

2 1 1 1
1 1 9 B WINDMILL STREET
DESIGN & ACCESS STATEMENT

Revision D



JRD KENT LTD | ARCHITECTS

w: www.jrdkent.com | e: info@jrdkent.com

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Drawings shown not to scale
unless otherwise stated

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PROJECT SYNOPSIS

PROJECT BRIEF

This document looks at the proposal of replacing the current UPVC external windows and doors, recently fitted, with new timber units to match the original doors/windows replaced following a request from the Local Authority.



SITE ANALYSIS

SITE LOCATION

The property in question is a Ground Floor flat located at 119B Windmill Street, Gravesend DA12 1BL.

SITE CONTEXT

The property is situated in-between Windmill Street and Sheppy Place, with the facade facing Windmill St considered the primary elevation.

The properties either side feature timber sash windows painted white, however, a property near to the site in question features modern windows (either UPVC or aluminium frames) in contradiction to this pattern.

-- Site Boundary

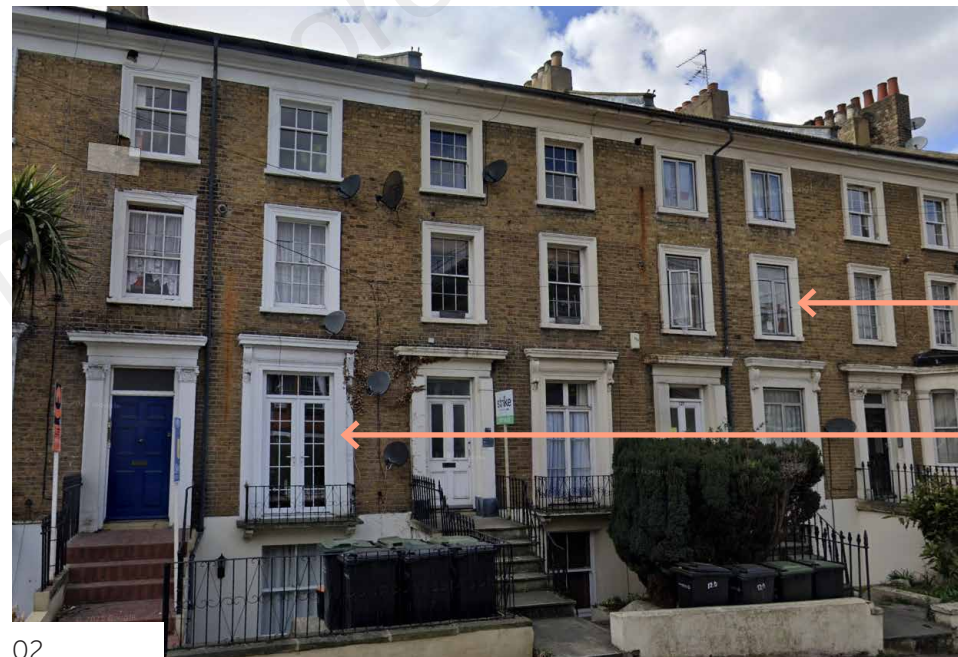
01. Location Plan

02. Photograph of the Front Elevation

N



01.



02.

Property with modern windows

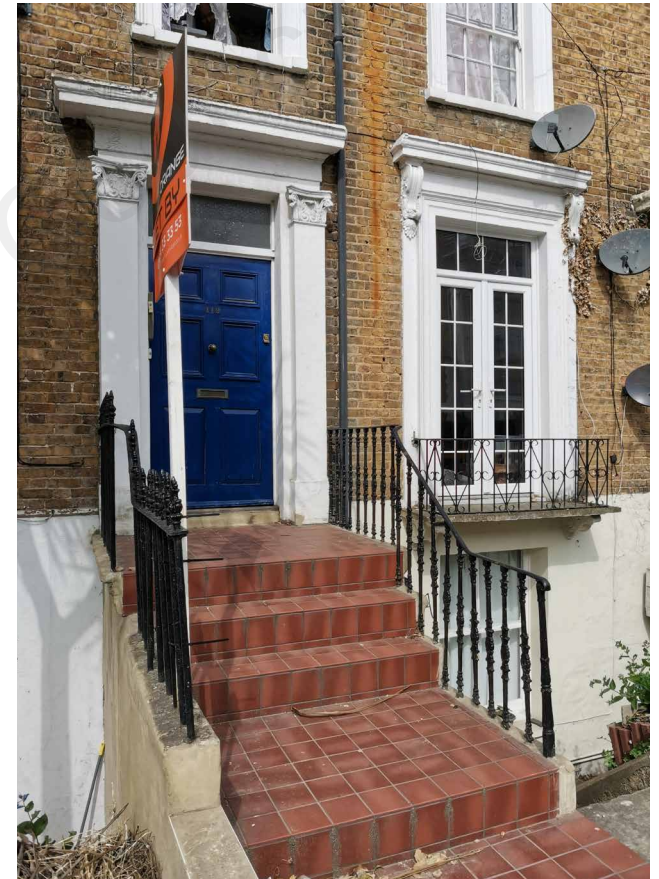
119 Windmill Street

SITE PHOTOGRAPHS



FRONT ELEVATION

01. Looking face-on at the Front facade and the white UPVC double doors requested to be replaced by the Local Authority.



02. View of the front facade stood along Windmill Street, looking towards the blue shared entrance door and the current white double doors in question.

