

Condition Release document

Application for Listed Building Consent; Internal and external alterations to upper floors in association with change of use from commercial to residential use.

REF: 20250339

AS PER APPROVED LISTED BUILDING CONSENT (REF: 20250339) IT IS CONFIRMED THE CONDITIONS FOLLOW THE APPROVED DRAWINGS AND NO VARIATIONS ARE CONSIDERED WITH RESPECTS TO THE EXISTING PLANNING CONSENT NOR HERITAGE ASPECTS TO THE BUILDING

Contents

Condition 3 – Internal Partition Walls

Condition 4 – Fire Doors

Condition 5 – Secondary Glazing

Condition 6 – Fire and Soundproofing Works

Condition 7 – External Lime Render (Colour)

Condition 8 – Pipework and Ventilation Details

Condition 9 – Refuse and Recycling Storage

Condition 4 Prior to the installation of any new fire doors, 1:10, 1:2 or 1:1 section drawings showing the door in the wall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To protect the architectural and historic importance of this grade II listed building and the character and appearance of the Upper Windmill Street Conservation Area in accordance with Policies CS19 and CS20 Gravesham Local Plan Core Strategy (September 2014) and Saved Policies TC2 and TC3 of the Gravesham Local Plan First Review 1994.

Condition Information / Compliance details#

Please see attached details:

The proposed fire door strategy will:

- Use bespoke timber fire doors designed to match historic panel proportions (this will be 4 panel door)
- Be installed within existing openings
- Avoid enlargement of openings
- Include:
 - Slimline intumescent strips (concealed)
 - Traditional mouldings and architraves replicated or retained
 - Drop down seal
- Door frames set back within reveals to preserve historic depth

Evidence (Existing Pictures)



Front room showing fire door location

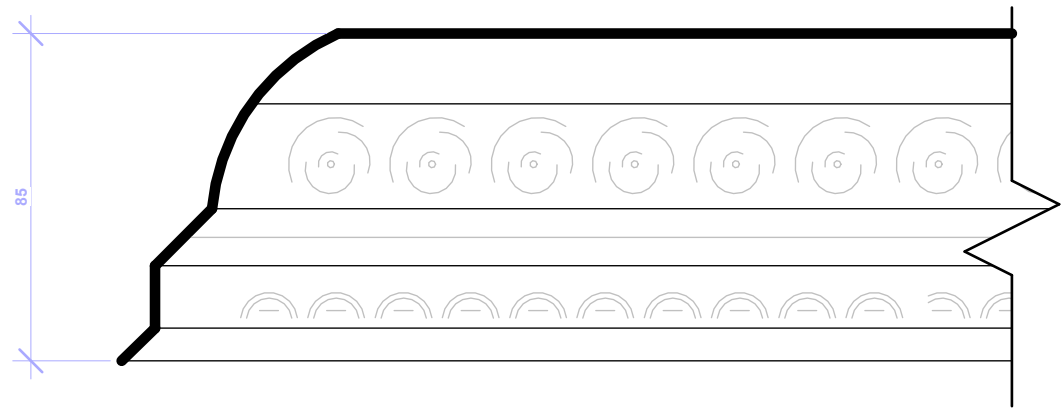


2nd floor 4 panel door reference

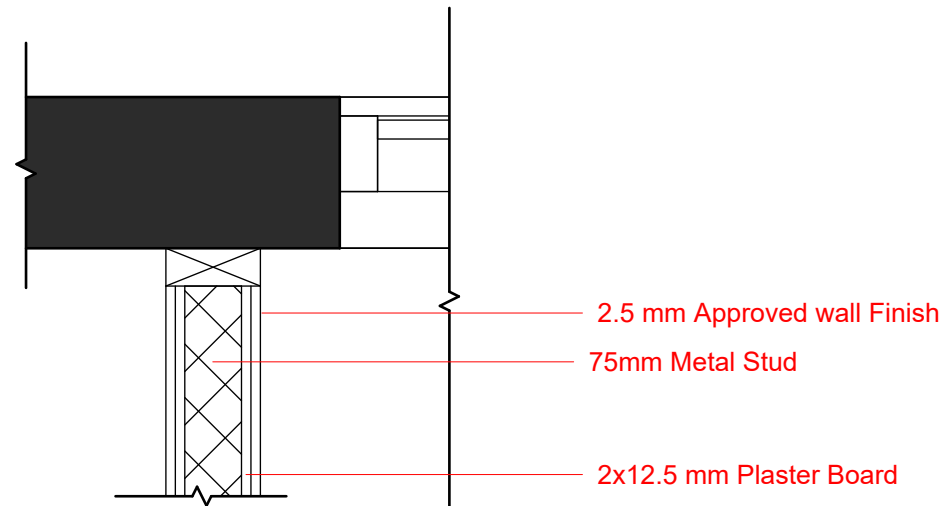
Evidence (Reference information - see following page for scaled drawings)

Justification (Heritage considerations)

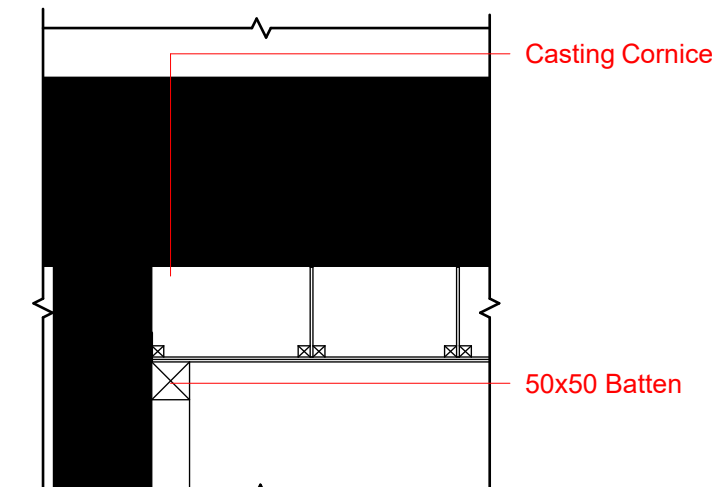
- Preserves the architectural character of openings and joinery
- Aligns with policy requirement for sympathetic detailing and materials (p.5, Policy TC2)



