

105 Windmill Street
Gravesend
DA12 1BW
14th October 2023

Mr. Ethan Bonthron,
Planning Officer
Gravesham Borough Council
Windmill Street
Gravesend
DA12 1AU

Dear Mr Bonthron,

Conditions Relating to Application 20230795

Please see our response to the following conditions. Further submissions on other conditions will follow as required.

Condition 4 External Joinery

Existing windows and doors will be refurbished.

New external doors and windows will be:

- Entrance door and windows to the front of the basement,
- Window to the rear lightwell.

A proposal for the joinery to the front forecourt will be submitted once excavation of the forecourt has been completed, in accordance with evidence found pertaining to the original joinery.

The new window to the rear light well will be underground and will only be visible from the edge of the light well. Accordingly, we request that the window frame may be of UPVC. The position of the window has been added to the rear elevation PSH004. PSH024 shows an internal section of the window.

Condition 5 Trickle Vents in Windows and Doors

No trickle vents will be inserted in existing windows and doors.

A request is made that trickle vents may be inserted into the new window to the rear lightwell. This general good practice and will make a significant contribution to the wellbeing of the occupants.

Condition 7 Protection of Original Joinery

Original joinery is confined to:

- Staircases
- Balustrades
- Doors.

The following protection is proposed:

- stair treads: Correx stair tread protector.

https://www.protectascreen.com/products/correx-stair-tread-protectors?currency=GBP&variant=43672389779675&utm_medium=cpc&utm_source=google&utm_campaign=Google%20Shopping&stkn=f9013005ffee&gclid=Cj0KCQjwmvSoBhDOARIsAK6aV7g82--AvSHsnXedEVnWXEqLmE0VULsnYjThyOc0JaXQAXYjc4PdaTEaAqnYEALw_wcB

- Balustrades: Protecta Screen Foam Handrail Protector

<https://www.protectascreen.com/products/foam-handrail-protector>

- Doors: There are no original external or internal doors except three cupboard doors which are in:
 - the first floor rear room to 197 Parrock Street,
 - the second floor rear room to 196 Parrock Street,
 - the third floor front room to 196 Parrock Street (there is also a cupboard door in the rear room, first floor of 196 Parrock Street, but this is of chipboard construction).

On his site visit of 10/01/2023, the Conservation Officer pointed out that the original construction of these doors was not visible because they had been covered over. No additional protection is considered necessary.

Please confirm acceptance of the above.

Condition 8 Soil Pipes

Soil pipes will follow existing positions of soil and drain pipes. The existing 80mm drain pipe to the rear of the building will be replaced with a 100mm cast iron soil pipe as shown on Drawing PSH023.

Condition 8 Extractor Vents, Heater Flues and Vent Pipes

Placement has been made according to the following priorities:

- minimising the number and size of installations;
- keeping the installations to the rear of the building to preserve the front aspect;
- placing installations as low as possible to minimise the visual impact;
- placement positions to be as regular as possible.

Addressing these points in order

The number of placements is the minimum required by Building Regulations

The first floor kitchen requires an extraction fan. The duct will be taken through the building to an existing outlet at the rear and thus avoid a grill on the front of the building. Similarly all the bedroom and ensuite extraction ducts from the centre of the property have been taken to the rear.

Outlets for the basement kitchen extraction fan and boiler are placed 300mm above ground level which is the minimum requirement.

Vents have been placed in line with each other, both horizontally and vertically. Grills for the vents will be similar – not more than 150mm square and of brown upvc.

The positioning of the above is shown on drawing PSH025.

Condition 9 Insulation and Damp Proofing Measures

In accordance with previous instructions from the Conservation Officer concerning the visual impact on window reveals, there will be no insulation or damp proofing above ground.

A request is made to insulate the external walls to the basement. Detail of the proposed insulation is shown on attached drawing PSH022.

Condition 10 Floor Supporting Structures

No new floor supporting structures are proposed.

Condition 10 Internal Partitions

Please see attached drawing PSH021.

Condition 10 Internal Floor Structures

The proposed floor structure is shown on drawing PSH020 (scale 1:5). Current understanding from Building Control is that the existing plasterboard additions on the underside of ceilings will provide sufficient fire proofing. This structure will be employed throughout.

Condition 17 Metal Railings/Handrails

Please see attached drawings PSH030 showing the front wall and railings, and PSH031 showing the rail head detail. The position of the front railings is shown on drawing PSH001 Site Plans Existing and Proposed.

The railings to the rear light well will be conventional 42mm steel tube.

We look forward to your response.

Yours sincerely

Donald Holden