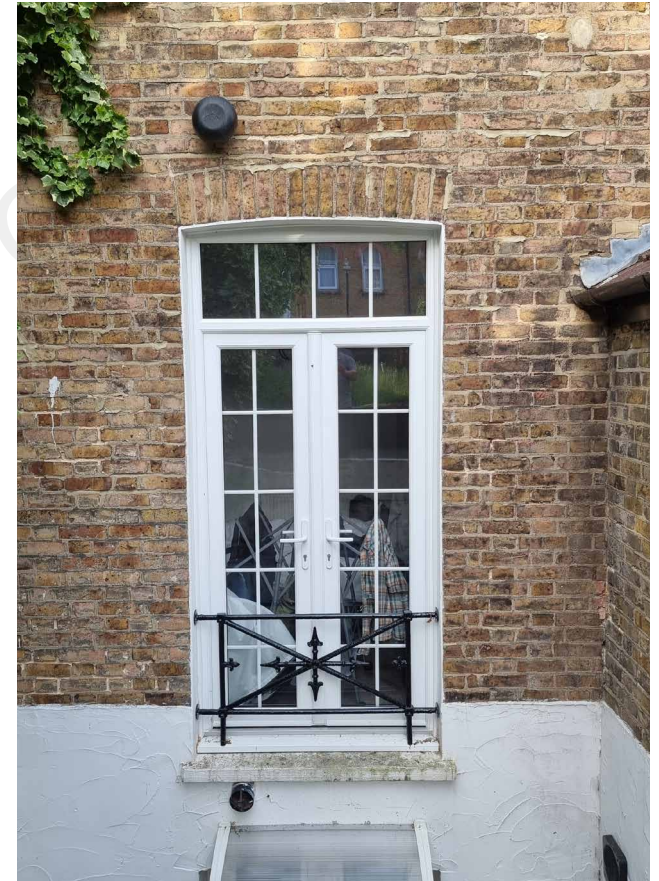
REAR ELEVATION



01. Stood at the back of the property in the private garden looking towards the rear facade.

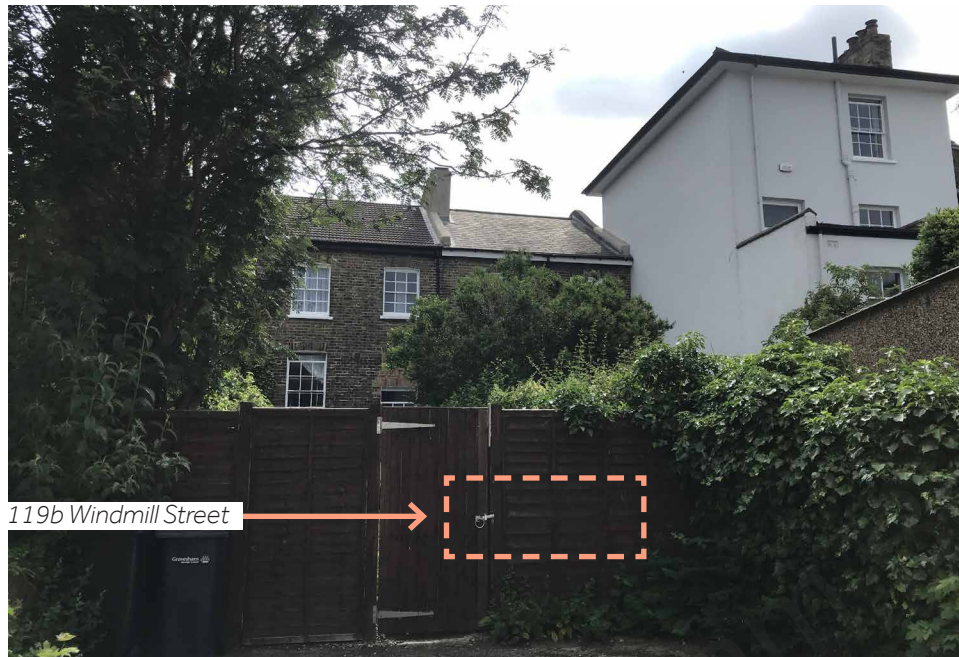


02. Looking at the current white UPVC door and side window requested to be replaced.



03. View of the current double doors, matching those at the front of the property in design, materials & proportion.

SHEPPY PLACE



01. Photograph taken stood on Sheppy Place looking at the back of the property. As demonstrated by the image above, the property in question is not visible from the public road.



02. As demonstrated above, the properties are of varying materials, appearance, proportion, and arrangement. With this, there is no consistent design style apparent along the back of the properties.

SITE CONSTRAINTS

The property is located within the 'Upper Windmill Street Conservation Area' as noted in the attached map by Gravesham Borough Council.