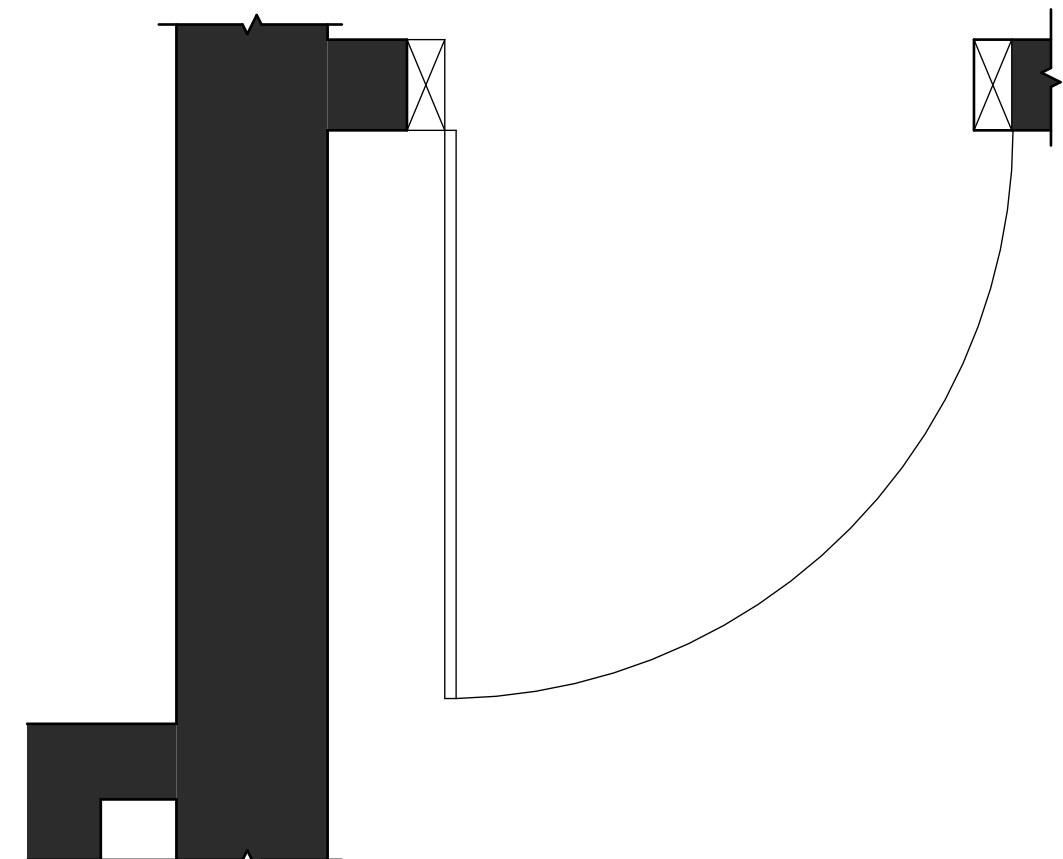
3 Coving Detail
1 : 2



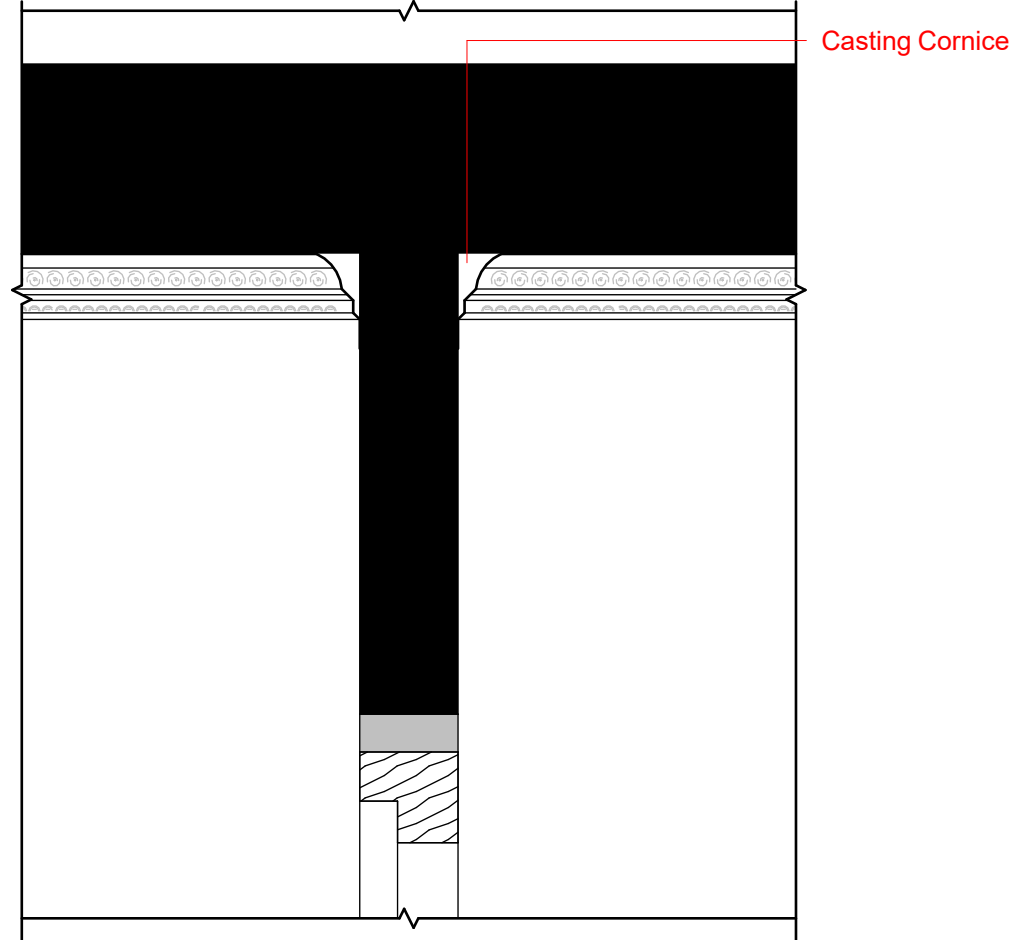
4 Plan - D1
1 : 10



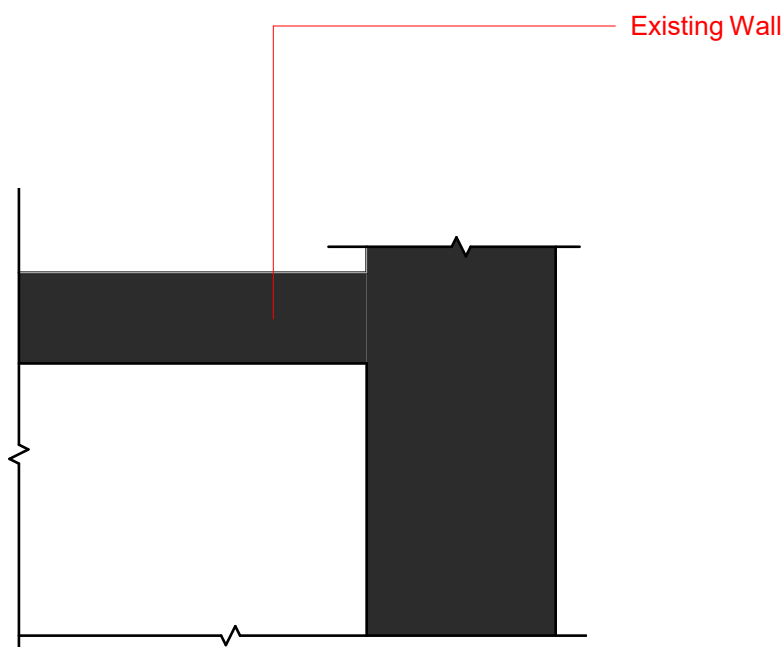
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1 : 10



