

This section forms the new proposals and is to be read in association with drawings, method statements and reports as submitted as set out in drawing issue sheet Appendix I.

To legalise, correct and continue to convert the building whilst minimising any further impact upon the building, the proposals in this application adhere to the general arrangements in the As Built Layouts as far as possible, where compliant with building regulations and where measures are not deemed potentially detrimental in the afore section record of implimented works.

To further assure works are in accordance with heritage principals, proposed product and material details, section and detail drawings and method statements to satisfy conditions originally assigned to the approved LBC are submitted to associate this application.

The application is for the general arrangements to form self contained residential units, including:

- removal of front and rear ground floor windows in north wing and surrounding masonry to form through passageway with associated access ramps, security access gates and security lighting to front and back
- replacement of rear fire exit door with window, masonry infill below
- extending rear lightwell LW02
- forming brick upstands with stone cappings over to locate new safety railing around front and rear lightwells LW01 & 02
- new window and door systems within front and rear lightwells LW01 & 02
- new Juliet balcony over existing rear ground floor French doors
- part-removal of some existing partitions and insertion of new
- interior wall aperture infills
- new internal doors and apertures
- soft landscaping including new privacy hedgerow screening, boundary fencing, security gates and hard standing
- postal boxes, cycle store & refuse storage
- fire alarm, audio visual entry system and cctv

6.0 PROJECT PROPOSALS & STRATEGIES

6.1 Proposed General Arrangements

6.2 Replacement Windows & Doors

6.3 Cycle Store

6.4 Post Boxed & Refuse Siting

6.5 Waterproofing

6.5 Boundary Treatments

6.6 Security & Lighting

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6.8 Joinery Details- External

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6.10 Joinery Details As Proposed- Internal

6.11 Materials and Repair

6.12 Services & Utilities Strategies

6.13 Thermal, Acoustic and Fire Strategies

6.14 Structure

Fig. 30 LGF As Proposed and associated imagery

6.0 PROJECT PROPOSALS

6.1 General Arrangements

6.1.2 Proposed Ground Floor Flat Floor Plan Arrangement

U2 1 bedroom 1 person 46 sqm unit

Refer Drawing 28711_PL01b

Original Features evidenced in 2015 retained

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Sq. Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines

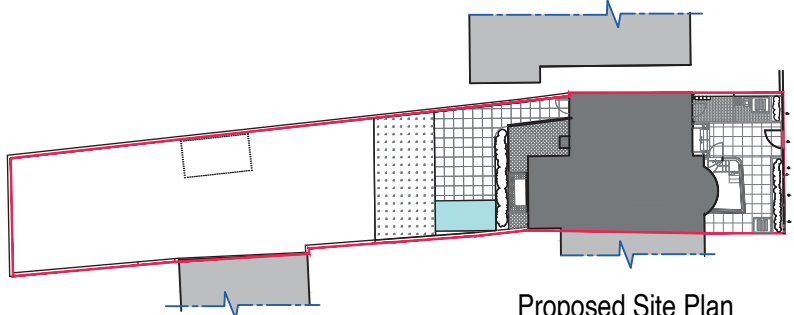
Partitions, apertures and doors

- Fire rated partitions
- Existing partitions/walls retained
- removed partitions/walls
- new partitions/walls
- aperture infill's
- units areas

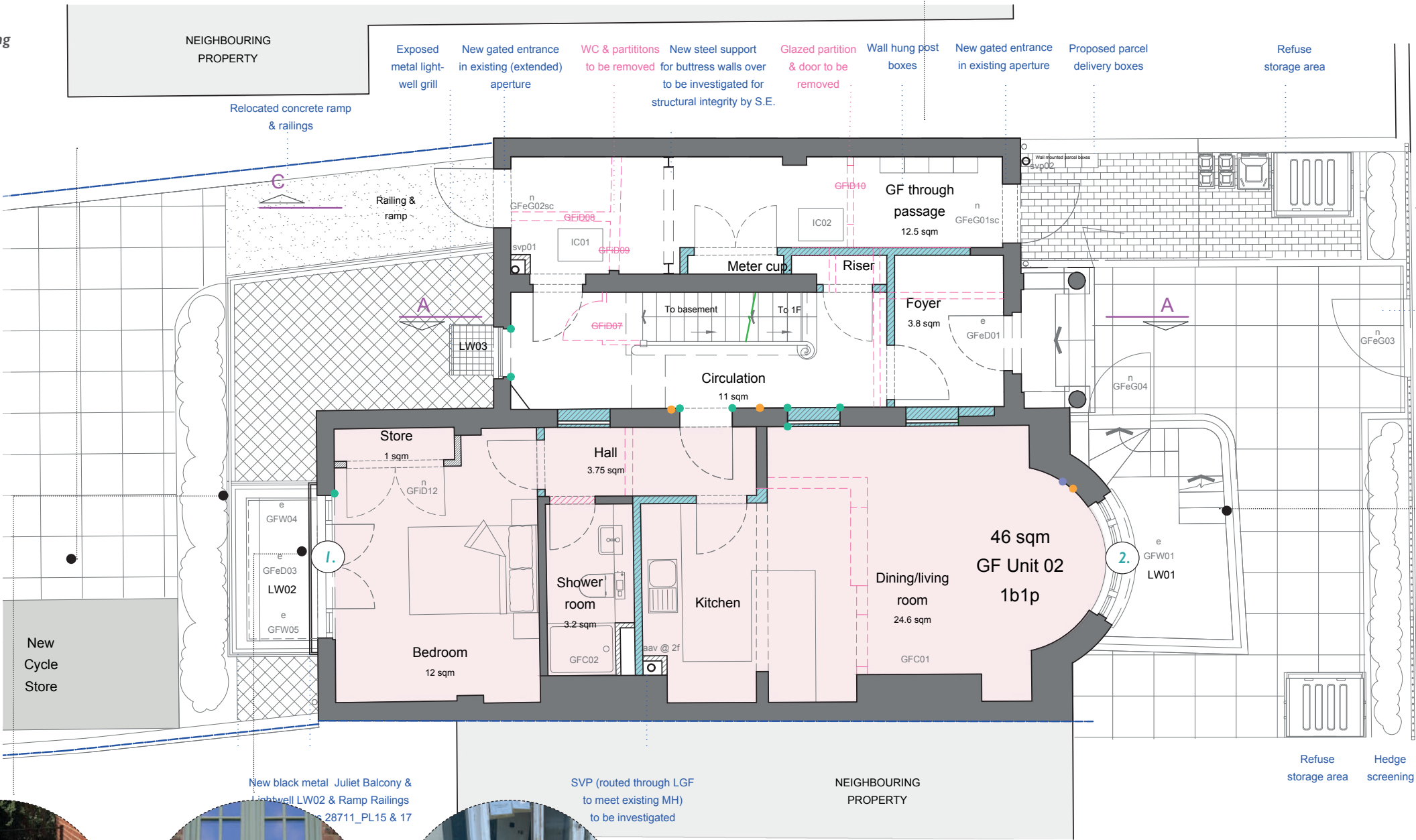
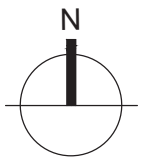


Cycle store to be installed

Proposed post boxes



Proposed Site Plan @ 1:500 scale



Proposed gated entrance

Proposed gated entrance & boundary railing



LW01 Light-well upstand already formed stone capping and wrought iron railings to be located over

