This document is produced to accompany the Listed buildings consent application requested as part of the initial AVA/2025/0836: expanding on sections 9, 10 & 11 of the LBC and addressing comments received from Heritage after a site visit on the 21st Jan. (comments: ref email 27th Jan 2026 from Rebecca Godson).

The building ("Hair of the Dog") is considered ancillary to the principal building: 115 Bridge Street. A grade II listed (commercial) building, and is situated to the rear separated by another ancillary building (single storey).

A professional window frame company has been consulted to give an expert opinion on the state of the windows/door and what best course of action that should be implemented as part of the refurbishments.

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Manufacturers of Quality Bespoke Joinery Products

Section 11: Listed Building Alterations: This full document attempts to address all parts in addition to Application drawings: E01&2 + P01 (updated revA attached) as well as additional dwgs D01-D06 also attached.

The adjacent downstairs window identified as having a pegged frame (W4). This has been inspected and the recommendation is to replace the unit given the many decades of service and differing levels of repair and part replacement during these years:







Under advice, it is not thought financially viable, nor worth the investment to repair as so much of the window need replacing it simply won't be the same article (nor will it be guaranteed).

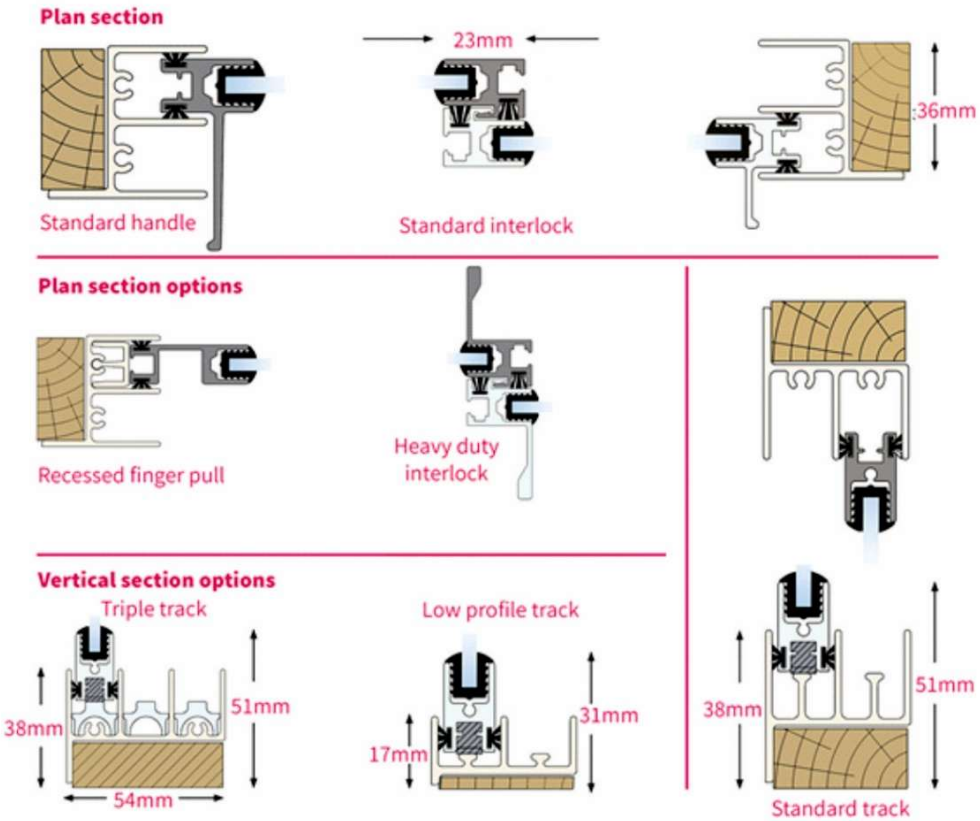
The recommendation is to construct a new window and frame to match the dimensions of the existing – please refer to separate drawings supplied. The new window will allow for the introduction of a centre panel which will be openable (to serve the living area and bedroom above). The existing upper window is an off-the-shelf bought window and this is also to be replaced with a bespoke unit to match the downstairs.

The opportunity to fit double-glazed units will be taken, this is primarily to increase the overall U-value of the exterior walls. Where additional secondary glazing will further improve the thermal quality. The walls are the weakest element thermally. The position is not helped due to the small internal spaces, where additional layers of insultation will reduce the floor area above 5%.

Slimline 10 HS (Heritage). A versatile horizontal sliding unit available in 2, 3 or 4 pane configurations to a maximum height of 2200mm. Slim profiles make it suitable for Heritage properties. It is proposed to retro-fit these to windows ref: W6, 7 & 8 (Existing single glazed units which will remain).



Frame to be inserted and fixed to the interior opening reveal, clear of existing window frames and preserving them from any potential installation damage



Example details of sliding units available. These may be considered with new installed units if U-values are required to be increased (Build Regs)

These windows include the cast iron Belper foundry window (W7 - East window 1st floor) and the small Yorkshire sliding-sash at the bottom of the staircase (W6) are confirmed to be retained and remain unchanged - albeit with a fresh coat of paint (secondary glazing to be implemented to conserve energy). Please note there are no architraves, mouldings or existing features that would prevent the inserting of internal frames for the secondary glazing.

The proposed new window (W1) previously of size 1210x1210mm to serve the bedroom, sized slightly larger than the window above (at 940 x 1080mm) it is newly proposed, after comments from Heritage, to alter the dimensions. But retain an opening of 1.45 sq.m as this is necessary to produce suitable lighting levels internally.