6 Plan - D2
1 : 10

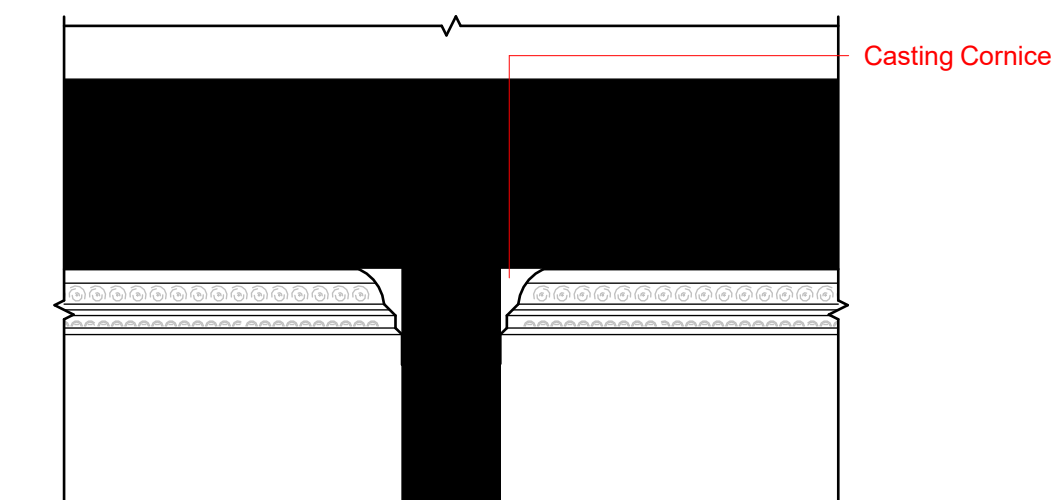


7 Section-D2
1 : 10



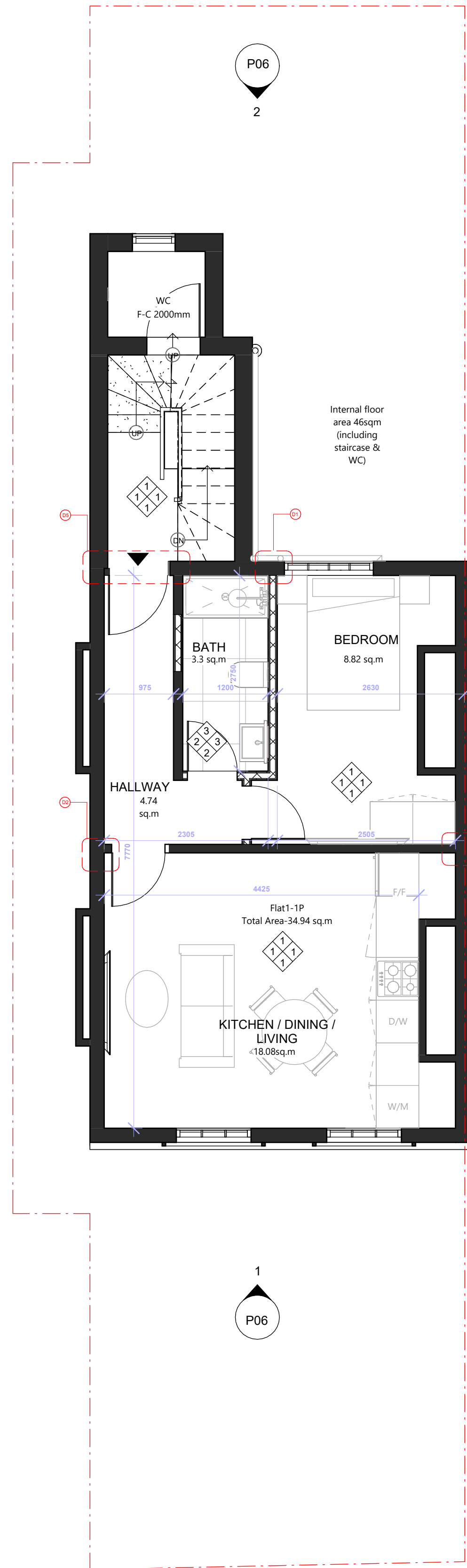
8 Plan - D3
1 : 10

Use breathable and non-invasive build-ups, including:
Mineral wool insulation
Lime-based plasters where appropriate
Avoid:
Impermeable membranes on historic walls
Fixing into decorative plasterwork
Apply upgrades:
Within new partitions rather than historic walls where possible
As independent linings, leaving original fabric intact



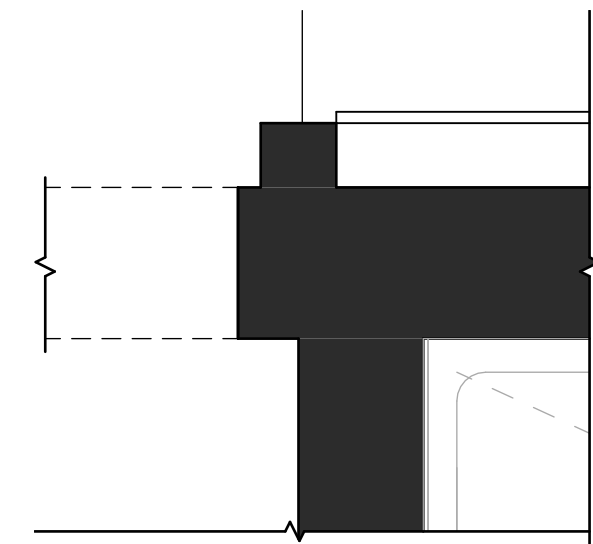
9 Section-D3
1 : 10

Drawings to be read in conjunction with planning approved drawings (Listed Building Consent Ref:20250339) and heritage statement

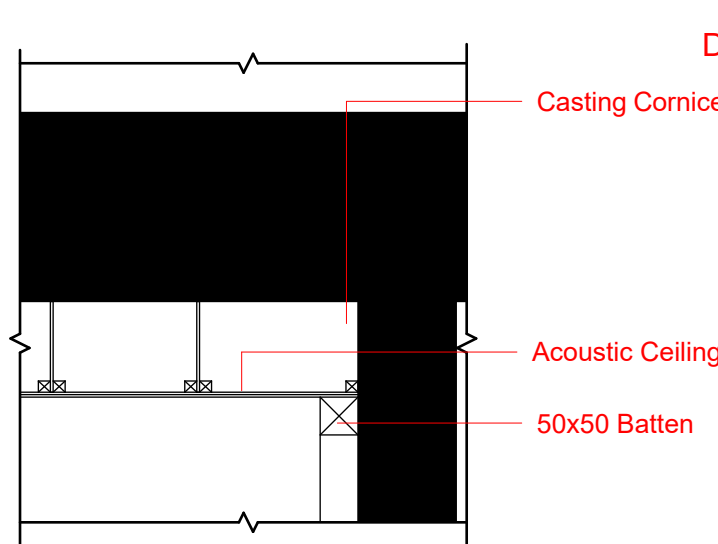


Existing Cornize detailing only located within front room Existing Cornize to be retained and exposed