1. New Juliet Balcony & basement railings around LW02 - Refer Section DD Drawing 28711_PL16b



French doors Juliet wrought iron balcony to be formed over

New extended ramps Details of new and relocated ramps are submitted separately

Fig. 31 GF As Proposed and associated imagery



6.0 PROJECT PROPOSALS

6.1 General Arrangements

6.1.3 Proposed First Floor Flat Floor Plan Arrangement

U3 1 bedroom 2 person 56 sqm unit

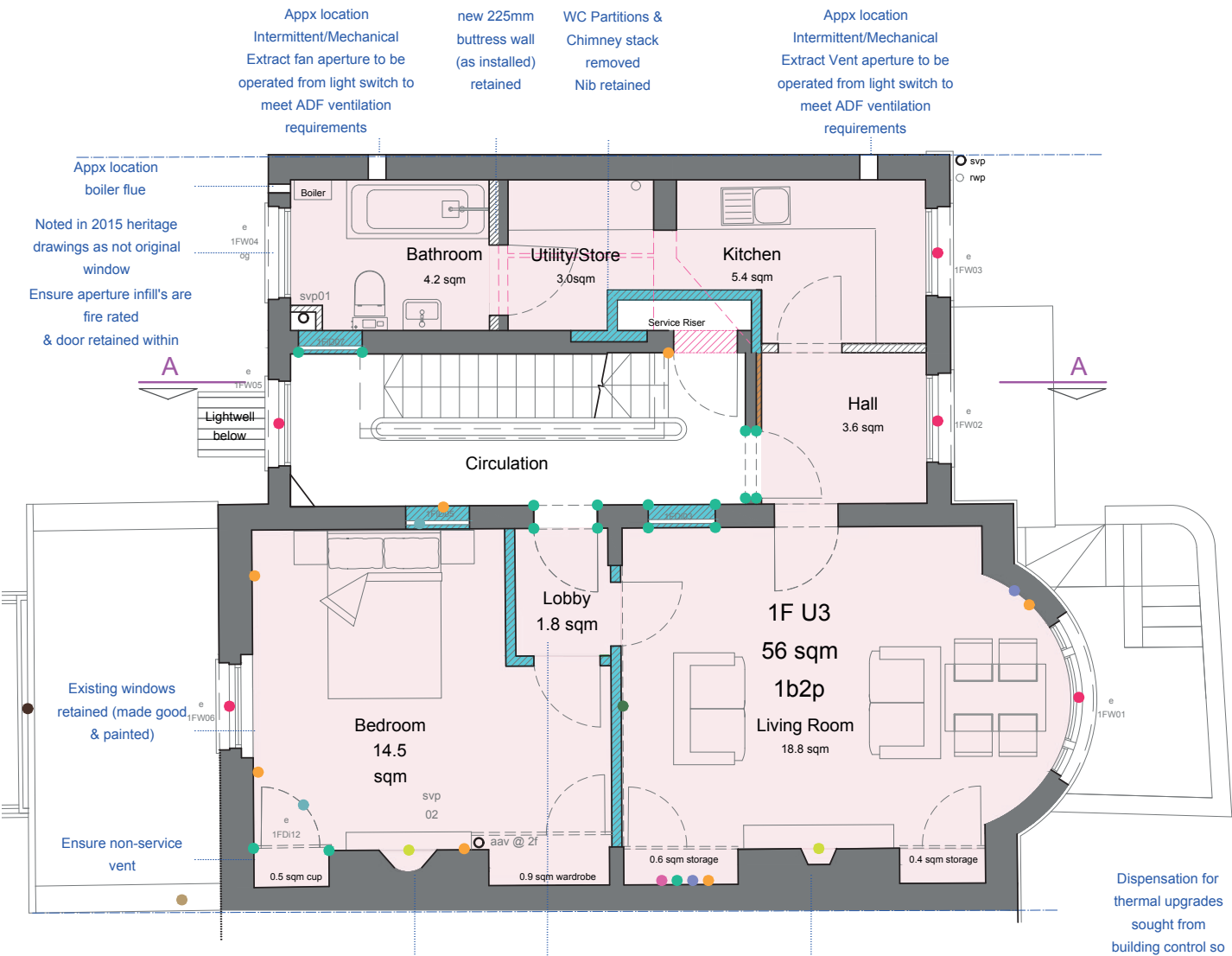
Refer Drawing 28711_PL01c

Original Features evidenced in 2015 retained

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines

Partitions, apertures and doors

- Fire rated partitions
- Existing partitions/walls retained
- removed partitions/walls
- new partitions/walls
- aperture infill's
- units areas



Original IF arch
This remains in situ, the new infill partition details to be retained included in this submission.

Fig. 32 IFAs Proposed and associated imagery

6.0 PROJECT PROPOSALS

6.1 General Arrangements

6.1.4 Proposed Second Floor Flat Floor Plan Arrangement

U4 1 bedroom 1 person 37 sqm unit

Refer Drawing 28711_PL02a

Original Features evidenced in 2015 retained

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines

Partitions, apertures and doors

- Fire rated partitions
- Existing partitions/walls retained
- removed partitions/walls
- new partitions/walls
- aperture infill's
- units areas

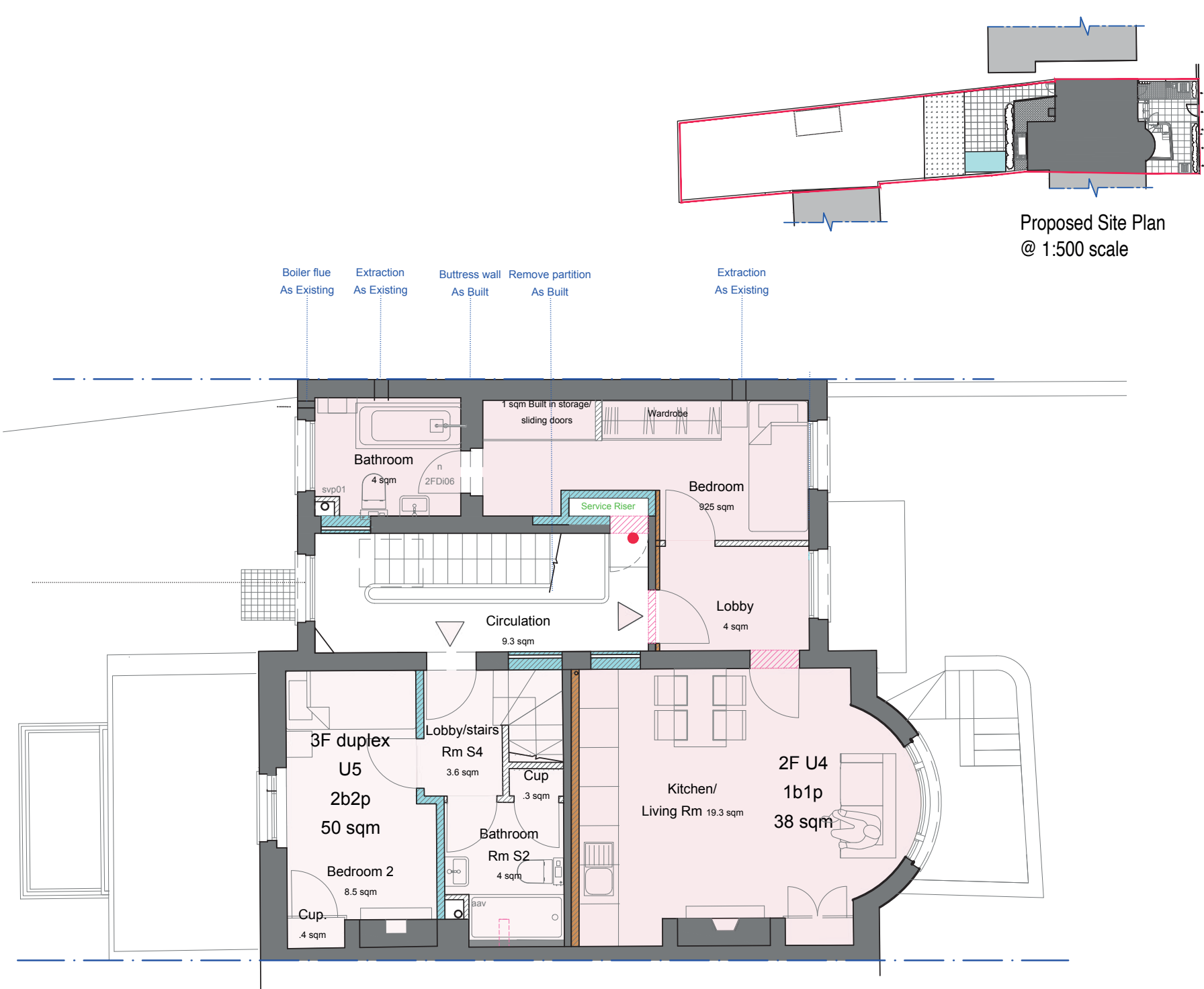


Fig. 33 2F As Proposed and associated imagery



6.0 PROJECT PROPOSALS

6.1 General Arrangements

6.1.5 Proposed Third Floor Flat Floor Plan Arrangement

Duplex U5 2 bedroom 2 person 50 sqm unit

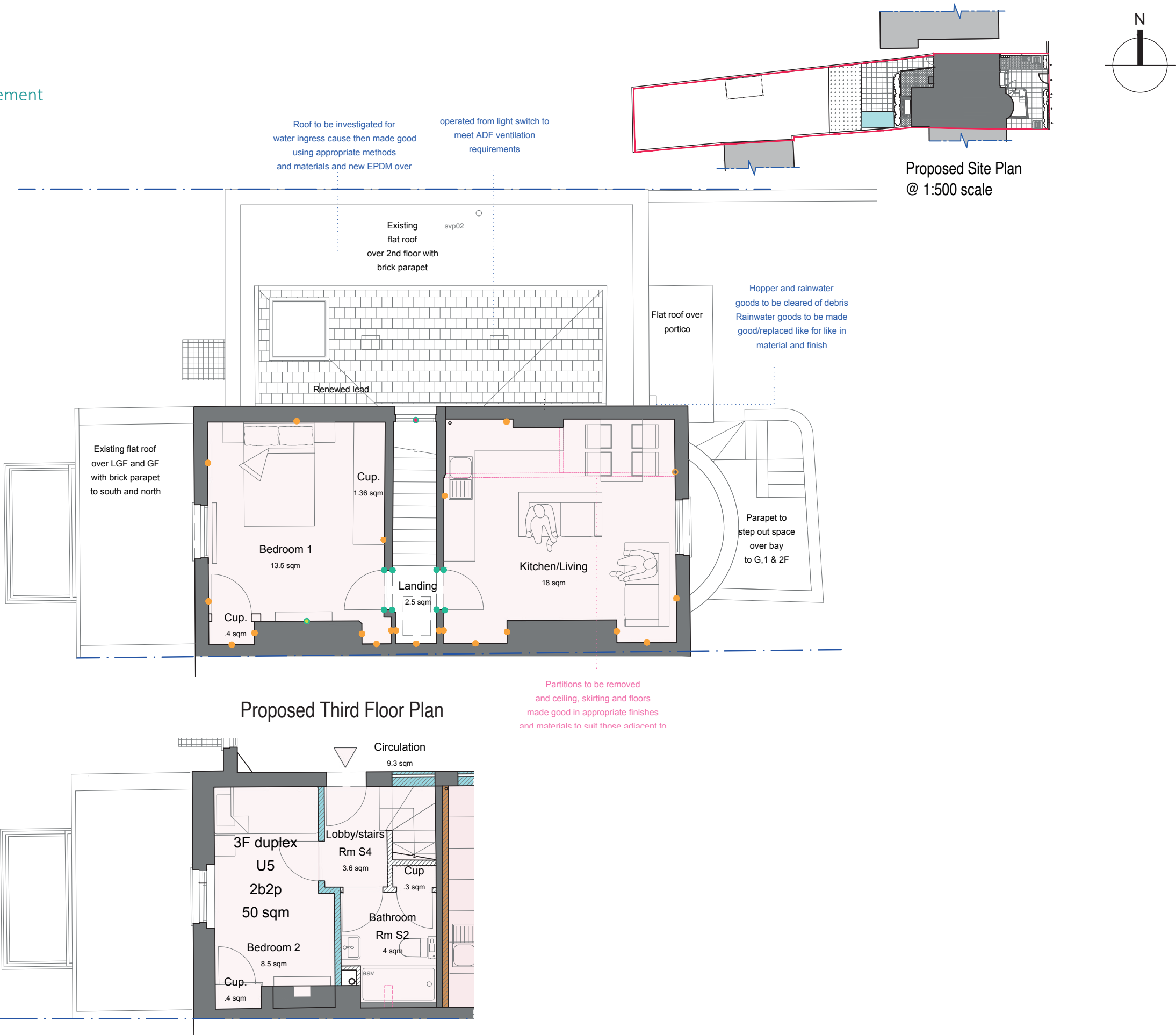
Refer Drawing 28711_PL02a & b

Original Features evidenced in 2015 retained

- Window and Architrave/Lining
- Tall Ogee * Low Profile **Square Skirting
- Cornice
- Architrave
- Fireplace & Mantle
- Picture Rail
- Door in situ
- Lath and Plaster in situ
- Rainwater Goods
- Arches & Shadow Gaps
- Tiles/Brick Floor/Stone Slabs
- Staircase/Original Balustrade
- Ceiling
- Stud Partitions with Shadow Lines

Partitions, apertures and doors

- Fire rated partitions
- Existing partitions/walls retained
- removed partitions/walls
- new partitions/walls
- aperture infill's
- units areas



6.0 PROJECT PROPOSALS

6.2 Demolition & Construction

Refer Section 6.8 Joinery Details & 6.14 Structure and External Proposed Front and Rear Elevations Drawing 28711_PL04 & 28711_PL15 Proposed Front Lightwell Section DD

1. Cambered bow window basement head (See Structural Section)

New feature front bay stonework lintel and support to be installed at ground floor level

2. Windows and sills (See External Joinery Section)

Generally the windows are in good condition, to be retained in situ, made good and painted.

