrees and undercut at the junction with the bottom of the sash,also sloped and having a small groove to discourage water tracking across. This cill should also have a drip or groove on the underside at the front to stop water tracking back to the joint with the wall.

The second divergence is the meeting rails which traditionally have the meeting faces sloped at about 20 degrees from vertical from lower to upper faces and a slight step as a break. The small nib shown on the lower sash is

not robust enough so could easily be broken and the vertical meeting could preclude the window opening due to seasonal swelling of the wood.

Conclusion.

In order to maintain the integrity of this listed range of houses at the centre of the village it is most important that any new windows replicate the existing. To this end we need a detail of the cill section, which must have the depth of the existing, usually nearer 50mm on the face than the modern thin ones and be technically correct. Holding objection.

06.11.2025. [Tim J S Dyer](#), B.Sc.,Dip.Arch.(Birm), Grad.Dip.Conservation(AA), RIBA [Built Heritage Consultant](#).