

District.



Design and Access Statement

108 . 91 Windmill Street . Gravesend . DA12 1LH

February 2023

Introduction

This statement has been prepared to accompany our application for our proposal at 91 Windmill Street. Our application is for the approval of two new windows on the second floor and 4 new skylights on roof of the property.

Background

The application property is a detached, 3 story Victorian house with habitable loft space. It has three stories of facing brick construction and a tiled roof. The application property has a hipped roof on its front and rear elevations as well as doors opening on to a Juliet balcony on the first floor. The property also has four chimneys, with the chimney stacks noticeable on the flank elevations.



Figures 1 & 2. Views of the front and rear of the property.



Figure 3. Outline of property boundary shown in orange.

Proposal . Amount, Scale, Layout, Appearance and Materiality

The application scheme is considered to be formed of the following elements.

- The creation of 4 new rooflights, visible from the front, rear, east and west elevations.
- The creation of two new 'porthole' windows on both the front and rear elevations. Windows are to be set flush with the roof plan with recessed flashing. The new windows are to be surrounded with an outer ring of decorative brickwork, in keeping with the decorative style of brickwork on the existing property. Brickwork is to be orange rubber brickwork with tuck pointing.
- The reconfiguration and refurbishment of the existing loft space, to include a new double bedroom, two dressing rooms, two bathrooms and a study.

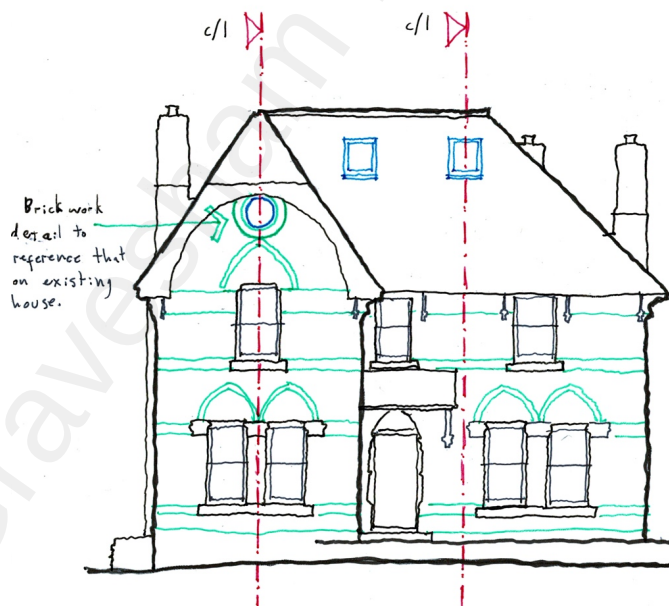


Existing Front Elevation.

Porthole window to align with existing below.

New Skylight to align between existing windows below.

□ Proposed new windows
□ Brickwork detail



Proposed Front Elevation.

Figure 4. Existing & Proposed design strategy diagram

Access

No amendments are proposed to the access of the building. Primary access to the property will be via the existing main entrance along Windmill Street.

Conclusion

The exterior amendments to the property consisting of the new windows and skylights, we feel, result in only a minor change to the external appearance of this historic building and are in keeping with the size and form of the windows of the existing structure. The proposed new windows do not add to any overlooking of the neighbours due both to their small size as well as their distance away from the windows of the neighbouring properties.

The rooflights, modest in size will be essential additions to obtain a greater quality of natural light in the loft space and pose no risk to overlooking the neighbouring properties due to the angle of the roof pitch.