3. Structural ties (See section)

Structural Engineer reports front elevation helical tie bars should be inserted into the brickwork on the right hand side of the elevation adjacent to the flank wall. These should be inserted at first and 2nd floor, extend from the return at the side of the Bay to the flank wall where they should be returned around the corner.

Brickwork to be tied into the floor structure at each of the upper floor levels. Repair ties into be inserted through the brickwork and anchored into the floor joists.



Central 1/2 glazed shaker door, sash tilt and turn white painted timber windows either side.

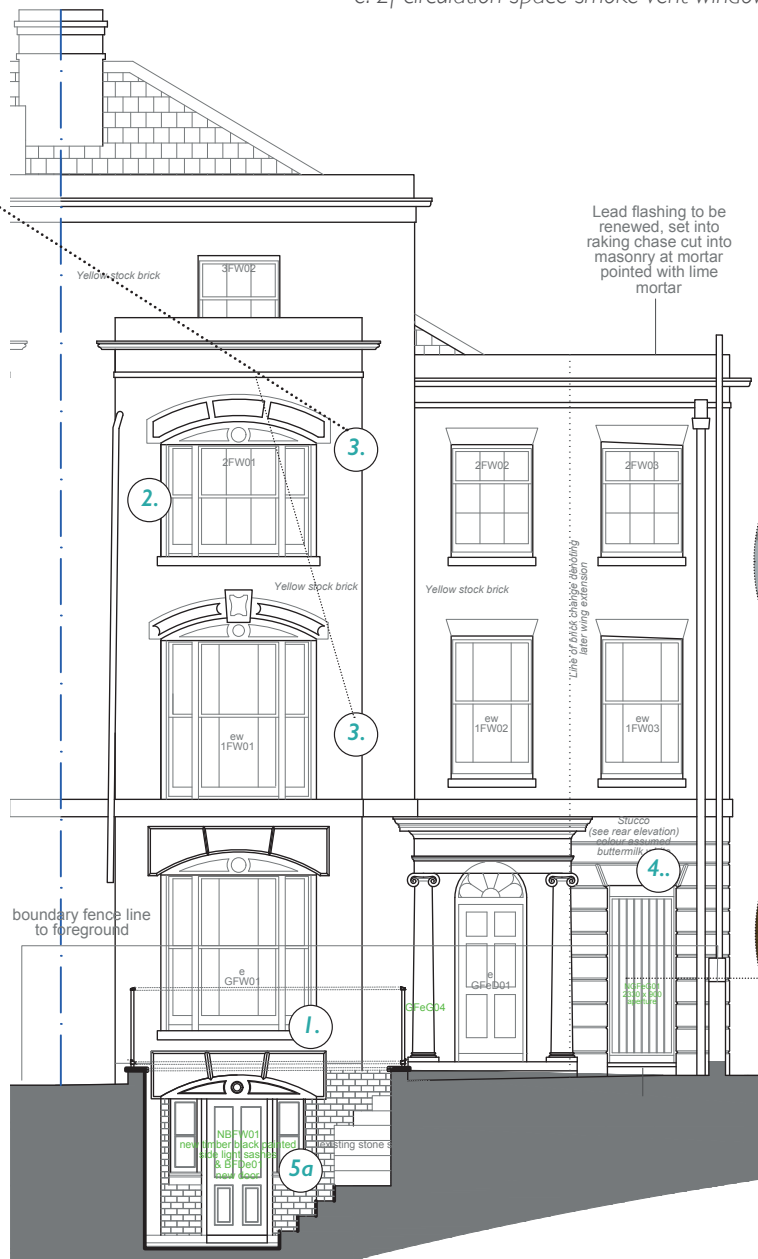


Existing cambered bow window head to be replaced in accordance with S.E direction

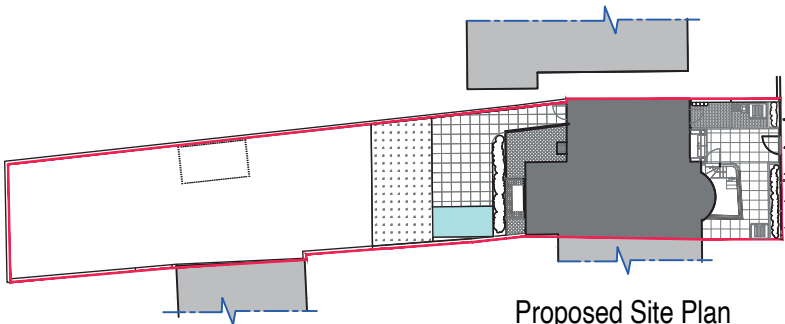
5. Replacement windows and doors

To be slim line double glazed:

- a. front lower ground floor bay - Refer Section DD Drawing 28711_PL15a
- b. rear lower ground floor window and door
- c. rear ground floor circulation window
- d. rear basement window
- e. 2f circulation space smoke vent window

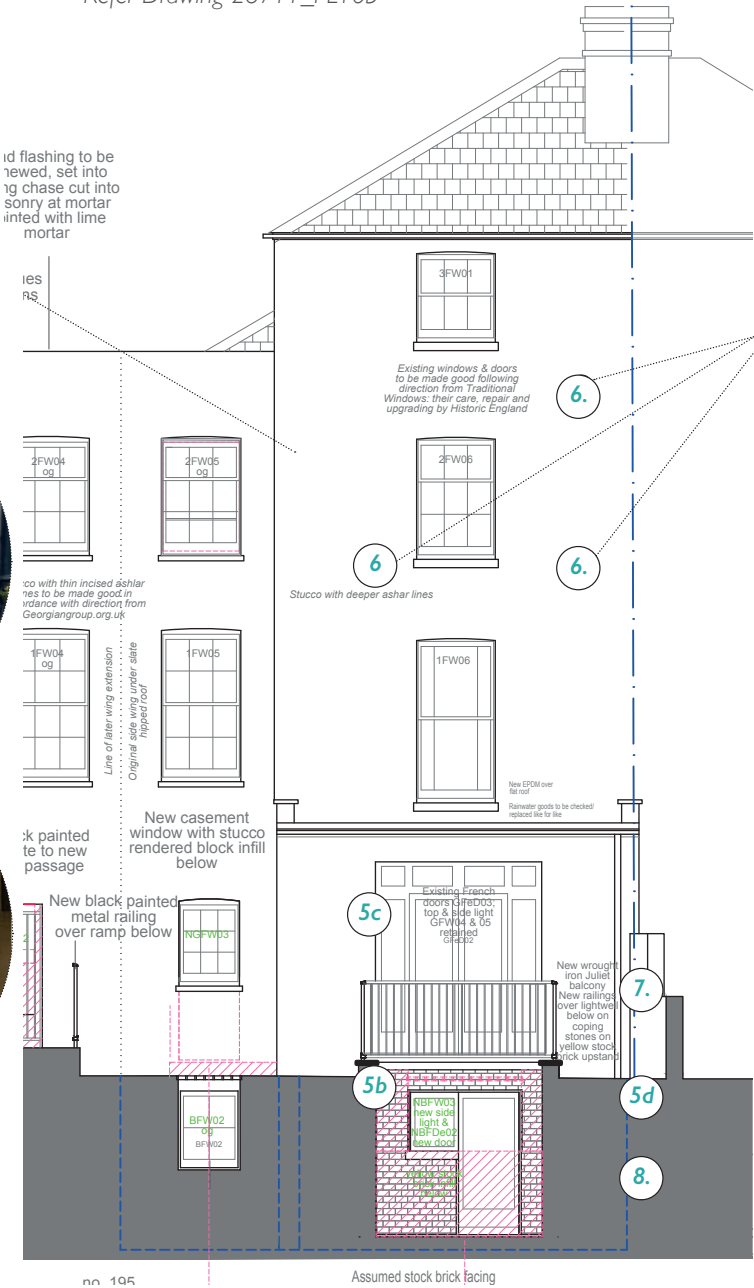


Proposed East (Front) Facing Elevation @ 1:100 scale



- 5a Basement front bay door and side windows - Refer Section DD Drawing 28711_PL15a
- 5b Ground floor circulation window
- 5c Basement rear door and window

Proposed Site Plan @ 1:500 scale



Proposed West (Rear) Facing Elevation @ 1:100 scale

8. New Stepped Lightwell Refer Section DD Drawing 28711_PL17

6. Heli Bars

The rear has been affected by historic settlement. Structural Engineer advice that Helical bars should be inserted horizontally into the brickwork on the rear elevation between the windows at 1st and 2nd floor and 2nd and 3rd floor.

Bars to also be installed between the windows adjacent to the flank wall and returned around the corner to anchor into the flank wall.

7. New Juliet Balcony & basement railings - Refer Section DD Drawing 28711_PL16b

4.. Aperture opened gate inserted

Proposed removal of window and panel below and insertion of security gate Refer Section DD Drawing 28711_PL06a& b



6.0 PROJECT PROPOSALS

6.3 Cycle Store

Refer Proposed Cycle Store Plans and Elevations Drawing 28711_PL03

There is one new cycle containment proposed to provide secure storage for up to ten bicycles for the exclusive use of residents, encouraging sustainable transport, sited to minimise any structural or visual impact whilst maintaining convenient access from the existing rear security gate and pedestrian route in order that residents can access the cycle store via the existing concrete ramp leading from the rear security gate through the covered internal passage, leading from the front of the property.

