

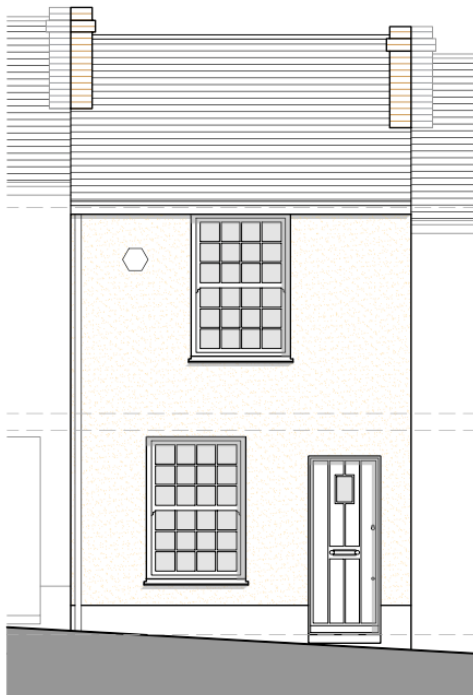
HERITAGE STATEMENT

ADDRESS: 13 Constitution Hill, Gravesend, DA12 1JT
APPLICANT: Sophie Francis
DATE: October 2024

INTRODUCTION

13 Constitution Hill is one a nine terrace houses on Constitution Hill which were constructed between 1874-1907. Collectively the terrace holds little original character with most of the original brickwork, windows and doors being lost in the past.

This application is for the replacement of non-original windows and doors which themselves contrasted and detracted from the traditional style of the conservation area. The proposed replacement windows and door have been carefully selected to better reflect the original architectural elements.



Existing Front Elevation



Proposed Front Elevation

CHARACTER ASSESSMENT

Constitution Hill has lost many original architectural features, including doors and windows, and has seen inappropriate 20th-century residential infill developments (2007, Windmill Hill Conservation Area Appraisal). The architectural character of 13 Constitution Hill and neighbouring houses has been compromised, with the 2007 appraisal noting significant losses. In the row of terrace houses, 7 out of 9 lack original windows, replaced predominantly with non-traditional uPVC styles, including both adjacent properties.

The house's front elevation has limited retained character as the original brick work has been covered with a pebble dash render. The window and door openings have previously been altered to remove the subtle brick arches and stone sills. The windows themselves had previously been replaced with a jarring 12 over 12 configuration, in stark contrast to the original architectural intent which would have been a 2 over 2 arrangement.

The original door has also been lost due to alterations by previous owners. The original door had subsequently been replaced by a Tudor style door with gothic hardware, contrasting to the simple and functional architectural character of a Victorian/Edwardian worker's house.

13 Constitution Hill retains little to none of the original architectural character and therefore detracts from the Windmill Hill conservation area in its existing state.

ASSESSMENT OF IMPACT

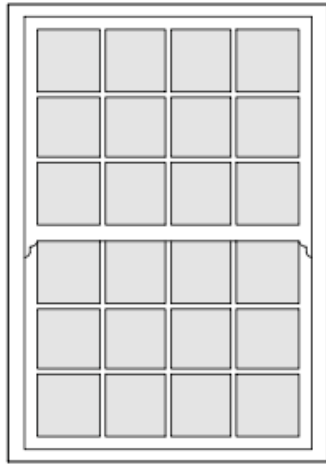
REPLACEMENT WINDOWS

Replacing the uncharacteristic single glazed 12 over 12 window configuration with a 2 over 2 double glazed vertical sliding sash window configuration has a positive impact on the conservation area. Effort has been made to enhance the street scene by reinstating the original configuration in a high-quality white timber effect uPVC with thin and elegant glazing bars; improving both the character and thermal performance of the dwelling.

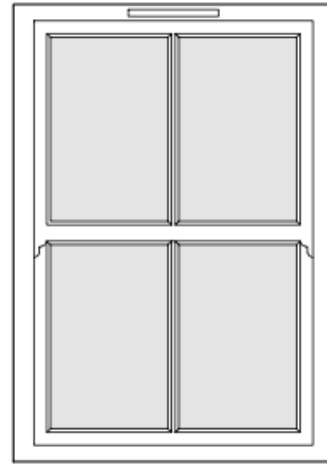
This alteration is supported by the Gravesham Council Article 4 Direction relating to the replacement of windows within a conservation area. Points of particular relevance are:

2. Use of factory made timber sash windows or uPVC vertical sliding sash windows as replacements for Victorian/Edwardian one over one or two over two sash windows (i.e. windows with one or two panes, not Georgian style multi-paned windows which are commonly divided into six or eight small panes for each sash). Approve subject to choice of manufacturer and detailing; ensure that vertically sliding sashes are proposed.

4. Applications to replace inappropriate modern windows in pre 1920 houses (i.e. houses originally built with timber sashes and casements) or post 1920 (i.e. houses originally built with metal framed [Crittall] windows). Approve subject to choice of style of replacement unit. The replacement should match the appearance of traditional sashes/casements/metal framed windows as far as possible.



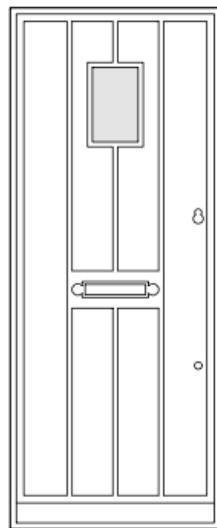
Existing Windows



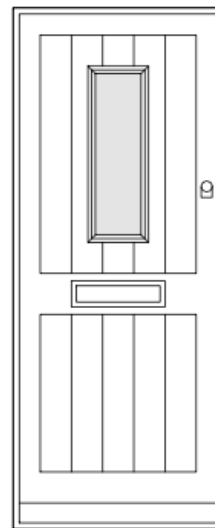
Proposed Windows

REPLACEMENT DOOR

Replacement of the inappropriate door with a uPVC timber effect door also offers a betterment to the conservation area. The door style with gothic hardware offered no value to the conservation area. The proposed new high-quality thermally efficient replacement front door has been selected to be understated and simple in its design, reflecting the simple style of the Victorian/ Edwardian Terrace. The hardware of the door has been selected to reflect the traditional brass hardware used on Victorian/Edwardian entrance doors. For example in lieu of a handle a finger pull has been proposed as this better reflects the conservation areas traditional hardware.



Existing Door



Proposed Door

SUMMARY

To summarise, the replacement timber effect uPVC sash windows and doors better reflect the original architectural character of Constitution Hill and therefore enhance and offer a betterment to the windmill hill conservation area. It is important to stress that no original features have been lost or altered in the application of this change.