WALL TYPES		NOTE:
	Existing Walls	Part A (Structural safety) See Structural Engineer's drawings and calculations.
	External Cavity Wall 250mm Elements: 100mm Brick Work 20mm Cavity 30mm Insulation 85mm Block Work 15 mm Plasterboard	Part B (Fire safety) See drawings for smoke and heat detection layout. BS5839-6: 2004 grade D category LD3 automatic, interlinked detection system. Mains powered with battery back up. All structure to be 30min fire rated
	Party Wall 275mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 60mm Cavity 100mm Metal Stud 60mm Cavity 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish	Part C (Resistance to contaminants and moisture) Not applicable. Part D (Toxic substances) Not applicable.
	Party Wall 250mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 60mm Cavity 75mm Metal Stud 60mm Cavity 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish	Part E (Resistance to sound) All internal stud walls are to be packed with rockwool solid acoustic insulation batts to resist the passage of impact and airborne sounds. Part F (Ventilation) Wetroom to have 15/s mechanical ventilation. Activated with light and with 15 minute overrun. Kitchen to have 30/s over cooker hood SUSPENDED TIMBER FLOOR Provide cross-ventilation of the under floor to outside air by ventilators in at least 2 opposite external walls of the building.
	Party Wall 185mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 30mm Cavity 70mm Metal Stud 30mm Cavity 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish	Part G (Sanitation, hot water safety and water efficiency) Hot and cold water supply required.
	Party Wall 135mm Elements: 2.5mm Approved Wall Finish 2 x 12.5mm Plaster board 80mm Metal Stud 2 x 12.5mm Plaster board 2.5mm Approved Wall Finish	Part H (Drainage and waste disposal) All sanitary pipework and drainage must comply with the relevant clauses in section 1 and 3 of Building Regulations approved document H or BS 1205:2000, BS EN 12056 and BS 752. All to be agreed with Building Control Officer on site. NB: Drainage runs shown on drawing are indicative only - drainage is to be designed by contractor.
	Internal Wall 100mm Elements: 2.5mm Approved Wall Finish 12.5mm Plaster board 70mm Metal Stud 2.5mm Approved Wall Finish	Part J (Heat producing appliances) Heating and hot water to be supplied by a new wall mounted condensing gas boiler. To be installed and tested in compliance with Part L and to be in accordance with Local water authorities bye laws, the Gas Safety Regulations 1998 and IEE Regulations. Existing radiators to be retained. Part K (protection from falling) See drawings for riser and tread dimensions for new stair. Part L (Conservation of fuel and power) See drawings for U-values.
WALL FINISHES		Part M (Access to and use of buildings) Not applicable. Part N (Glazing safety) Safety glass specified where required. Part P (Electrical safety) A person or firm registered with a Part P competent person's scheme should carry out all electrical work. Electrical installation to be designed, installed, inspected and tested in accordance with BS 7671:2001 chapter 13. When those parts of the work are complete the appropriate BS7671 Electrical Installation Certificate is to be issued for the work and a copy is to be submitted to Building Control on completion.
	Element: Walls, Ceilings, MDF painted skirtings with shadow gap in skirting Type: Exposed white plaster finish (light colour) Suggested supplier: Dulux Colour/Specification: TBC (Eggshell for joinery)	Areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.
	Elements: Walls, MDF painted skirtings + Bath Panel Type: Wall tiling - Allow for adhesive, grout + waterproofing Ref: TBC	These drawings are issued for Building Regulations purposes only. All proposals must be subject to formal plan check and approval by the Local Authority Building Control (LABC) or an Approved Inspector prior to commencement of any works on site. The contractor and client are responsible for ensuring such approvals are in place before works proceed.
	Elements: Walls, Skirting, Bath Cladding + Niche Type: Tiling - 60x60 or feature wall Suggested supplier: TBC Colour/Specification: TBC	
	Elements: Walls, Skirting (as above) + Niche Type: Wall tiling - Allow for adhesive, grout + waterproofing Ref: TBC	
	Elements: Integrated Joinery Type: Varies - See Joinery Schedules	
FLOOR FINISHES		
	Type: Herringbone Flooring (Trading Floor) Suggested supplier: Trading Floor Specification: 185mm boards - Ref: TBC	
	Type: Bathroom Tiles - Allow for tanking system Suggested supplier: Domus Specification: TBC	
	Type: Entrance Tiles Spec: Tiling Suggested supplier: TBC Colour/Specification: TBC	
	Type: Garden Covering Spec: Granite Slabs Finish: TBC by client	
FINISHES NOTE: All finishes to be approved by CA prior to ordering - Contractor to allow for all manufacturer's recommended installation accessories/adhesives/fixings etc.		
FIRE DOORS		
NOTE: All fire doors to be inspected and approved by Building Control prior to occupation. Contractor to allow for all required intumescent strips, smoke seals and 30min Fire rated doors, including installation accessories/adhesives/fixings etc.		
FIRST/SECOND FIX		
NOTE: Contractor to supply all first fix elements and second fix electrics. Finish to be brushed stainless steel Investre will supply second fix Plumbing Items.		
REFERENCE KEY		
G.02	Room Reference	
LIVING ROOM	Room Name	
D.01.01	Door Reference	Refer to 800_Door Schedule
G.01.01	Glazing Reference	Refer to 810_Glazing Schedule
1	Construction Key	Reference
1 2 3	Finishes Key	Reference
NOTE:STRUCTURAL INFORMATION SHOWN IS INDICATIVE. REFER TO SE DRAWINGS FOR FURTHER INFORMATION		
NOTE: M+E INFORMATION SHOWN IS INDICATIVE. CONTRACTOR RE FOR DESIGN OF FULLY CO-ORDINATED SERVICES		
CDM 2015: CONTRACTOR TO REFER TO PRE-CONSTRUCTION INFORMATION FOR CDM DETAILS - ARCHITECT NOT ACTING AS PRINCIPAL DESIGN		
Revisions		
No.	Description	Date
0	BUILDING CONTROL	27-03-2026
1	BUILDING CONTROL	10-04-2026
2	BUILDING CONTROL	07-05-2026
3	BUILDING CONTROL	16-06-2026
PROPOSED		
Note: Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.		
Arcvelop Architecture LTD 3rd Floor Albemarle Street 45 Mayfair, London W1S 4JL T 0207 050 0703 E info@arcvelop.com Project Name: 20 Stone Street		
Project Number: Drawing Name Proposed First Floor Plan New Walls Drawing No P201 Revision 3 Scale 1:50 @ A1, 1:100 @ A3		