The system has been chosen to match that approved to no. 196 Parrock Street in accordance with an approved condition 20241058 associated to neighbouring application 20230794.

The lightweight low impact reversible freestanding store is to be located perpendicular to the rear of the property, abut the party boundary wall to the courtyard of no. 196/196a Parrock Street, perpendicular to the rear single storey extension and 800mm away from the proposed extended lightwell; hedgerow screening between it and the application building, ensuring no impact on the occupants of the ground and lower ground floor units and no impact to the significance and fabric of the building.

The grey powder coated proposed system requires a 100mm designated concrete slab with a footprint of 8 square meters and is of low profile at 2.08m and provides capacity for 10 bikes and is fixed to a concrete base with M10 fixing bolts.

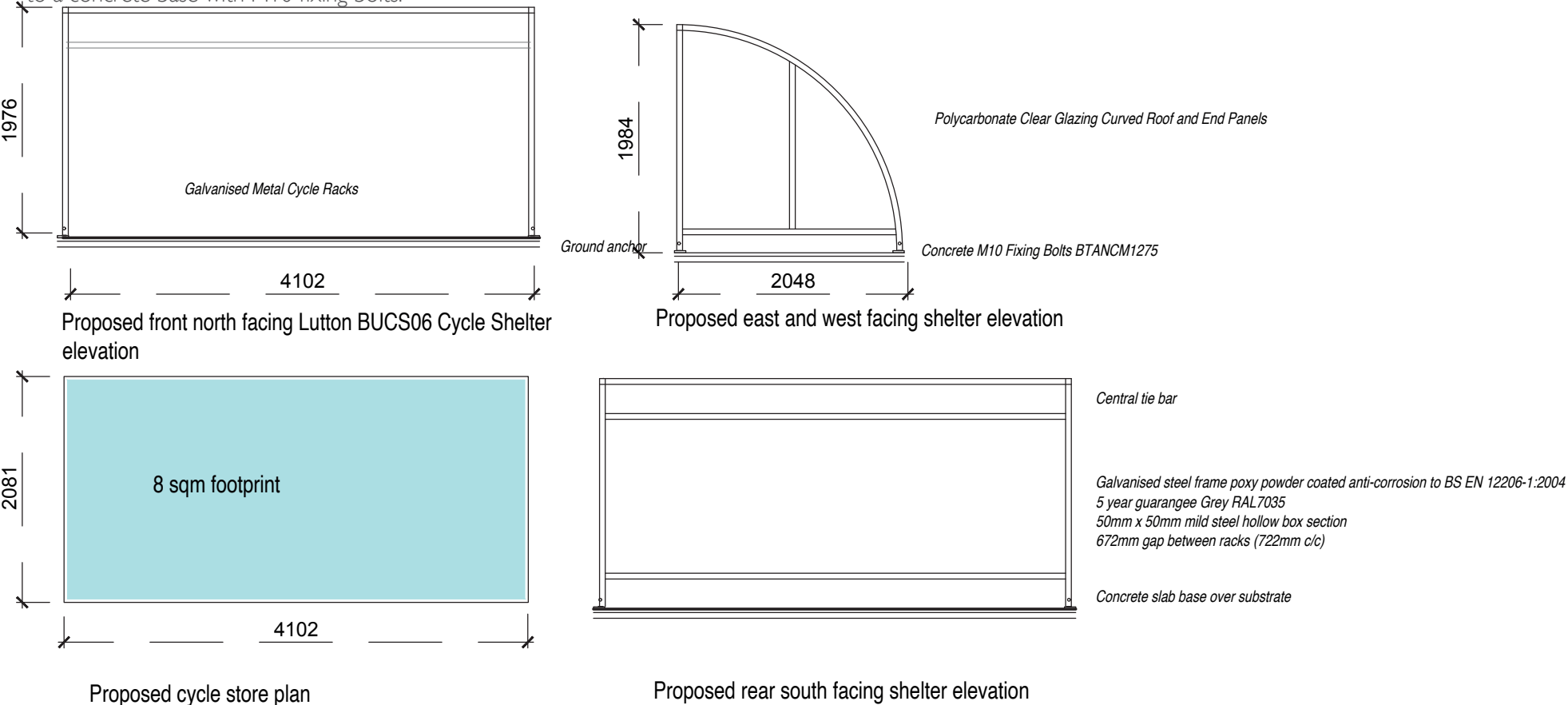
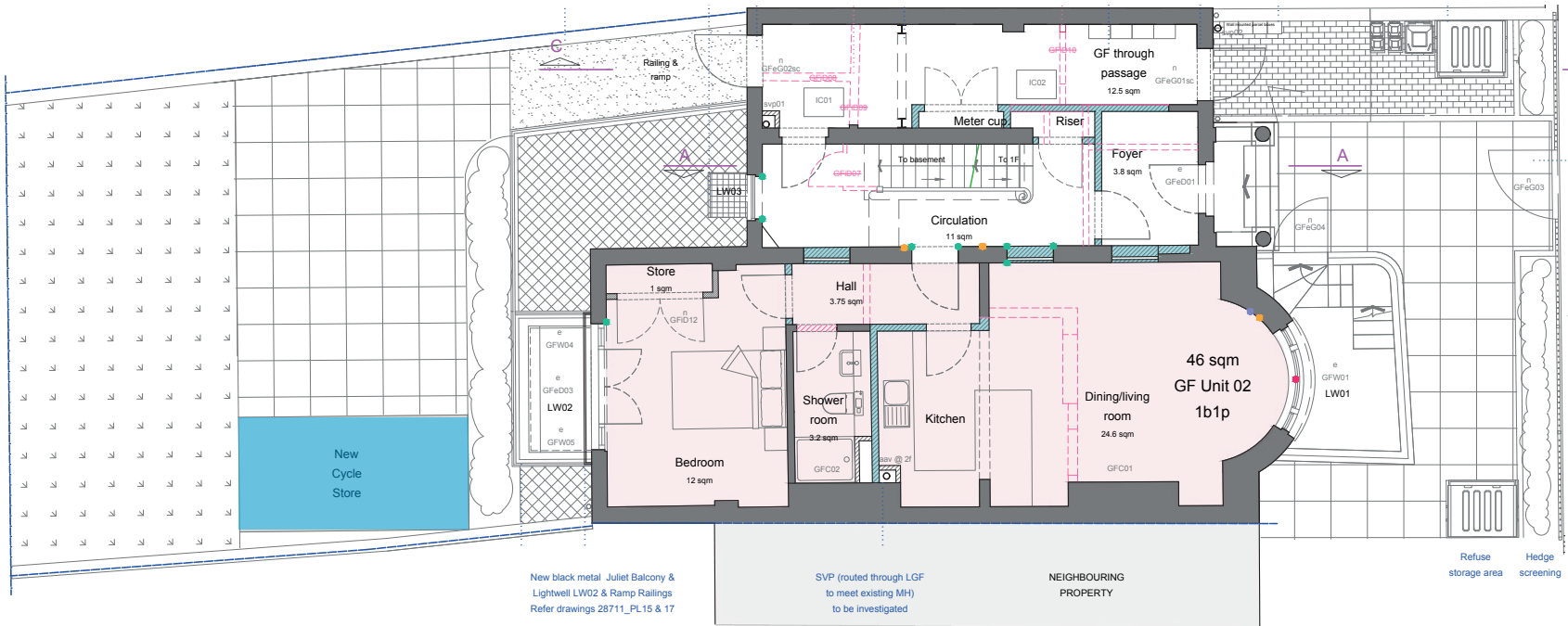


Fig. 37 Lutton SR4500 2m x 4.05m x 1.98m powder coated Secure Weatherproof polycarbonate Cycle Shelter with toast racks <https://www.nobutts.co.uk>

Fig. 36 Plans and Elevations As Proposed and associated imagery
Drawing not to scale - for publication purposes only

6.0 PROJECT PROPOSALS

6.4 Post Boxed & Refuse Siting

Refer Section CC Drawing 28711_PL06b & Section DD Drawing 2871

Secure by Design consultation advises mail delivery meet SBD TS009 for buildings multiple occupants along with a freestanding post box of SBD/Sold Secure approv standard. In that mail is to be delivered within the lobby, there must be an access-controlled door leading from the lobby to the apartments/ stairs on the ground fl prevent access to all areas.

A new Europa Charcoal block paving brick (or similar to form base set in dry sand and cement with granite set border denoting boundary line to be located to front of property for refuse siting, including 2 x 1300(h) x 1410(w) x 1010 (d) 1100 litre recycling bins; 1 x 1070(h) x 580(w) x 740mm(d) food waste bins plus 5 x food caddies (one per unit)

5 x Anthracite Grey RAL 7016 13.7 litre 3.1 kg A4/C4 letter capacity wall hung W4 galvanised communal locking postboxes, as proposed for passageway wall.

