

DESIGN AND ACCESS STATEMENT

FOR

FLATS A-E, 7 OLD ROAD EAST, **GRAVESEND, DA12 1NJ**

Site Analysis

- Planning Application is submitted for new white UPVC double glazed sliding sash window styles to the front elevations and white UPVC double glazed top hung over top hung and casement windows to the rear and side elevations at No. 7 Old Road East.
- 7 Old Road East is a two-storey semi-detached property previously converted into 5 No. self-contained flats, with all flats and Freehold being owned by The Hyde Group.
- Adjacent properties are of a similar style and appearance and many properties have had windows replaced in upvc.
- Windows at present to the property are old upvc sliding sash styles to front elevations and old UPVC double glazed sliding sash and casement style windows to the side and rear elevations.

Design Process

- Design of the new windows is to improve windows to current regulation double glazing and increase thermal performance. The use of UPVC windows to the front, side and rear elevations is to reduce future maintenance costs and keep existing upvc material, as existing windows are old upvc.

Front Windows

- New proposed front windows are to be double glazed white UPVC in sliding sash styles, so that appearance of building to front will be the same as existing. All opening sizes of new front windows will be as existing, as submitted in planning application drawings. We consider this will maintain character to the building and have no adverse effect in the building.

Rear and Side Windows

- New proposed windows are to be double glazed white UPVC top hung over top hung and casement styles, to be similar to the existing appearance of the windows in place. All opening sizes of the new rear and side windows will be as existing. Styles proposed are as submitted in planning application drawings.

Doors

- Rear garden doors (2 No.) are to be replaced with new UPVC double glazed doors.
- Front main entrance door to 4 No. flats will remain.
- Side entrance door to Flat C is proposed to be replaced with a Composite door.

Signed

Iain Newsome MBE

On behalf of M. A. Newsome & Co. Ltd and The Hyde Group