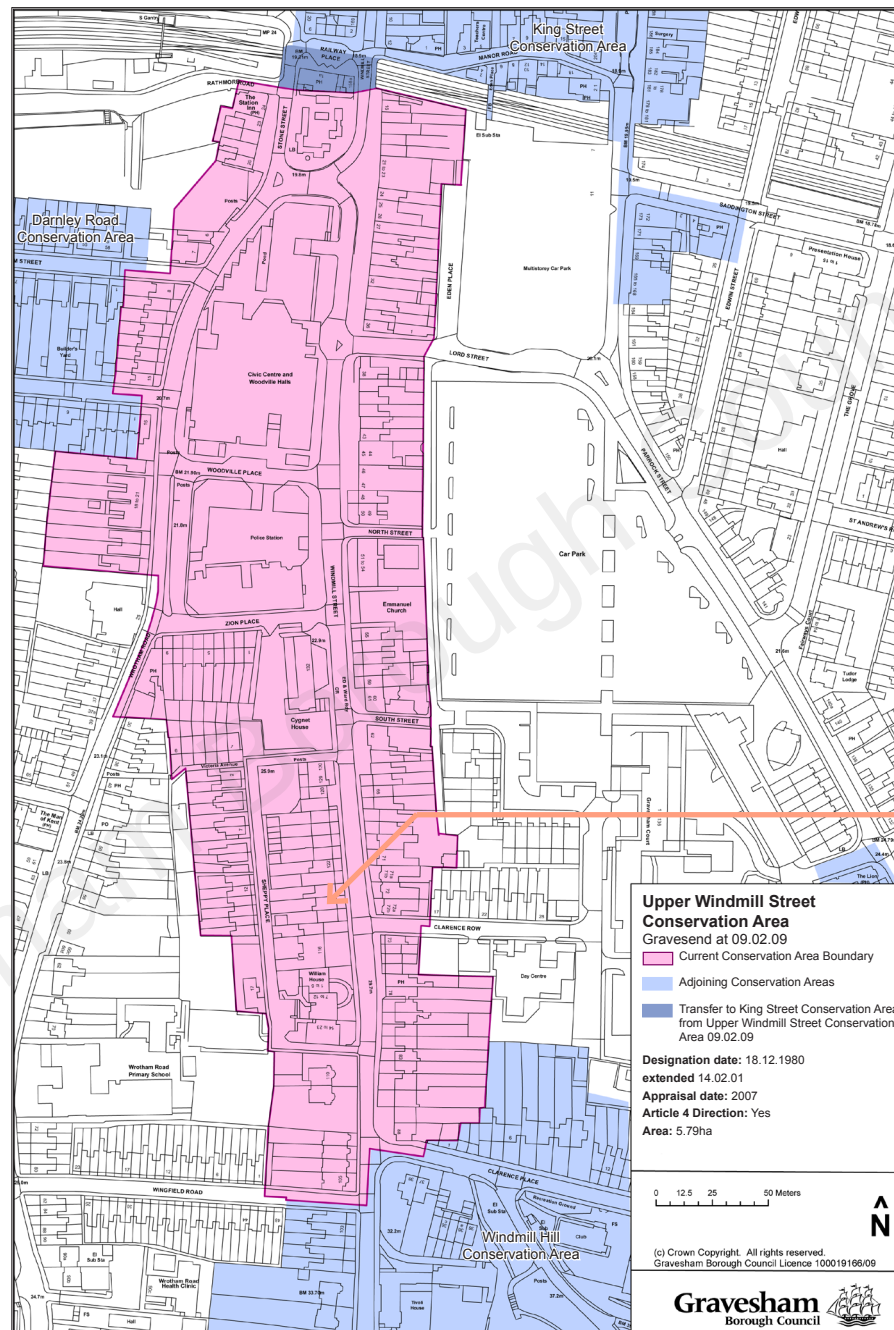
The property in question is not Listed.

PLANNING HISTORY

This application is in place of a previously withdrawn retrospective application to replace the external doors and windows (Ref 20201151) as listed below;

Ref. No: 20201151 / Status: Application Withdrawn

Retrospective application for replacement of 1no. French doors to front elevation, 1no. French doors to rear, window and back door to rear and change of material from wood to UPVC.



119b Windmill Street

01. Upper Windmill Street Conservation Area

HERITAGE STATEMENT

DESCRIPTION OF SIGNIFICANCE

The building is not listed, but is located within the 'Upper Windmill Street Conservation Area'.

This proposal relates to the Ground Floor of a four storey property only, adjoined by buildings of a similar appearance and height on both sides running approximately 50 meters; with this in mind, it is fair to assume that the front elevation, accounting for a total surface area of 13sqm, would not have a significant impact on the overall street scene.

The only feature on the front elevation of flat 119B, which this application relates to, is a single set of double doors positioned central on the brick wall. The appearance and proportion of the windows above and below are different.

In regards to the rear elevation, similar to the front, the site accounts for the Ground Floor only. That being said, unlike the front elevation, there is more design variation to the rear of the property with the adjoining

buildings featuring different materials, windows, finishes and forms of extensions. The Ground Floor flat is not visible from Sheppy Place.

SCHEDULE OF PROPOSED WORKS

This proposal looks to replace the existing UPVC external doors and windows with new timber framed units. This includes;

- 1no Double Doors (Front Facade)
- 1no Double Doors (Rear Facade)
- 1no Single Door (Rear Facade)
- 1no Window (Rear Facade)

To better replicate the original fixtures, the frames will be made of timber and hand painted white on site. This will not only replicate the appearance of the original windows, but the design and proportions too helping to preserve the integrity of the Conservation Area and match those on the adjoining buildings.

IMPACT ASSESSMENT

To ensure the proposed windows and doors match what was there originally, they have specifically been designed to match the same proportions, materials, and design. In

regards to the size of the windows and doors, the structural openings have remained unaltered therefore they will remain the same proportion.

By installing windows and doors that are made of the same material (wood), hand painted the same colour (white), are of the same overall proportion, and have been designed to the same arrangement, the proposal will be an accurate representation of the original windows and door which will protect, not harm, the conservation area.