Height: 330 x Width: 380 x Depth: 103mm

5 x black top loading lockable parcel boxes to be located to front external wall

Height: 530 x Width: 380 x Depth: 250mm

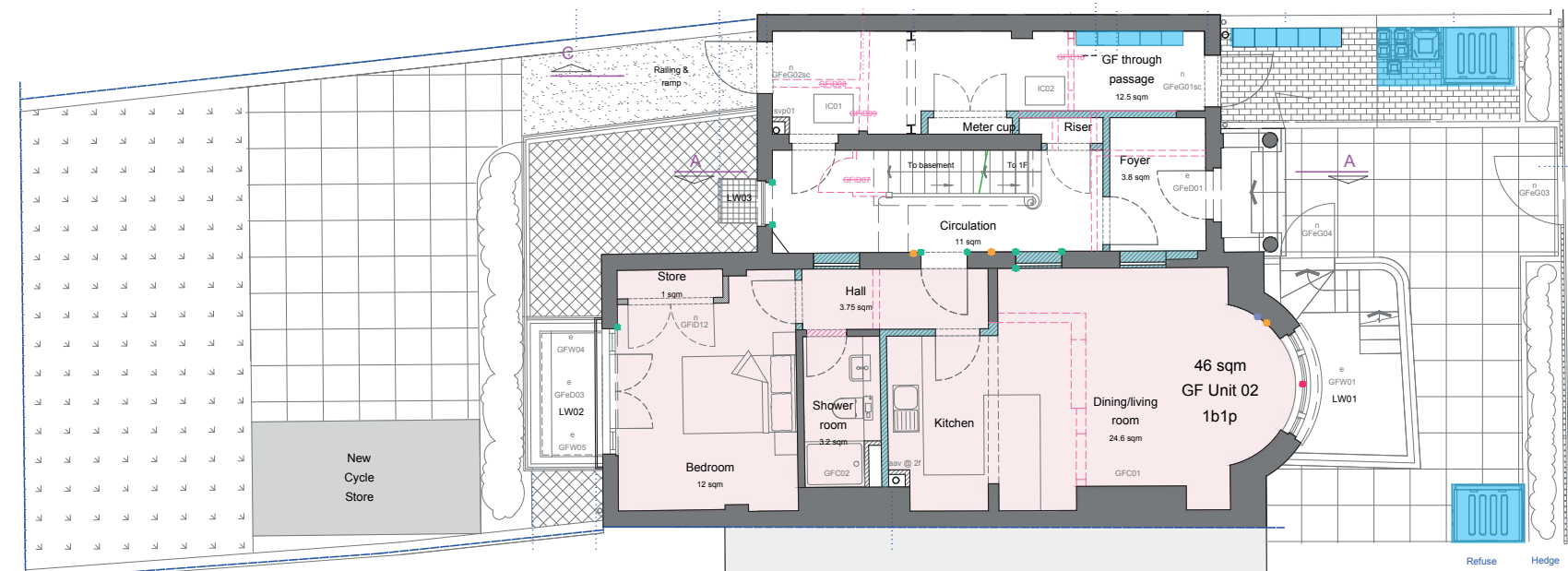


Fig. 38 Proposed Post Boxes

by Letter Box 4 You



Fig. 39 Proposed Wall Mounted Parcel Boxes Allux 500

by Letter Box 4 You

6.0 PROJECT PROPOSALS

6.5 Waterproofing

Refer Rear Lightwell LW01 & 02 Sections DD Drawing 28711_PL15 & 17

Newton mesh 508 cavity drain membrane and CDM 500 system damp-proofing system

An independent system to be applied to all external walls of the unit and ground to encapsulate and thermally insulate the system (see *Newton Internal cavity drain membrane system detail section below*) BBA BES 6001 certified reversible hybrid waterproofing system to be applied to the internal skin of the existing basement walls to Lower Ground Floor Unit I. The CDM System captures water behind the membrane, dispersed via a base drain channel system to a pump, safely removing the water from the environment and to alleviate negative impact on the fabric of the building. The pump to be battery backed up inverting 12V DC to 230V with an inverter and pump controller.

Installation preparation involves the existing lime walls be stabilised,, removing material to provide a sound surface clean of dust and loose particle, cracks to be sealed with lime mortar.

A Type C system is proposed to be applied to the perimeter, overlapped and sealed surface fixed breathable membrane system, applied direct to the substrate. This protects the lime skimmed walls; stud fixings into the masonry set at 300mm centres, with plug sealing form a reversible system.

The mesh is thermally welded onto the sheet membrane to be plastered straight onto. Water directed away in perimeter drains to a Sump Pump.

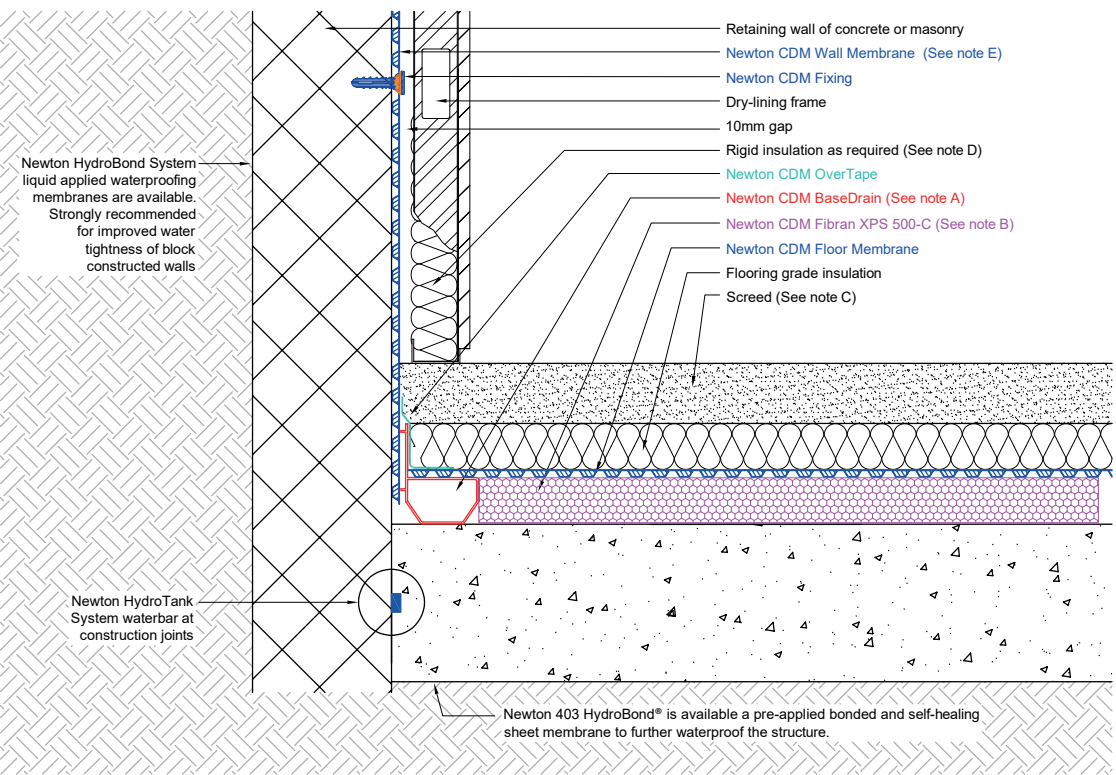


Fig. 41 Section Detail Newton System & Thermal Upgrades

Drawing not to scale - for publication purposes only



Fig. 42 Site photo: Existing environment (proposed bathroom LW03)



Fig. 43 Newton image: Newton egg crate system Type C



Fig. 44 Proposed inverter and pump controller



Fig. 45 Newton reference: Newton egg crate system Type C

6.0 PROJECT PROPOSALS

6.5 Boundary Treatments; Entrance Gate & Railings

Refer Drawing 28711_PL16a

Proposed front boundary treatment railings and gate to be in Fleur de Lis rail finial head style, on slim profile flat steel horizontal bars, top and bottom.

Direction was sought for town house front garden enclosures (illustrated in the 1891 Catalogue of Bayliss, Jones and Bayliss) and to compliment railing details of adjoining neighbouring properties. (See image and refer 196/7 Parrock Street application reference 20260064 & 54 - drawing PSH003 Rev A Front Railings Extended)

No masonry upstand is proposed, in that the site levels would render it problematic for rainwater collection, as such we propose the railings be 1.8m high in accordance with Secure by Design direction, with railings set a 100mm alignment from ground level.

6.6 Security & Lighting

Secure by Design consultation was sought with Kent Police who requested that a lighting plan be provided by a lighting engineer to avoid conflict and light pollution. Bollard lighting to be avoided unless for wayfinding.

Audio/visual entry systems to be installed at main communal entry locations. Cycle and Bin Stores to be well lit and lockable with controlled access for residents within the flats. cameras and key pads to be of minimal impact to the building.

CCTV advised for all communal entry points and delivery areas. Locate Reolink Go PT Ultra Wireless Battery Solar Powered Camera (or similar) for maximum vision and minimum impact to the historic fabric



Fig 46: Reolink Smart 4K 8MP Wireless 4G LTE PT Battery Camera with Color Night Vision 4K 8MP Ultra HD Battery/Solar Powered



Fig. 47 Site photo: Neighbouring building 194 boundary treatment



Fig. 48 Precedent photo: Proposed Fleur de Lis 1.8m high fence panels on rails between metal hollow section posts

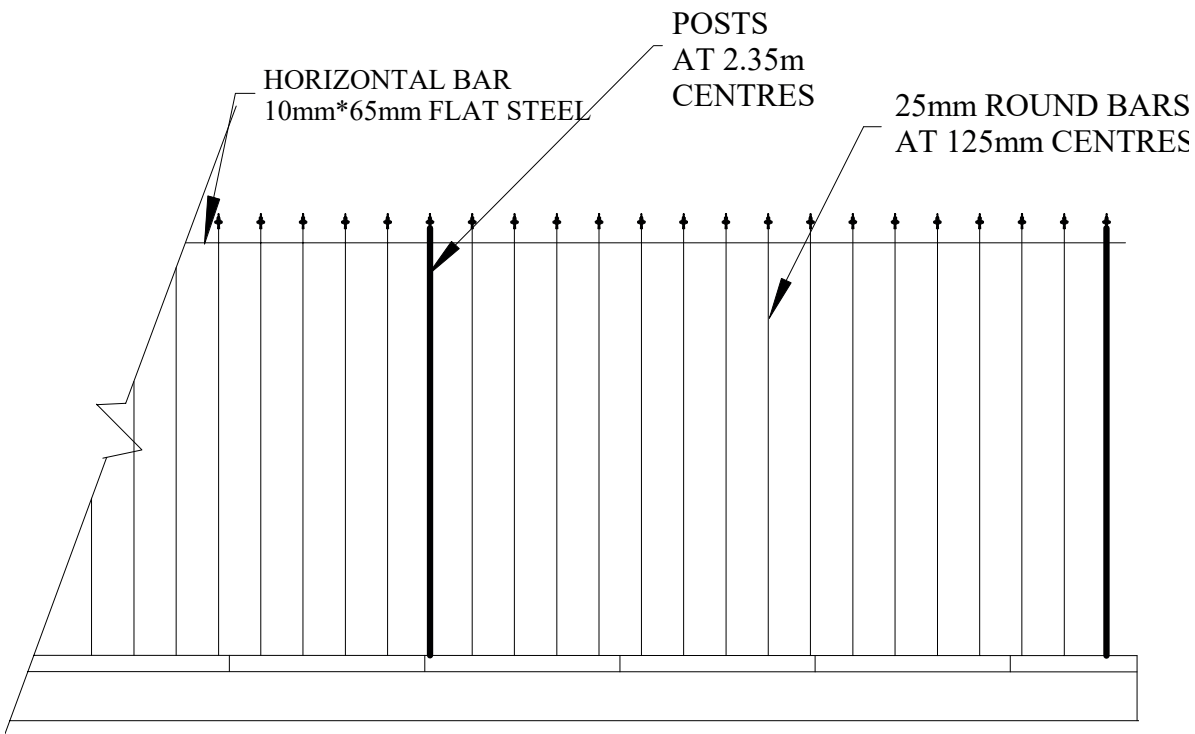
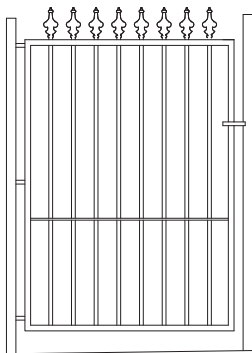


Fig 49 Railings and Front Wall Proposal, As Approved Drawing No. PSH 030.