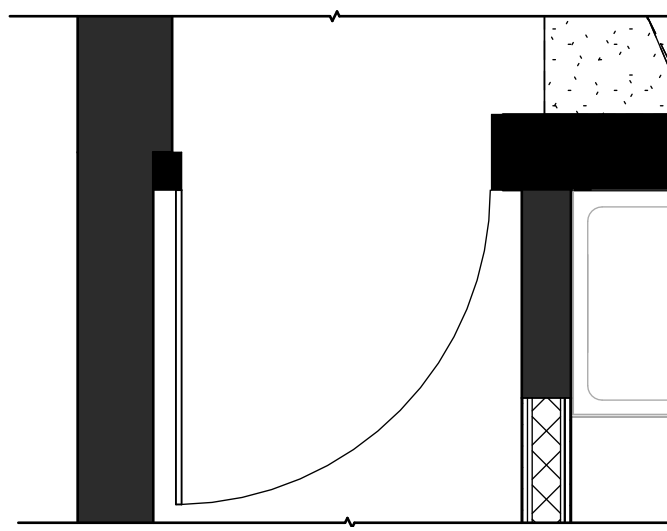


10 Plan-D4
1 : 10

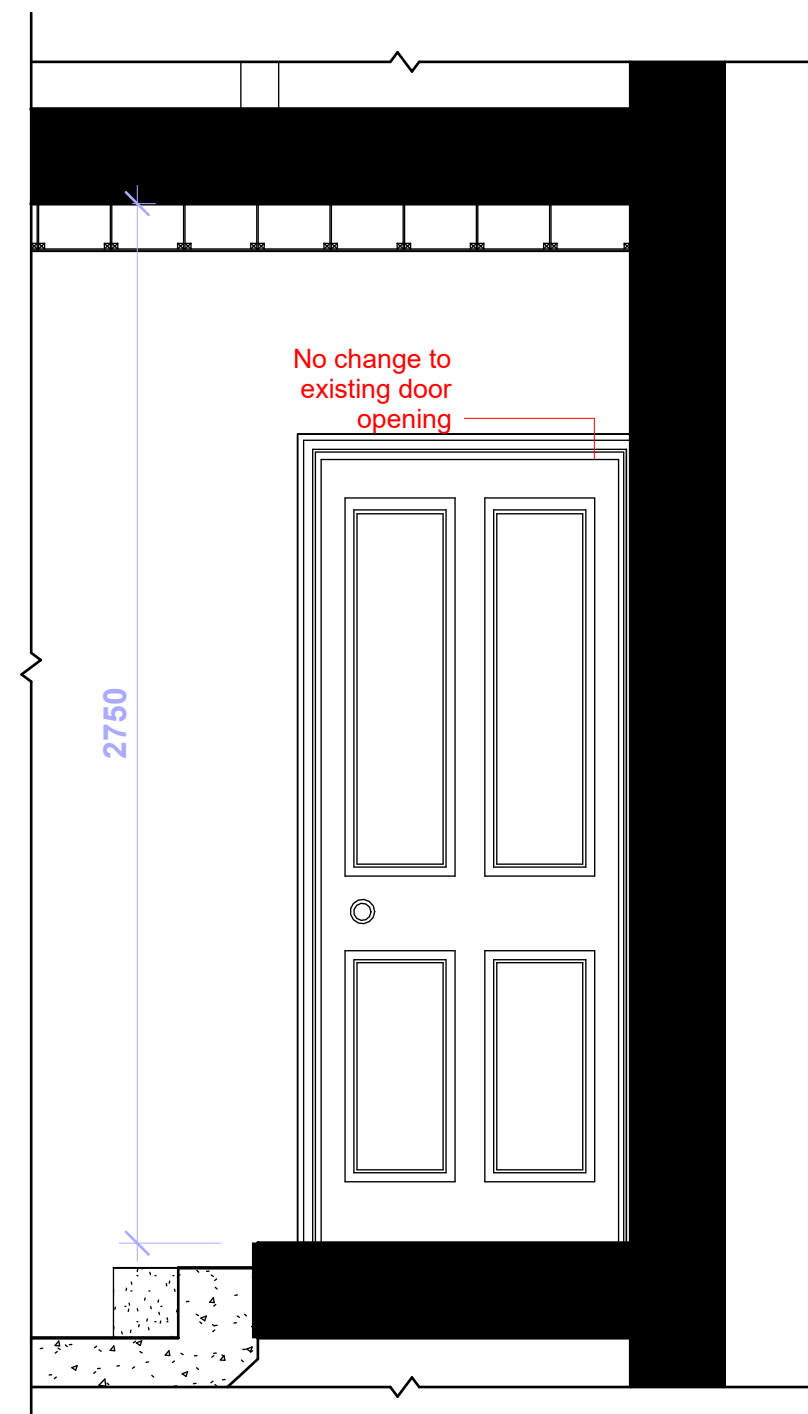


11 Section-D4
1 : 10

Use breathable and non-invasive build-ups, including: Mineral wool insulation Lime-based plasters where appropriate Avoid: Impermeable membranes on historic walls Fixing into decorative plasterwork Apply upgrades within new partitions rather than historic walls where possible As independent linings, leaving original fabric intact



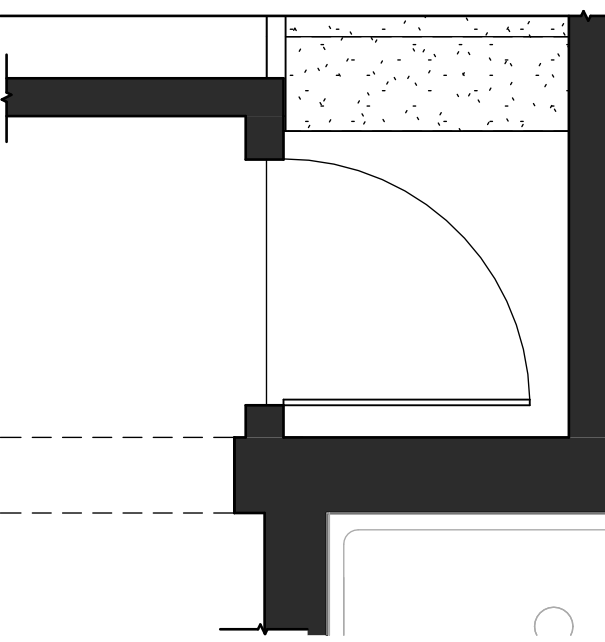
12 Plan-D5
1 : 20



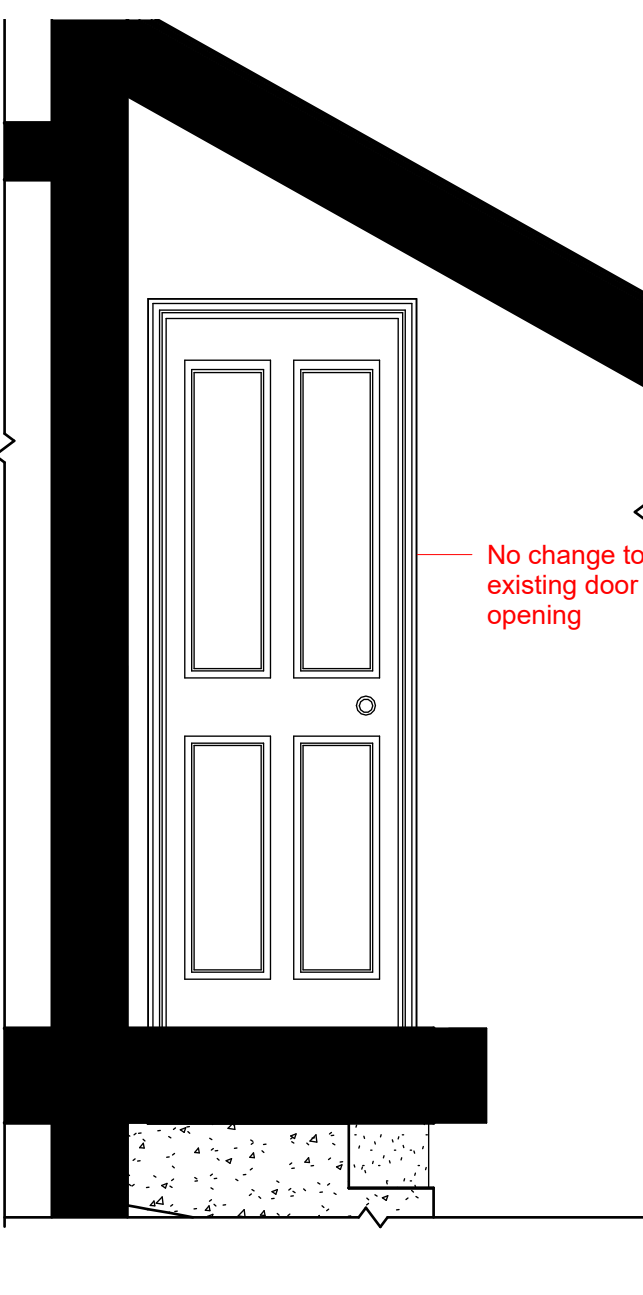
13 Section-D5
1 : 20

Use bespoke timber fire doors designed to match historic panel proportions Be installed within existing openings where possible Avoid enlargement of openings unless absolutely necessary

Include: Slimline intumescent strips, concealed where feasible Traditional mouldings and architraves replicated or retained Door frames set back within reveals to preserve historic depth

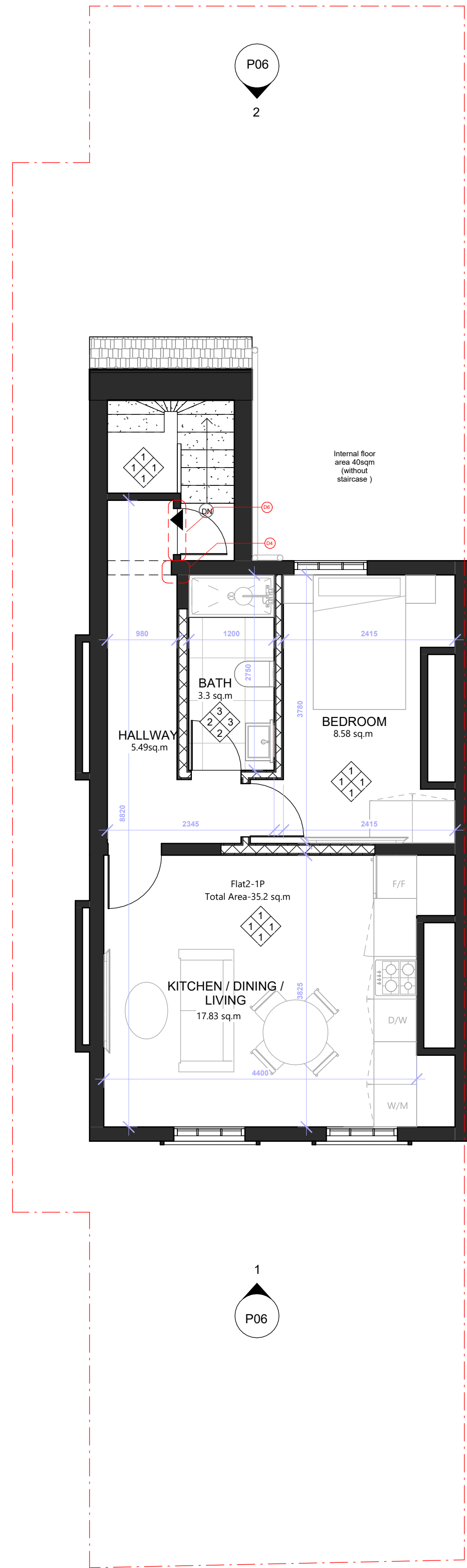


14 Plan-D6
1 : 20



15 Section-D6
1 : 20

Drawings to be read in conjunction with planning approved drawings (Listed Building Consent Ref:20250339) and heritage statement