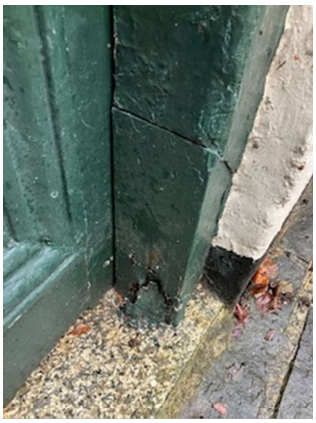
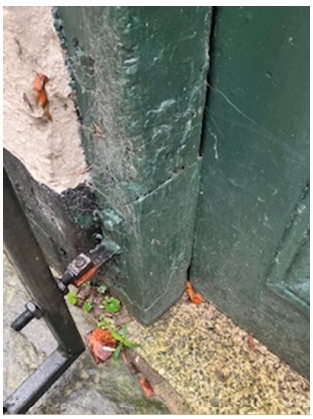
Therefore, the **new size proposed****: Width 1310 x Ht 1110mm (a structural opening of 1.45sq.m), with head and cill (of reclaimed stone) agreed as per Heritage requests.

[** Optimal window sizes (as a ratio) are recommended at 15-20% of the floor area of the room. The bedroom dimension is 2.9 x 3.3m; Area = 9.6 sq.m. Taking the lower ratio of 15% gives an Area of 1.44 sq.m – which squares with the new window W1 size - any less and the window opening is below this recommended ratio].

Attention is also drawn that this window presents a lower cill level than the smaller window to the left-hand-side, and we therefore proposed to closely match this existing height (nom. 1100mm from internal floor level). Also noted that the distance from External Ground Level is well above eye-level at some 2m above the driveway, so will not pose risks regarding security or views into the bedroom from outside.

The proposed sash window (W1) is to be a vertical slider with boxed-in, corded counter-weights (dwg D02) to match other windows in this property (Northern elevation). As recommended, the new window will have a true stone lintel (re-claimed Derbyshire grit stone possibly from Birchover reclaimers).

Finally, the existing front door has also been assessed as not economically salvageable, so the proposal is to replace with a copied replica. Any significant details to be supplied by door manufacturer but also see dwg D06 supplied.



Internally the floor and door are flush with the (outside) ground floor level; the door opening height is around 1900mm, so it is believed a storm proof threshold seal will be needed to prevent water ingress. This seal should continue around the door frame to provide a contunious weather seal. The detail of gasket fitting (usually a grooved pushed insert) will be hidden due to the door closing fully behind the internal side of the hardwood frame. The seal is fitted to the frame with the door closing tight to the seal – invisble from the outside.

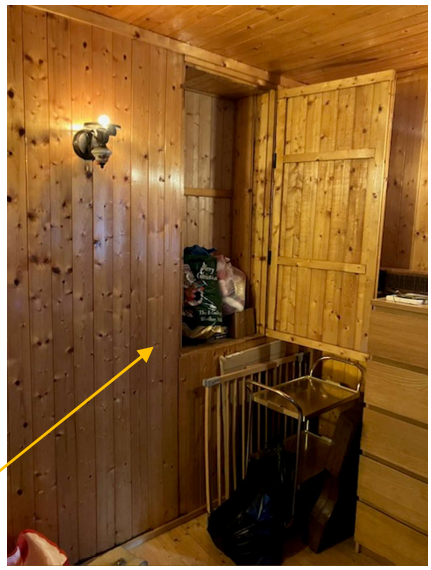
LBC: Section 9 – Materials:

In addition to the descriptions provided in the LBC section, it should be noted that in order to approach building regulations it is anticipated that the roof and floor will need significant thermal improvement. The walls are limited by the small internal footprint and the solid wall construction (be it brickwork or stone with loose rubble filling), where it is proposed to line internally with a damp proof membrane, and dab out with insulated plasterboard.

There is a limit to the thickness of the insulation (5% reduction in floor space), therefore we have discussed over-insulating floor construction (min.100mm insulation), and providing generous loft insulation to over-achieve U-values here to offset the expected wall losses to the externally exposed North and South walls.

The walls have been neglected and untouched for decades (since the 70's) all upstairs T&G cladding will be removed, the wall plaster is aged and the anticpated works are to fully replaster all internal spaces; fire board line the lower floor ceiling.

There is a small portion of the upstairs hallway which we propose to vault as a ceiling (where a single heritage rooflight is proposed – ref P01 revA). The openings proposed are to link access to the adjoined home (113), it is known that the house used to be joined upstairs (in the position proposed) and minimal demolition is anticipated.



This wall cupboard space utilises the previously believe access point – a stud wall

Section 10: Demolition:

In addition to the openings proposed and internal alterations described, there is a timber construction cold fridge to the lower ground floor, once used as an over flow store for Beresford butchers which has not been used since it disappeared from the high street. Now defunct and outdated its removal will clear the downstairs for habitable use, though a new opening is proposed for natural lighting to a bedroom. Using established ratios a window of minimal size is to be located on the Northern wall, with a matching cill height to the existing.



"Cold fridge" – not structurally integral

It is proposed that this new opening will initially be taken down to ground level (all stones to be set aside and preserved) to temporarily provide a builders entrance /exit for materials to be removed from site, as the only entrance is dirctly off Bridge street, impractical for the required access. Once the house is cleared, stripped and re-built, the final act will be to replace the wall stones and install the new window (W1 – ref dwg P01 revA).