Fig. 50 75 x 180mm Fleur de Lis Rail Head Detail to no. 196, As Approved



Proposed entrance gate

6.0 PROJECT PROPOSALS

6.7 Ground Floor Juliet Balcony, Ramp & Lightwell Safety Rails

Refer Detailed Drawings 28711_PL15 & 16

Matching railings to be installed; wall mounted to rear of ground floor bedroom, forming a Juliet Balcony and floor mounted upon coping stones over lightwell yellow stock brick upstands surrounding front and rear lightwell's (LW01 & 02). All to be in black painted metal and at 1.1m safety height. The front lightwell to have an accessible gate to the stone steps down set within.

It is proposed the existing rear fire exit door, ramp and railings below be removed. The rear ramp re-formed from the proposed passageway exit gate. Safety railing to match the lightwells alongside.

These to be secured by 10mm threaded stud chemical anchor drilled 80-90mm into brick reveal. Masonry to be cleaned out with a wire brush and blower and styrene-free resin inserted using a mesh sleeve.

Coping Stone:



Fig. 51
275 x50<75mm Acanthus Plain Apex
Cast Stone Willowcrete Weathered Grey
Coping Stone



Fig. 52 AI generated image - rear Juliet balcony over existing timber French doors with side lights to ground floor, set within stucco finish render. Yellow London Stock brick elevation below ground floor Juliet balcony sill to face rear lower ground bedroom wall (depicted in white above), Rear lightwell LW02 balustrade set on coping stones. London Stock brick upstand below



Fig. 53 AI generated image - proposed front railings and gate

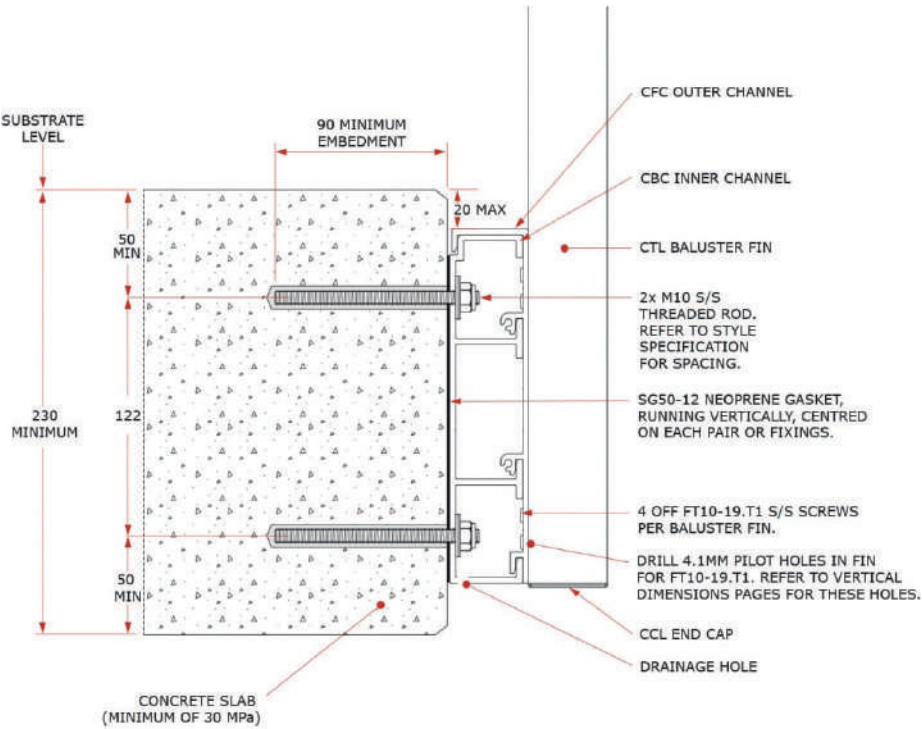


Fig. 54 Horizontal Juliet balcony
guarding rail masonry fixing detail

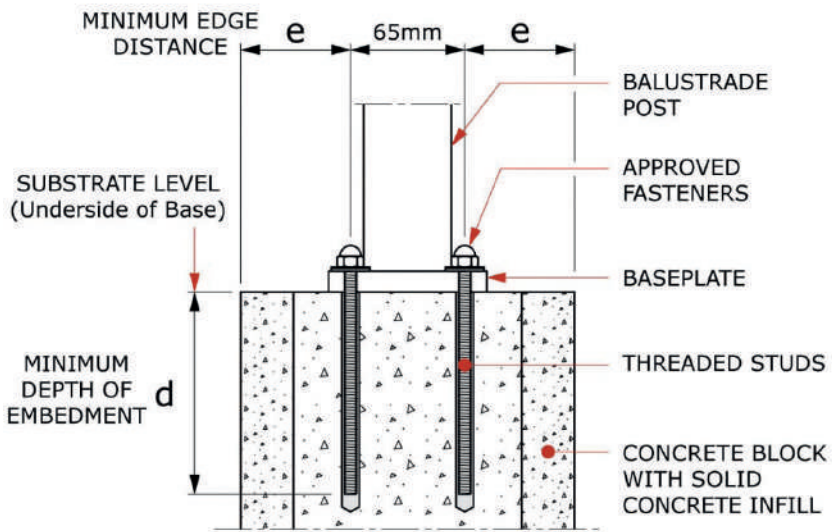


Fig. 55 Vertical lightwell
balustrade masonry fixing
detail

6.0 PROJECT PROPOSALS

6.9 Joinery Details As Existing- Internal

Refer Drawing Moulding Details 28711_EX07

It is proposed that where original joinery moulding was evidenced and recorded in 2015 plans by JNW these are to remain in situ. Strategies for protecting these details are set out in the associated Method Statement.

Existing, Retained
(site photos)



Neighbouring property application
evidence of matching cornice to
that on site



Original Low Profile
skirting remains in situ



Original tall OG skirting
remains in situ



Existing, Retained
Square Skirting
(site photo)



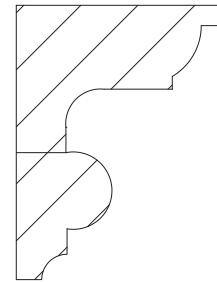
Existing, Retained Dado
(site photo)



Existing, Retained Architrave
(site photo)



Coving remains in situ
New partition leaves shadow gap



6.0 PROJECT PROPOSALS

6.10 Joinery Details As Proposed- Internal

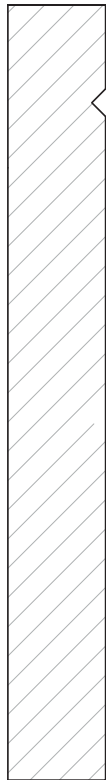
Refer Interior Doors Elevation
28711_PL11a and Moulding Details PL18.
For Internal Partition,
Arch Infill and Floor Details Refer Drawing
28711 PL07a&b, PL08, PL09

Where new joinery and moulding details are
proposed, these to match As Built details.
Coving to remain in situ and partitions
installed with shadow gaps.

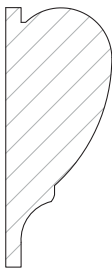


Proposed Replacement/New Internal Doors:
Howdens Burford Four Panel Fire Door -
1981 x762x44mm (78x30") FD30 White
Victorian 4 Panel Shaker Fire Door

Drawing not to scale - for publication purposes only



Where new skirting installed
as depicted in As Built drawings
this to remain in situ
and replicated where new apertures
formed as part of Proposed scheme



Where new dado installed
as depicted in As Built drawings
this to remain in situ
and replicated where new apertures
formed as part of Proposed scheme



Where new architrave installed
as depicted in As Built drawings
this to remain in situ
and replicated where new apertures
formed as part of Proposed scheme



Coving remains in situ
New partition leaves shadow gap



Evidence of arch left in situ
infill partition to first floor

Where new partitions formed
these to retain coving in situ and
provide shadow gaps between them
and any existing partitions, as per
internal partition details



6.0 PROJECT PROPOSALS

6.11 Materials and Repair

As part of a report conducted by Glesdale Associate Consulting Structural Engineers areas of Stucco have failed. Where these are to be repaired, works to be carried out in accordance with heritage guidance.

Removal of lift shaft

Methodology and Archaeological Recording was required prior to the unlawful works for the lift shaft removal, a method statement sought.

It has been established during this research exercise the lift shaft was actually for a document hoist located between the bank ground floor and basement and no particular shaft was in place, hence no shaft has been removed, however works remain exposed and an archaeologist to be appointed to document findings on site.

Stairwell and balustrade repair and renovation

In accordance with the Method Statement associated to this application existing and original woodwork (doors, architraves, skirtings, staircases, balustrades) to be carefully protected throughout the works; nothing removed from site. Where heavy works are being carried out nearby, additional protection such as padded over-boarding will be used. method statement cosmetic and repair works in like for like materials only,

The original staircase balustrade is already intact and is not affected by this work; removal is confined to the partition and its fixings only.