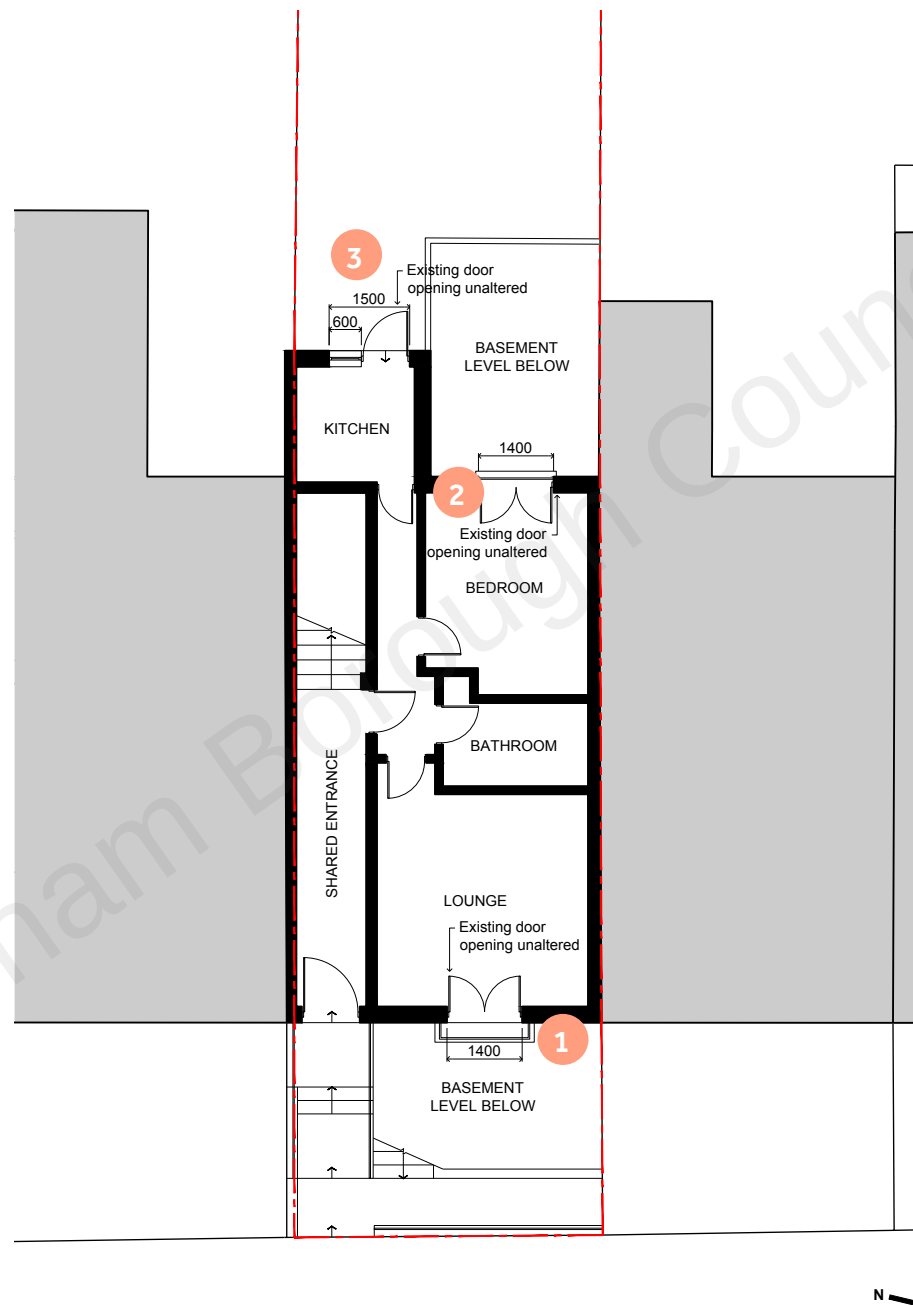
FLOOR PLAN

The items to be replaced include the following and are highlighted on the attached floor plan as well;

1. 1no set of French Doors to the front of the property located in the Lounge
2. 1no set of French Doors to the rear of the property located in the Bedroom
3. 1no single door & side window to the rear of the property located in the Kitchen

Each of the structural openings have not been altered since the originals were removed therefore the size and proportion of the units remain unchanged.

Furthermore, as demonstrated in the photographs previously referenced within this document, only the front doors would be visible by the public as the rear of the house is not visible from the public road.



WINDOW DETAILS



ORIGINAL WINDOWS

The units referred to as 'original' within this document reference the windows and doors previously fitted which have since been removed and replaced with new white UPVC units which have been requested to be replaced.

The original windows and doors were made of hardwood hand painted white with single glazed panes of glass.

The original doors and windows were removed as they were in need of extensive repairs and were to be upgraded with air tight and more thermally efficient units.

LINAR Sculpt Resi Door		Specification	Chk
2	O/A Size 830mm x 2065mm (Style 1)	Frame (Head)	LSW016 77mm Sculpt Large Frame
		Frame (Jill)	LSW012 57mm Sculpt En+ Frame
		Frame (Left jamb)	LSW016 77mm Sculpt Large Frame
		Frame (Right jamb)	LSW016 77mm Sculpt Large Frame
		Sash	LSW036/037 107mm T/Z Sash
		Cill	LS150 150mm cill
		Colour	White
		Sash colour	White
		Cill colour	White
		Drainage	Concealed/ base
		Open in/out	Open out
		Bead type	LSW041 28mm Sculptured bead
		Handle	White Lever/Lever
		Door hinge	SFS Hinge - White
		Door lock	New Millicene
		Door hinge quantity	3 hinges
		Viewed from	Viewed from outside
		Glazed in/out	Glazed in
		Door hinge colour	(refer to door hinge)

Glazing Details & Apertures

Diagram illustrating the glazing details and apertures for the LINAR Sculpt Resi Door. The dimensions shown are:

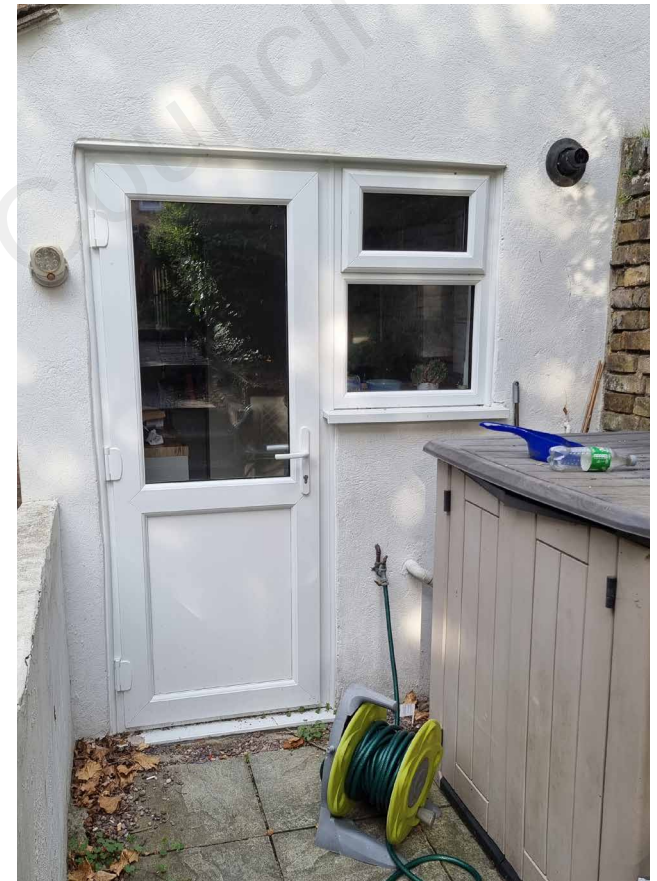
- Overall width: 830mm
- Overall height: 2035mm
- Sash width: 830mm
- Sash height: 870mm

A1 - (548 x 980)

Flat Panel

A7 - (548 x 705)

Continued ...



