

DESIGN AND ACCESS STATEMENT

FOR

30 and 31 OVERCLIFFE, GRAVESEND, KENT, DA11 0EH

Existing Setting and Significance of Buildings

- Planning Application is submitted for new double-glazed windows to all elevations at 30-31 Overcliffe.
- 30 and 31 Overcliffe are both same style two storey semi-detached houses previously converted into one large Residential Car Home with bedspaces and onsite support staff – **all areas and both properties are owned by The Hyde Group.**
- The property falls within the Overcliffe Conservation Area.
- Windows at present to the property are single glazed timber sliding sash and casement styles (with some rear windows being upvc). The elevation photographs attached to the planning application show existing appearance and style of the property.
- An application for replacement windows was previously refused in 2016 because proposals were for upvc windows to the front elevation.

Design Process & Elevations

- Existing windows have a long history of previous repairs and reported problems, and there is a strong demand from the residents to replace with double glazing. The condition of the existing windows has deteriorated, and attention is required to upgrade the thermal efficiency, security and appearance of the windows and property.
- Design of the new windows is to match existing styles of windows in place, whilst at the same time improving windows to double glazing. The sizes of the new windows and openings will remain the same so as not to harm any external appearances. Choices of the materials and design of the windows is as follows:

Front Elevation Windows

- New proposed front elevation windows are to be double glazed joinery made **TIMBER** painted white so that appearance of building to front (as viewed from the road) will remain the same. **All styles of new front windows will be as existing sliding sash styles, as submitted in planning application drawings. No opening sizes will be altered.**
- Proposed new windows to be energy efficient double glazed to meet current Government Regulation Standards.
- The consideration of replacing the windows in timber to styles as existing to front windows is to maintain the character of the road that is within a Conservation Area and ensure materials are those acceptable to a Conservation Area.
- We consider the new front timber windows will match the existing and therefore have no effect on the overall appearance of the building and area.
- The front main entrance doors are proposed to be replaced in joinery made **TIMBER** to match existing styles and features.

NOTE: Adjacent properties to this road within the Conservation Area have upvc windows to the front elevation and therefore the above proposals are considered more in keeping to the properties and Conservation Area.

Rear and Side Windows

- Remaining rear and side windows are not clearly viewed from the front road and some have previously been replaced in casements or upvc. Therefore, to reduce future cyclical decoration costs, it is proposed to replace rear and side windows (not already upvc), with double glazed UPVC of sliding sash styles where existing, and casement styles to those that are already casement.
- We consider the impact of the rear and side replacement windows to be minimal, as replacements are to the rear, not clearly viewed or original and styles to be similar to existing styles and opening sizes.

Signed

Iain Newsome MRICS

On behalf of M. A. Newsome & Co. Ltd and The Hyde Group.