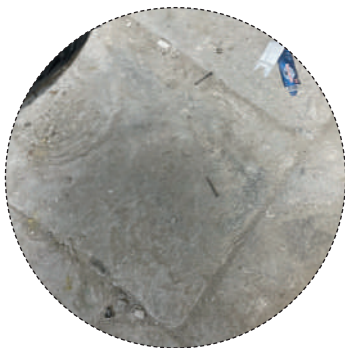
The staircase between the second and third floor is to be re-arranged at the base to access the stairs perpendicular to their existing arrangement to be constructed in like for like timber materials and details and the new treads to over-sail the existing, to be left in situ.

6.11.1 Floor Finishes

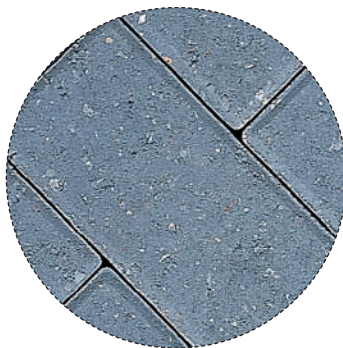
Historic material floor finishes



*External Floor Finish
Black and White Quarry Tile
To be cleaned and retained
in situ*



*Basement stone slabs
To be retained/re-laid and re-
tained in situ.*

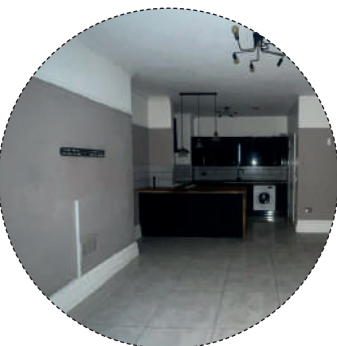


Proposed refuse paving blocks



*Proposed refuse demarkation
granite set border*

Where flooring has already been laid,



*Ground Floor Living Room
Ceramic Floor Tile*



*First Floor Living Room
LVT*



Second Floor Bedroom

6.11.2 External Finishes



*Rear Elevation North Wing
Stucco*



*Front Elevation Lightwell
London Stock Brick*



*Proposed Salvaged London Stock
Bricks for Lightwell Construction
Refer Section 7.4*

6.0 PROJECT PROPOSALS

6.12 Services & Utilities Strategies

The property has mains foul sewage to the side and across the back of the building, mains water feeds into the front of the building. General arrangements have been set out to stack bathrooms and kitchens to connect to existing waste, within the later west wing and between the principal front and rear rooms.

6.12.1 Heating, Ventilation & Extraction

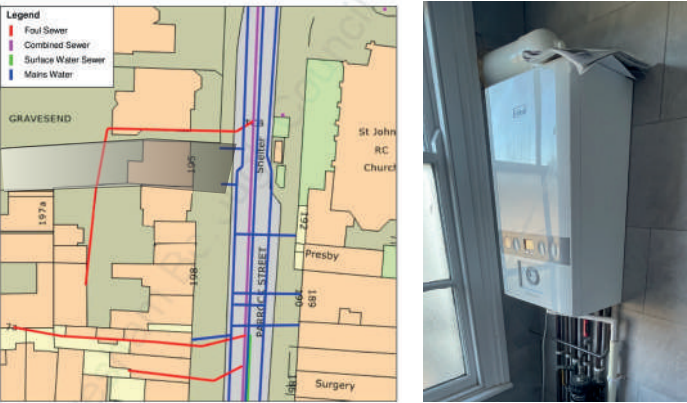


Fig 57: Left: D&W Asset Plan
Fig 58: Right: Installed combination boilers to rear bathroom of 1st and 2nd floors of north wing, utilising existing flue apertures

Each unit will have an Individual thermostatically controlled gas combination boiler central heating system. These have been installed during previous works at first and second floor; to checked for Building Regulation compliance and remain in situ.

All utility rooms (shower, bathroom, kitchen, utility areas) utilise existing apertures for mechanical ventilation extraction and flues to the north and west flank walls

Basement and ground floor ducting is to be investigated for Building Regulation Compliance, assumed to carry through the ceiling voids terminating as above.

For ducting investigation and fire safety integrity, floor boards to be lifted and 100mm extraction duct to be fed through between joists to meet existing north wall apertures to service second and third floor kitchens and bathrooms. Should this not be viable, flues may run within extant chimneys to boilers terminating horizontally through the wall of the building. Flexible corrosion-resistant metal liners to be used, vented top and bottom,.

Flue terminals to in black finish.

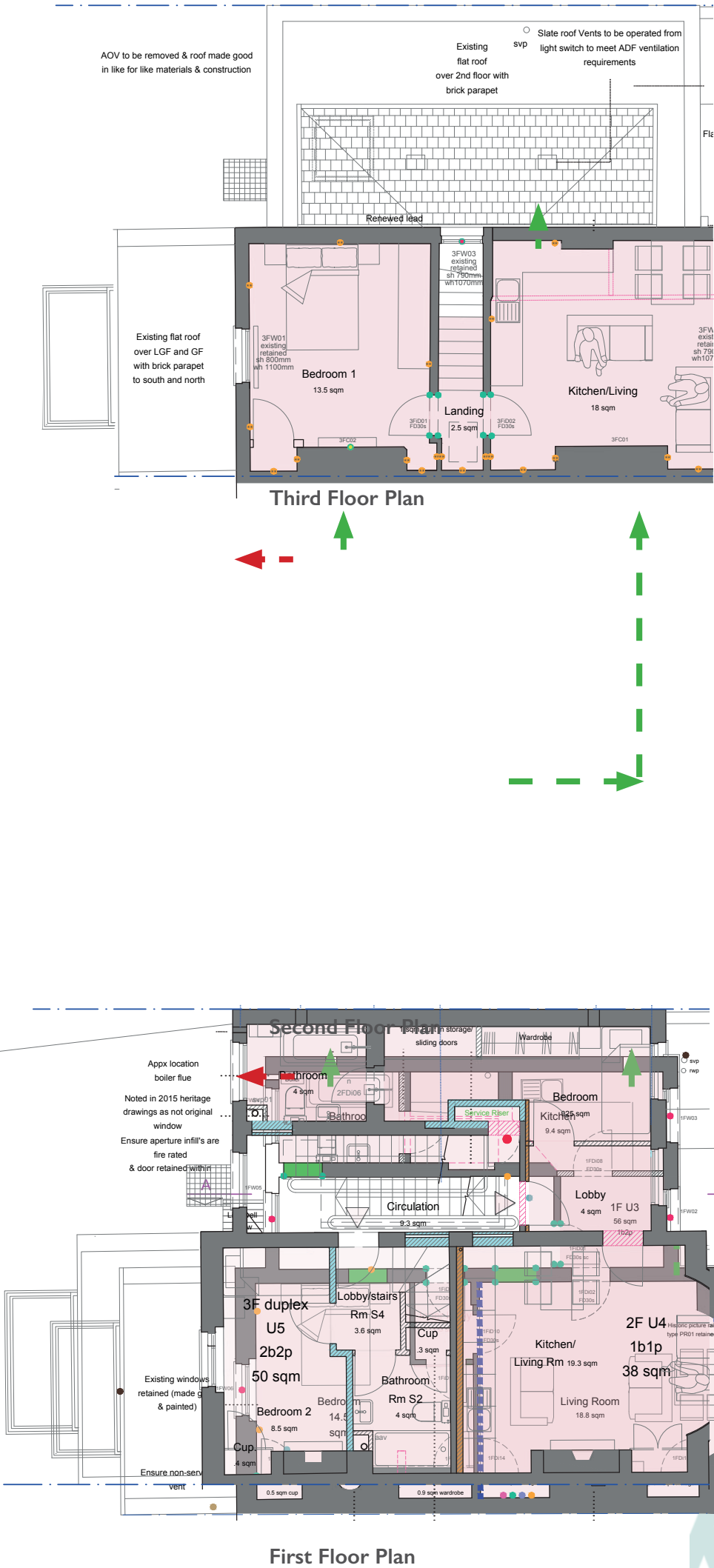
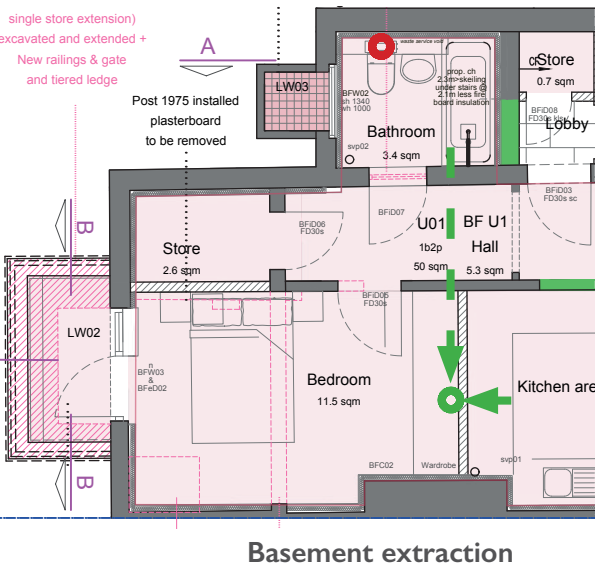
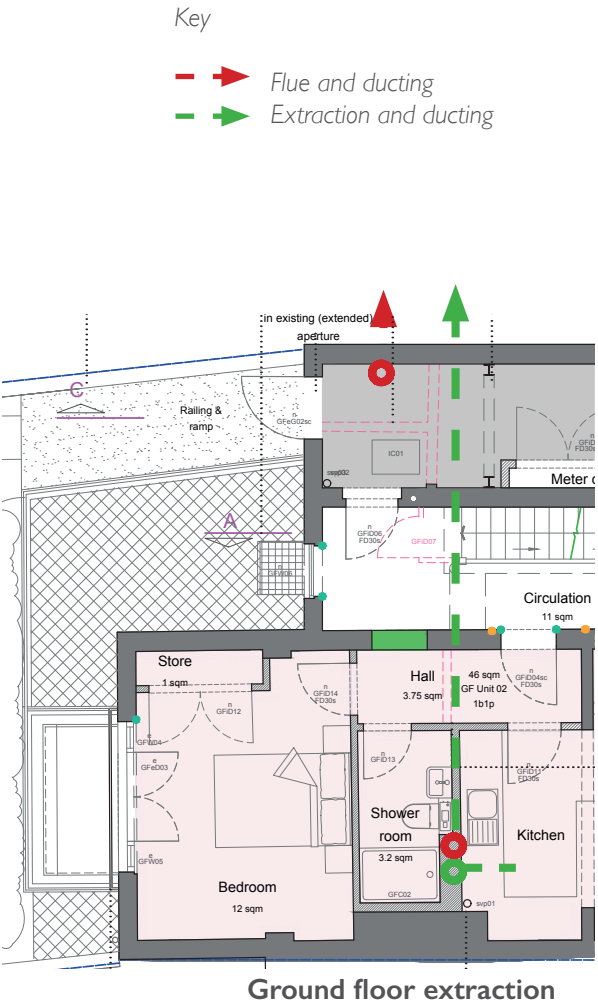
Radiators to reflect the setting in style. Thermostats to be discrete.