The units referred to as 'current' within this document reference the windows and doors currently in-place.

Two sets of double doors (front and rear) as well as the single rear door and side window are all made of UPVC finished white with double glazing. Each unit was designed to match the proportions and design of the original units, however the material is different.

PROPOSED WINDOWS & DOORS

The proposal within this document has been designed in accordance with the guidance within the Gravesham Local Plan supplementary planning document for the 'Maintenance/Replacement Windows and Doors Guidance' within Conservation Areas, adopted 29th of June 2020.

With this in mind, the following principles have been adopted;

Replacement Units

- All replacement units are to match the originals in material, using timber.
- All replacements will be hand painted white on site to match the original windows and doors.
- The proposed units have been designed to match the arrangement and proportion of the original windows & doors.
- The existing window & door openings have remained unaltered, ensuring the

replacement units match in size.

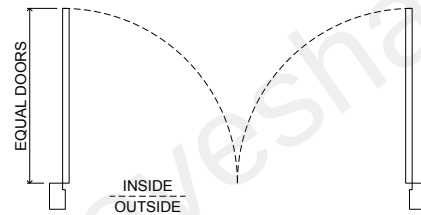
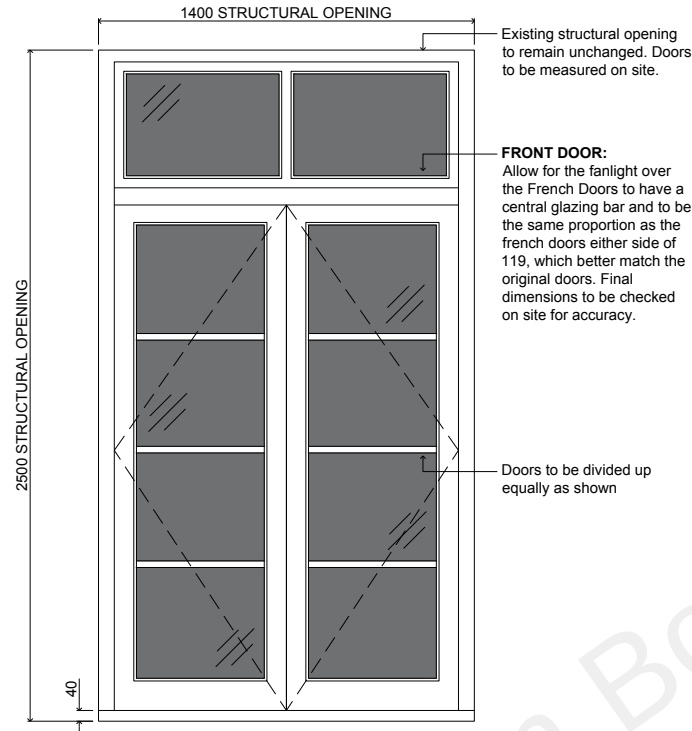
- Draft strips finished white to match the windows and doors will be used to improve longevity and air tightness.

Maintenance

- Once fitted, a regular maintenance schedule will be adopted with a view to prolonging the life of the timber.
- Maintenance will also include the re-painting of the frames to prevent moisture penetration.

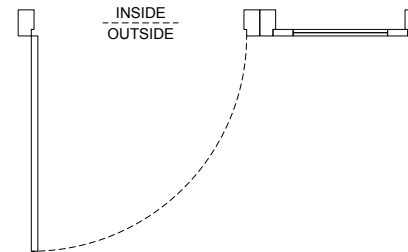
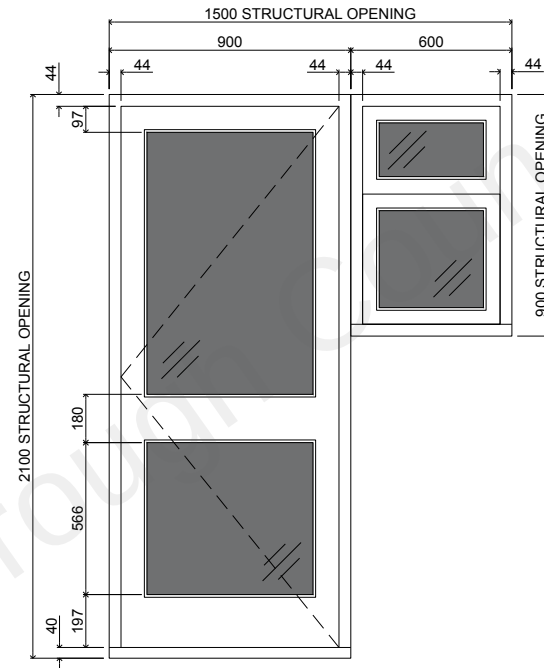
The following pages reference the Architectural and Manufacturers details of the replacement windows and doors.