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REFERENCE KEY G.02 Room Reference LIVING ROOM Room Name D.01.01 Door Reference Refer to 800_Door Schedule G.01.01 Glazing Reference Refer to 810_Glazing Schedule 			
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CDM 2015: CONTRACTOR TO REFER TO PRE-CONSTRUCTION INFORMATION FOR CDM DETAILS - ARCHITECT NOT ACTING AS PRINCIPAL DESIGN			

Revisions		
No.	Description	Date
0	BUILDING CONTROL	27-03-2026
1	BUILDING CONTROL	10-04-2026
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PROPOSED

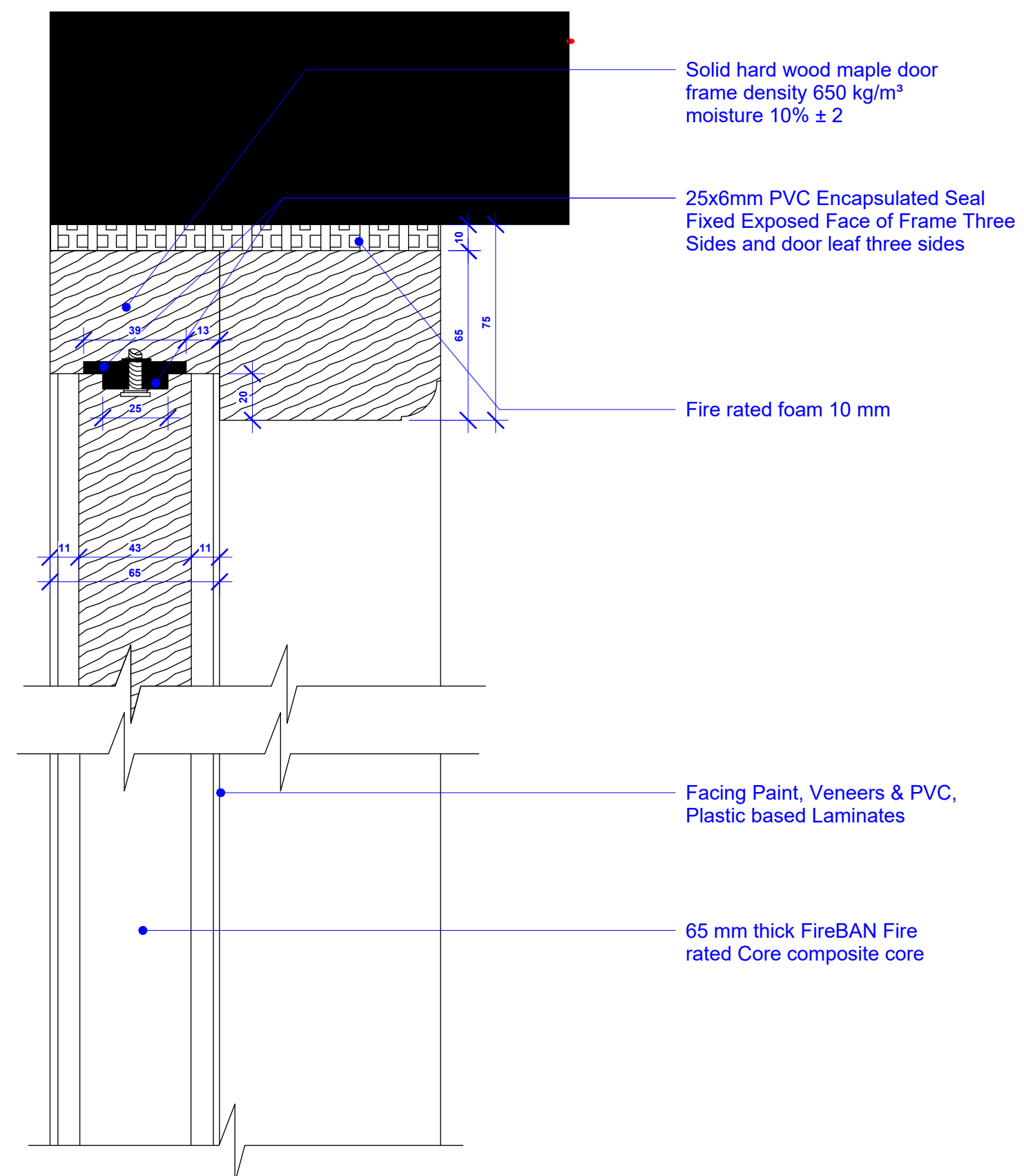
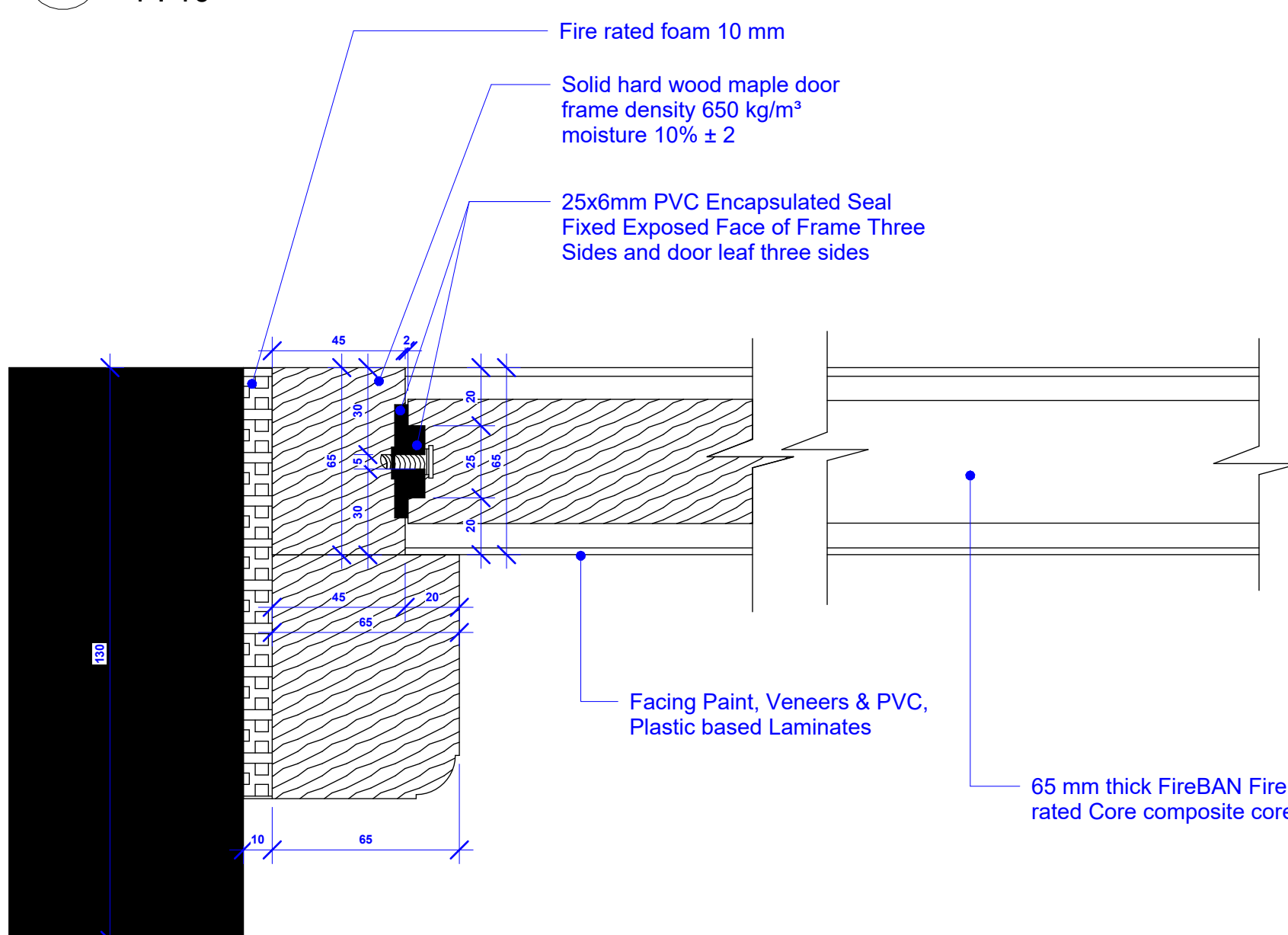
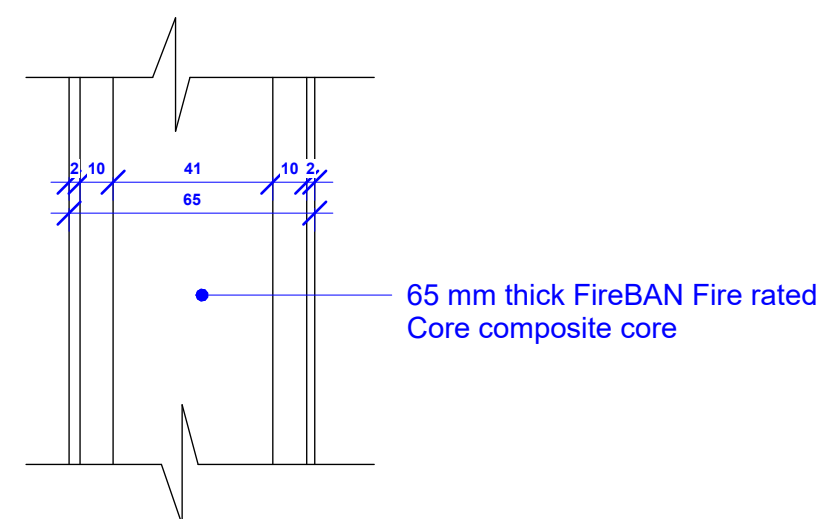
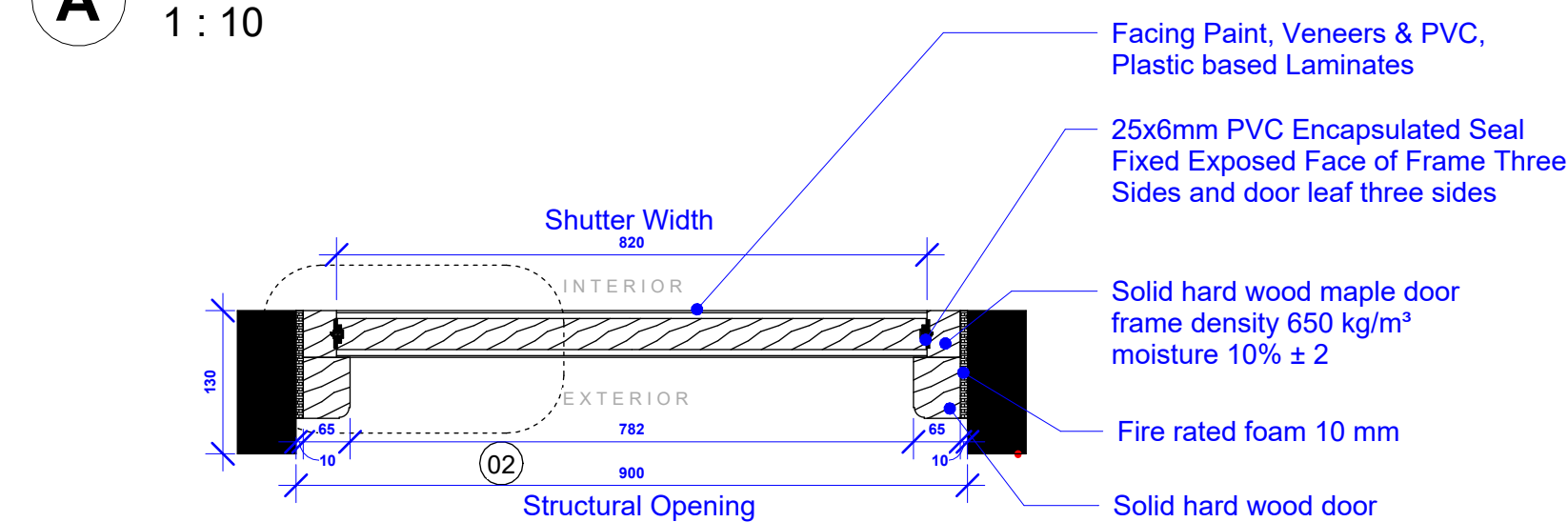
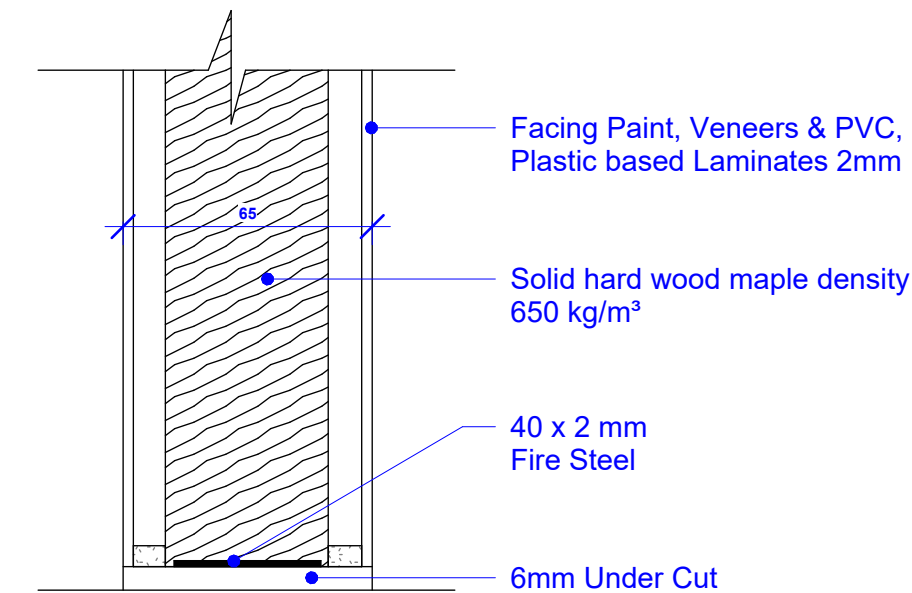
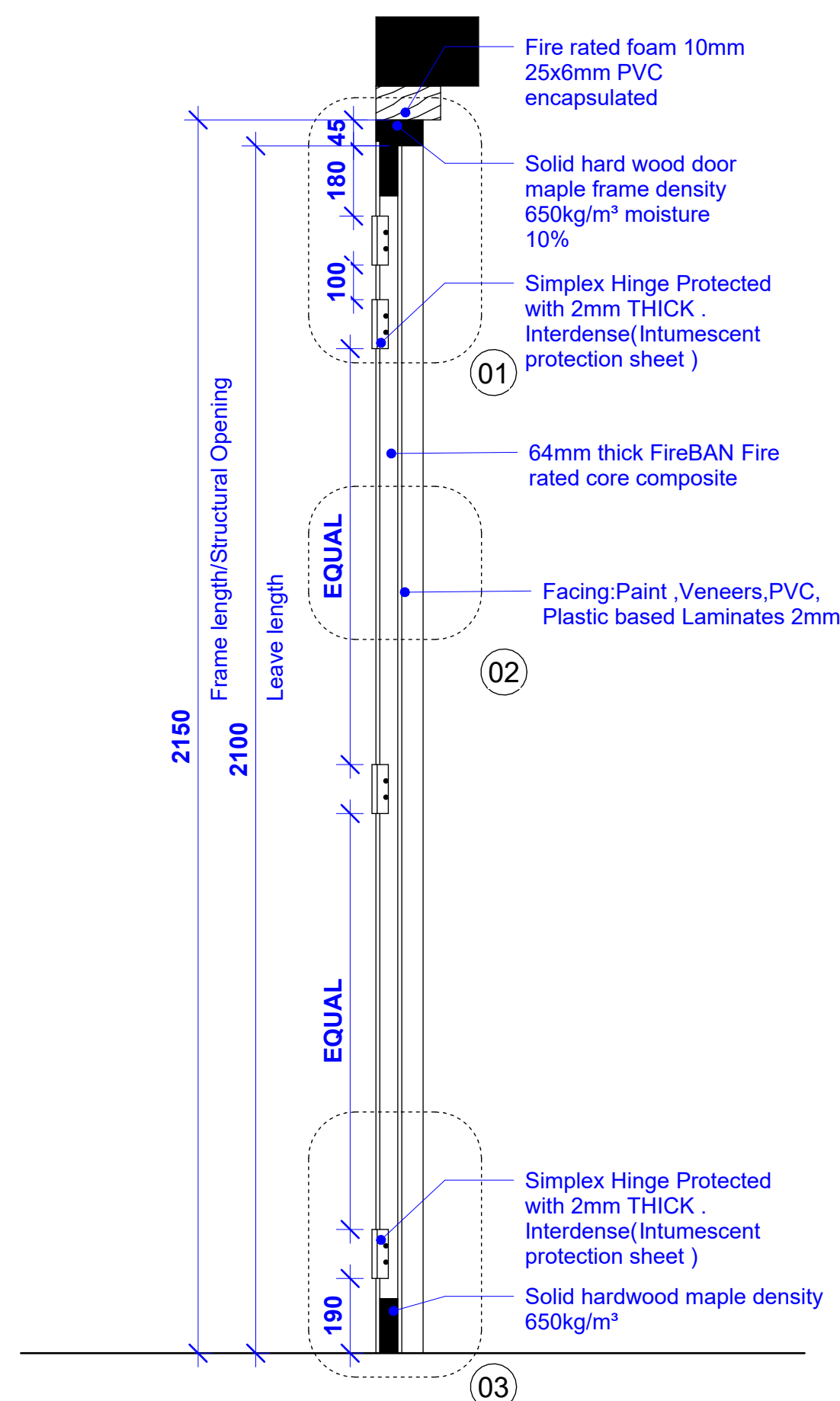
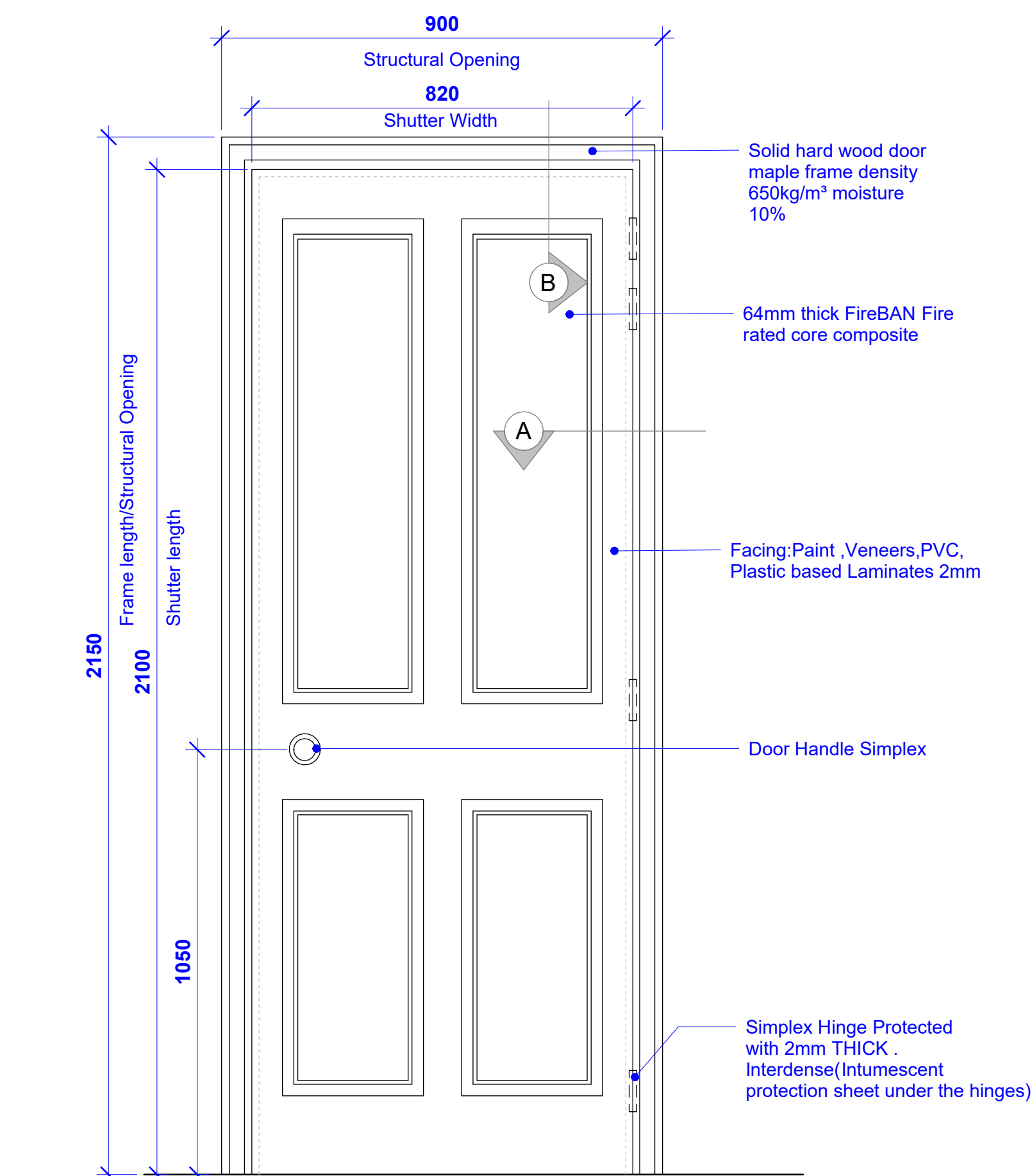
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Project Name: 20 Stone Street

Project Number:
Drawing Name
Proposed Second Floor Plan New Walls
Drawing No
P202
Revision
3
Scale
1:50 @ A1, 1:100 @ A3



NOTE:

Part A (Structural safety)
See Structural Engineer's drawings and calculations.

Part B (Fire safety)

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back up.
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[illegible]

PROPOSED

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Arcvelop Architecture LTD
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Project Name: 20 Stone Street

Project Number:-

Drawing Name
Door Detail

Drawing No

P203
Revision

0

Scale
1:50 @ A1, 1:100 @ A3