6.12.2 Soil stacks and waste routes

Waste utilises existing soil stacks as located within the north west wing to the rear and front. An additional stack has been inserted during the As Built works, to take waste from basement and ground floor; between the front and rear principal rooms, adjacent to the party wall. This to service the utility rooms to the second floor terminating with an AAV.

6.12.3 Mechanical Electric

A designated vertical riser and service and meter cupboards are located in the access passageway and accessible from the communal hallway.



6.0 PROJECT PROPOSALS

6.13 Thermal, Acoustic and Fire Strategies

Refer Method Statement and Fire Strategy Drawings 28711_PL01d, e & f & 02d,e & f, 28711_PL20 Proposed AOV.pdf

Reference has been sought from Historic England toward thermal upgrading for the building to accommodate its change of use. Statutory Guidance has also been sought from Conservation of fuel and power: Approved Document L

6.13.1 Thermal Strategies

Wall insulation

Dispensation is sought for thermal upgrades to external walls.

Permission is sought for PIR thermal upgrades as part of the waterproofing system to the basement. a render skim is proposed to the internal face of plasterboard applied over; in accordance with Newton detail.

Floor insulation

Permission is sought for the Newton system to be continued to the base of the basement unit I, PIR insulation over; re-laying stone slabs in limecrete bed over.

Roof insulation

Cold roof mineral wool insulation to be laid flat above the ceiling, at the base of the attic space to limit the movement of heat from the heated spaces in the rooms below laid flat above the ceiling, at the base of the attic space to limit the movement of heat from the heated spaces in the rooms below.

6.13.2 Acoustic Strategies

Between floors

It is apparent an acoustic insulation has been inserted in the floor void.This to be investigated for continuity to provide a sound barrier between floors.

Where unable to lift floorboards, Tecsound 100 Non-Adhesive Membrane (or similar) polymer-based product to be applied over to reduce airborne and impact noise and dampen vibrations.

Within partitions

Plasterboard to be applied to 69mmmm timber studs, double skinned where required to provide fire separation. Isover acoustic insulation between.

Plasterboard be underlaid below mesh to protect lathe and plaster ceilings, with shadow gap to existing cornice and scarfed into cornice where they meet..

6.13.3 Fire Strategies

As Built AOV



AOV formed over 2nd floor stairwell
Fire Doors & Partitions



Howdens 4 panel shaker fire door

Fire Alarm & Emergency Lighting System

A category LD1/L2 fire alarm system is to be installed with detectors inside flats interlinked with communal staircase alarms for immediately alerts for entire building evacuation, rather than a stay put policy.

Battery operated smart/wireless systems where possible to be located to preserve the facade and bypass the need for extensive cabling. Panels to be designed by Heritage Approved Company such as Doorbird (or similar) to match the architectural style of the building (<https://www.doorbird.com/configurator>)

The As Built AOV has been installed and requires investigating for compliance and installation to ensure the upstand and flashing junction between it and the slate is in accordance with regulations. Should the AOV not prove complianct,a proposed detail for its replacement has been submitted within this application.

It is not possible to form containment lobbies for each flat to protect the circulation space from smoke, aside from at basement level, nor can upper floors rely on egress windows, as those within habitable rooms do not comply with ADB required 4.5m floor to sill heights.

As such all principal doors into flats to be self close, fire rated and self close

As Built white painted timber interior doors are of the same design as those approved in neighbouring building approved joinery item condition 20250282 to planning application 20240906

The duplex unit spanning the 2nd and 3rd floors has its main entrance door on the 2nd floor which is to be fire rated self close door.The unit has its own contained lobby and stairwell everything above that entrance door is part of a private dwelling.

Fire rated board to be applied to 69mmmm timber studs, double skinned where required to provide fire separation.Acoustic insulation between.Double fire rated board to provide 60 minutes where required.

6.0 PROJECT PROPOSALS

6.14 Structure

Refer Method Statement and S.E. Report

This application requests permission for opening up works to determine solutions to areas highlighted in Structural Appraisal Report GA/4513 by Glesdale Associate Consulting Structural Engineers (S.E.) dated March 2025 and strategies as set out in Method Statement for Construction and Repair Works by Equanimity Project Management dated 2026.

As Built Structural Issues

There are cracks and remedial solutions including steel plates and steel framing introduced to the building, however with no sign of internal cracking the S.E. suggests the settlement is historic and the movement likely thermal and restrained to within the brickwork.

Remedial solutions and repairs include tying the bowing wall back into the floor at each level, a new lintel to support the front bay, underpinning the front room chimney

Flat roof hatch and north wing chimney removal

These were removed during the unauthorised work without any method statement to certify works were in accordance with heritage direction. These areas will require further investigation during opening up works.

Water ingress

The S.E. determined this due to flat roof flashing failure and as such all lead-work, flashing and EPDM to be checked for integrity and replaced like for like where deemed necessary.

Repair to Front Bay due to lintel failure

The front bay requires a new lintel (to be specified by Glesdale post opening up works) to support the feature stonework.

Movement/settlement is not suspected. The report stating that there is cracking through the external stonework over the basement aperture at ground level. There was no evidence of cracking between the bay brickwork and principal elevation nor evidence of cracking internally across all floors.

The basement room within the bay was noted to have had some shallow excavation at floor level.

The failure causing the cracking was reported to presumably be the lintel and framework over the basement window (now extant).

It is not apparent if the fenestration was removed during the unlawful works or when the basement was plaster-boarded internally as depicted in the 2015 plans by JNW.

There are temporary props supporting the brick and stonework above.

The S.E. recommends the brickwork be tied into the floor structure at each of the upper floor levels with repair ties inserted through the brickwork, anchored into the floor joists. Additionally helical bars to be inserted horizontally at first and second floor levels extending from the return at the side of the bay to the flank wall to return around the corner.

Repair to front chimney

The basement front chimney breast has some vertical cracking at high level

There are little/no foundation under the chimney brickwork and the S.E. report recommends some underpinning to the front room on the party wall

Whilst foundations under the party wall and internal cross walls are deeper

It is proposed the bay window is repaired via the installation of twin bands of helical bars, bonded into predetermining slots into the mortar joints above and below the ground floor window.

Removal of north wing extensions chimney

Structural intervention in place for the removal of the north wing chimney, now extant, to be investigated during opening up works. The outcome and any structural work required, to be reported by S.E.

Steel work within north wing extension

Structural Engineer to determine integrity of steel work currently in place within the north wing extensions during opening up works.

Finishing

All to be finished using a colour matched pointing mortar to result in an invisible repair.



Proposed East (Front) Facing Elevation
@ 1:100 scale



7.0 CONCLUSION

To summarise, 195 Parrock Street is Grade II Listed, constructed as a dwelling-house. Its last recorded use was as offices.

Previous owners were granted Planning and Listed Building Consent to convert the building into flats. Several condition details were sought by the Local Authority but not provided.

The owners then applied for and were granted a Non Material Amendment to the scheme, in our opinion better configured to read the original plan form and of less detriment to the building.

The building has been partially converted into flats in line with this scheme but whilst the Section 73 Agreement approved the arrangements, no Listed Building Consent was sought to associate it as such the works deemed unlawful.

JCA have been appointed by the current owners to carry out a Heritage Statement with maps, plans and photographs to evidence where works have been carried out previously and where works were carried out by the previous owners in breach of planning, to assure the Local Authority that the works have been carried out in accordance with Heritage Strategies, sympathetically to the heritage of the building.

Investigation has proven that in general arrangements have been set out in accordance with the approved NMA scheme, aside from works not yet undertaken and variations to the drawings evident in bathroom and kitchen layouts.

Electrical installation certification provides further assurance that electrical works have been carried out appropriately.

Subsequently JCA have put a new proposal together. This revised Planning and Listed Building Consent application provides details to confirm how the works have been carried out and where proposed works are to be conducted.

Reference was sought from previous proposals and consultation feedback, site and building opportunities and constraints and the partly completed works to find solutions for the building and the developer which minimise any detriment to the historic fabric of the building whilst seeking solutions to access issues and accommodate cycle and bin storage provision.

This proposed scheme provides greater pedestrian access through the building in order to better utilise the external space to the rear of the site. In doing so, security measures are addressed.

Externally consideration has been given toward how the frontage of the building will appear within the conservation area, with refuse screening, security railings, keeping storage solutions to the rear, re-visiting the historic front garden character.

Internally, units have been re-arranged to provide more usable spaces for the occupants, keep service areas, where possible, in the locations they were historically in order that less new perforations in the fabric of the building be needed and layouts retain the plan form in general, meeting the National Space Standards and addressing access restrictions and fire safety strategies.

The basement rooms have been adjusted to encourage greater light penetration.

In summary, in accordance with Gravesham Heritage Core Strategy, the proposals are considered to be compatible to the significance of the heritage asset and will deliver a long-term viable and optimum use suited to the conservation area and town location and in conjunction with neighbouring the scheme being to the benefit to the existing building which was unoccupied and poorly maintained. The current owners keen to address the previous situation and revise the development for both Local Authority and historic building benefit.

The combined proposals will provide long term maintenance of the site, with a landscaping scheme addressing the currently unkempt large plot to the rear with enhanced amenity and storage space for the residential units.

The new development will benefit the town providing much needed accommodation in a central location.

The palette has been selected to be sensitive to the materials in the conservation area, whilst harmonising with the neighbouring building.

We consider these proposals address access issues which forced the previous withdrawn application.