ARCHITECTS DETAILS



REPLACEMENT EXTERNAL FRONT & REAR DOUBLE DOORS

- Doors measured to the existing opening
- Doors to have 6mm toughened glazing
- Frames and doors to be made of timber and hand painted white on-site
- Draft strips to be finished white to match the doors
- Glazing to be bedded in with putty
- Refer to Floor Plan for door hanging direction

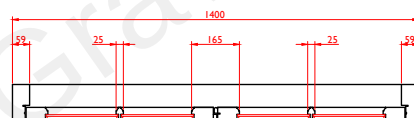
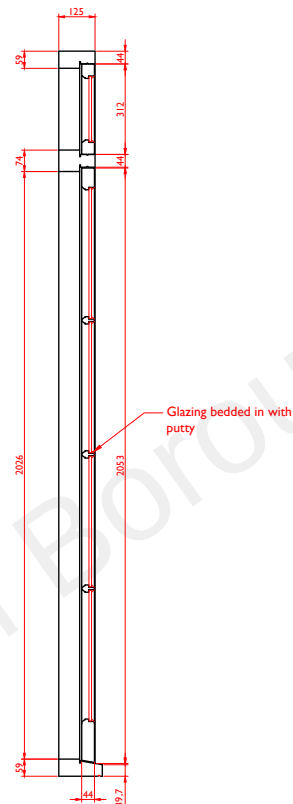
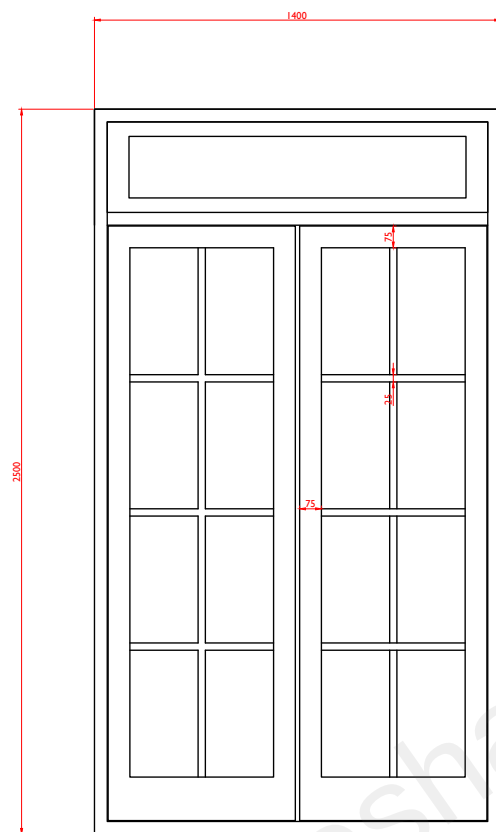


REPLACEMENT EXTERNAL REAR DOOR AND SIDE WINDOW

- Door & Window to be measured to the existing opening
- Glazing to be 6mm toughened
- Frames and doors to be made of timber and hand painted white on-site
- Draft strips to be finished white to match the doors
- Glazing to be bedded in with putty
- Refer to Floor Plan for door hanging direction

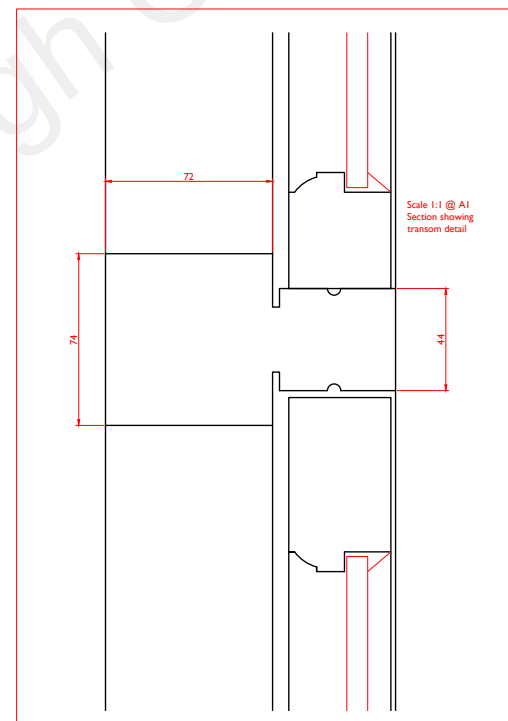
MANUFACTURERS DETAILS

IMPORTANT: Manufacturers details to be updated to reflect the dimensions shown on document 2111 P-020B & 2111 P-030B updated 02.11.2021. Drawing below reflects a previous revision.

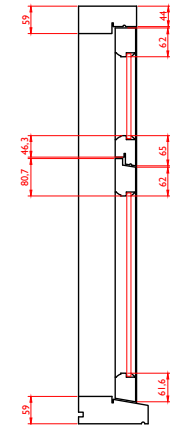
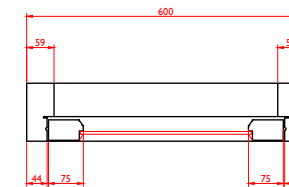
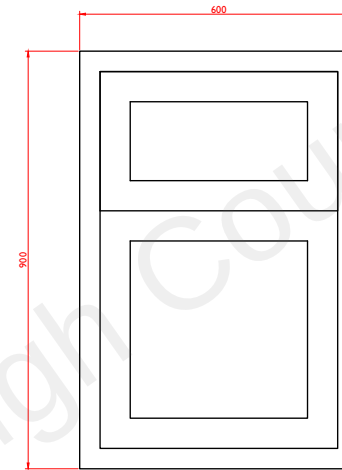
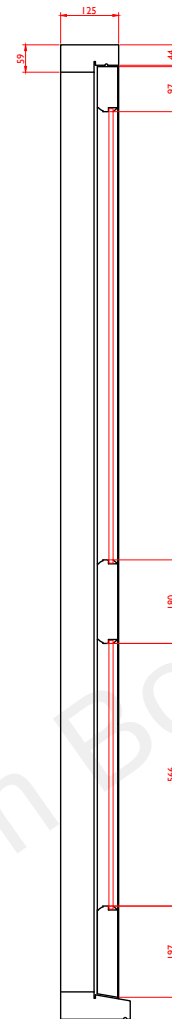
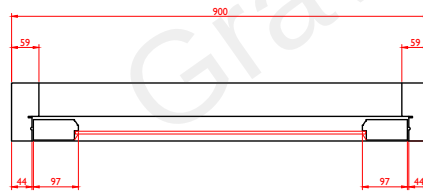
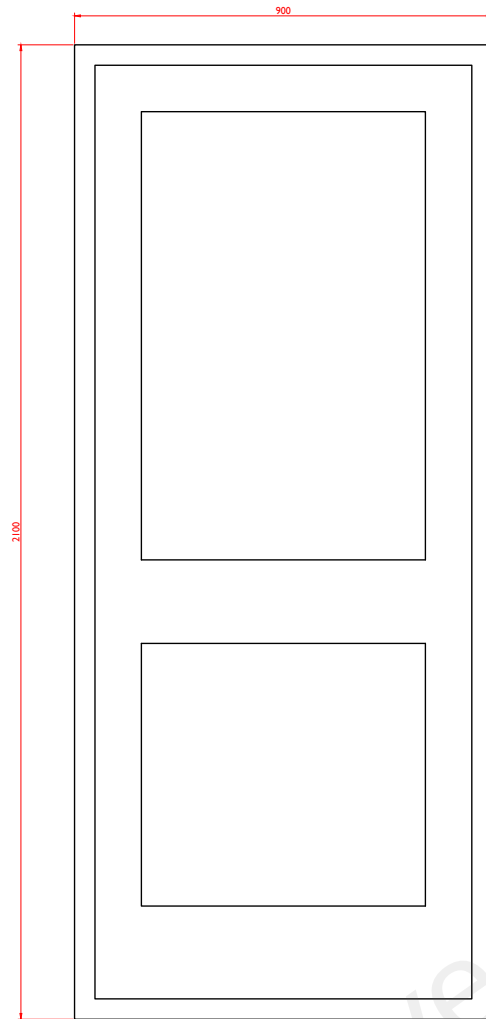


New front doors,

- Glazing 6mm clear toughened
- Frames and door manufactured in sapele, to be hand painted onsite
- White draft striping around frame rebates



Client : L Davis
Job No- 01 LD
Scale: 1:10 @ A1



New Back door and window,

- Glazing 6mm clear toughened
- Frames and door manufactured in sapele, to be hand painted onsite
- White draft striping around frame rebates

Client : L Davis
Job No- 02 LD
Scale: 1:5 @ A1

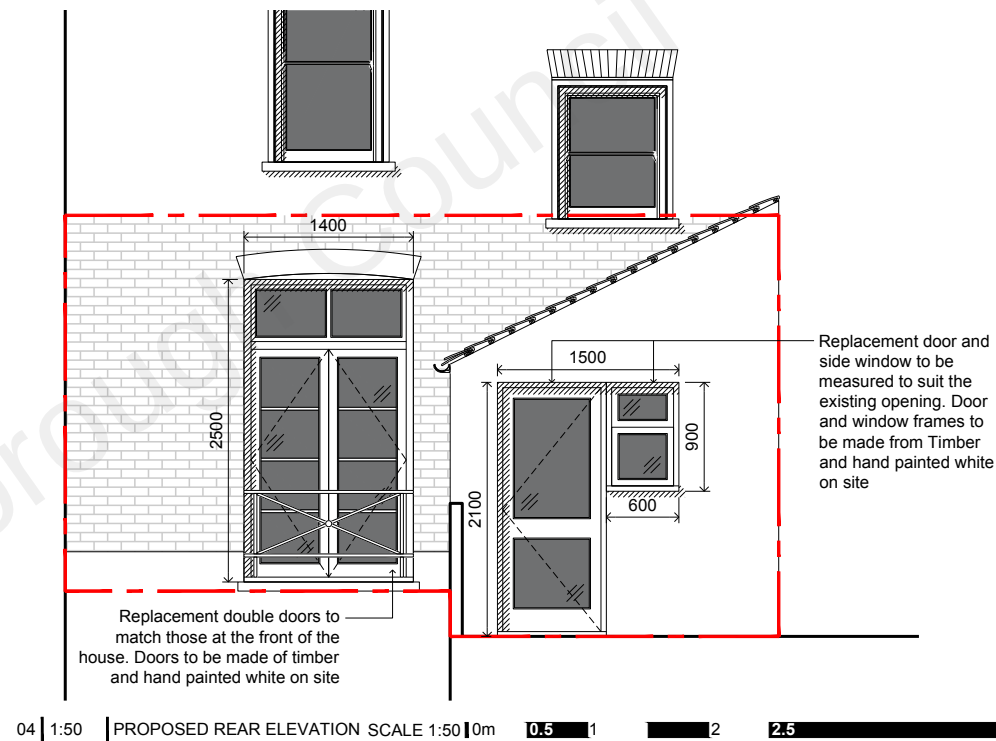
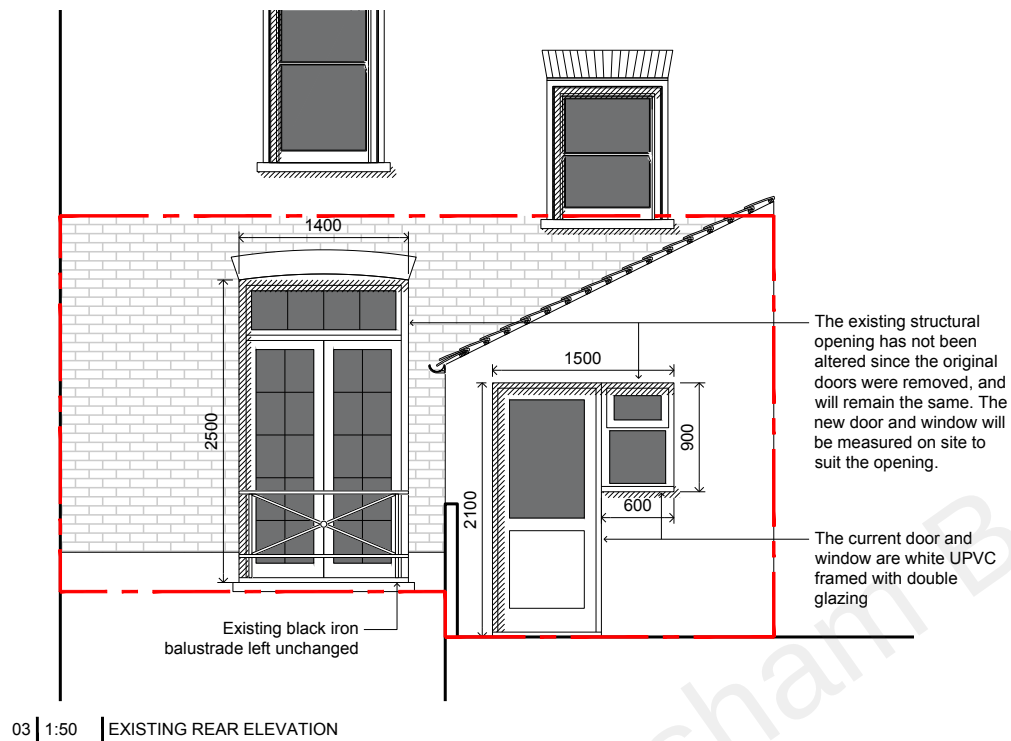
ELEVATIONS



01 | 1:50 | EXISTING FRONT ELEVATION



02 | 1:50 | PROPOSED FRONT ELEVATION

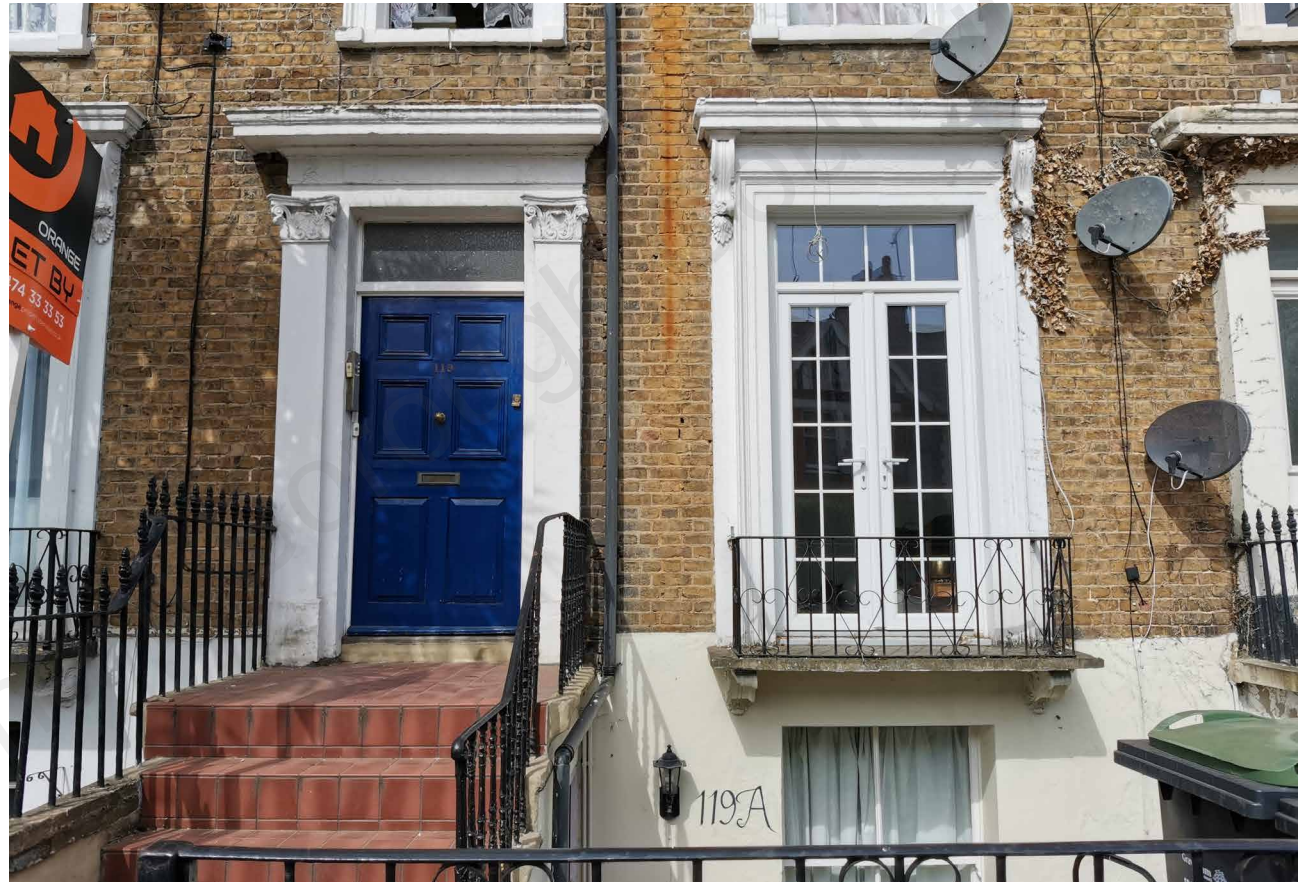


DESIGN REVIEW

PROPOSAL SUMMARY

The proposed windows and doors look to match the originals previously removed in material using timber, proportion and size, and appearance by hand painting them white on-site.

By matching the originals in size, appearance, design, material, and finish, we believe that this proposal is a sympathetic way of replacing the UPVC windows and doors currently in place, with a view to preserving the character of the conservation area.



Gravesham Borough Council

JRD Kent Ltd / Architects
e: info@jrdkent.com / w: www.jrdkent.com

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