

District.



Design and Access Statement

108 . 91 Windmill Street . Gravesend . DA12 1LH

February 2023

Introduction

This statement has been prepared to accompany our application for our proposal at 91 Windmill Street. Our application is for the approval of a new terrace and spiral staircase to the rear of the property on its first floor.

Background

The application property is a detached, 3 story Victorian house with habitable loft space. It has three stories of facing brick construction and a tiled roof. The application property has a hipped roof on its front and rear elevations as well as doors opening on to a Juliet balcony on the first floor. The property also has four chimneys, with the chimney stacks noticeable on the flank elevations.



Figures 1 & 2. Views of the front and rear of the property.



Figure 3. Outline of property boundary shown in orange.

Proposal . Amount, Scale, Layout, Appearance and Materiality

The application scheme is considered to be formed of the following elements.

- A small extension of the existing first floor balcony at the rear of the property to become a terrace.
- The creation of a new cast iron spiral staircase from the ground floor to the new first floor terrace.
- The creation of new bespoke cast iron balustrades to both the staircase and terrace, designed to be in keeping with the period and general aesthetic of the property.



Figure 4. Comparative elevations of the existing (left) and proposed (right) design.

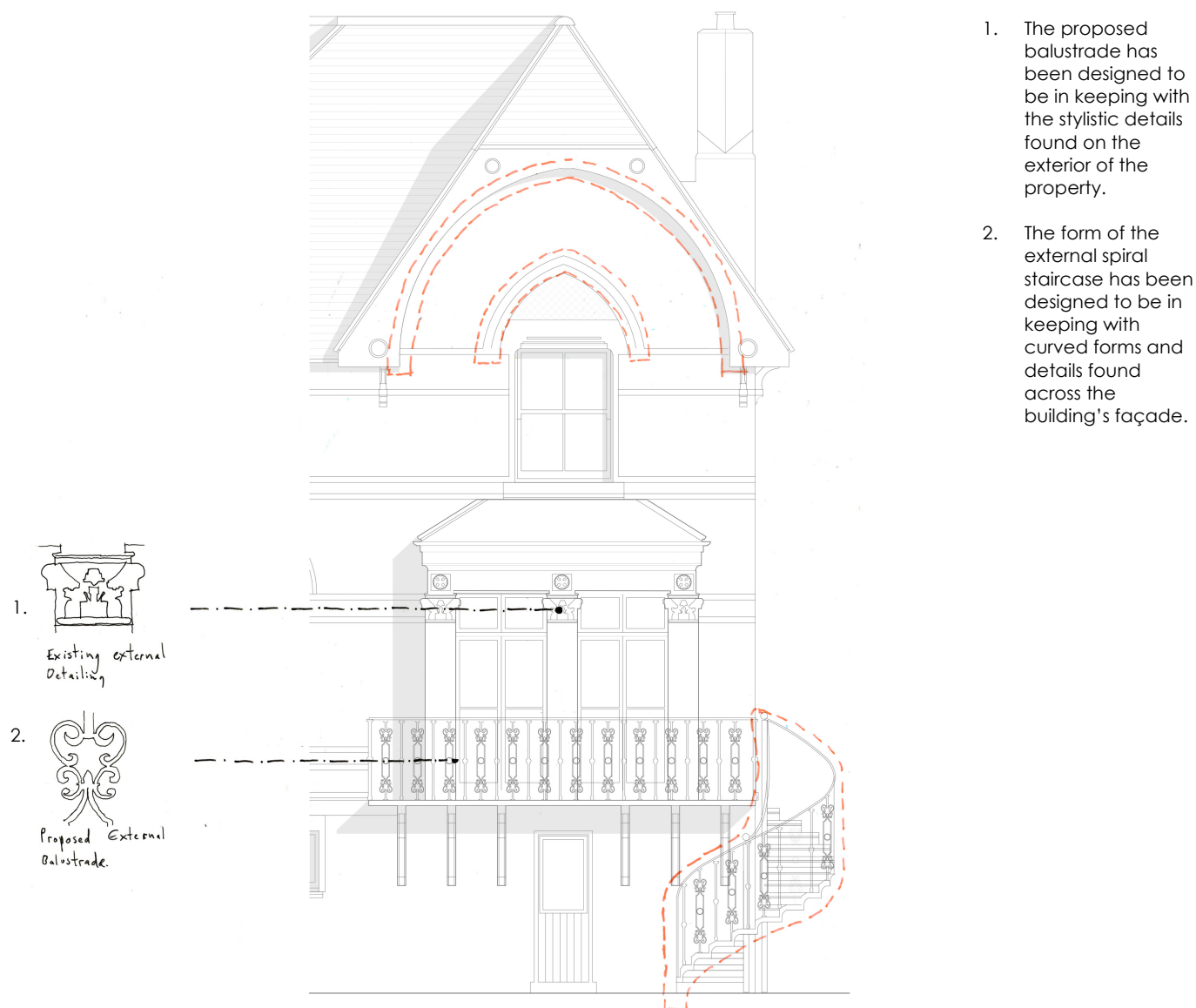


Figure 5. Design strategies for the proposed terrace and staircase.

Access

No amendments are proposed to the access of the building. Primary access to the property will be via the existing main entrance along Windmill Street.

Conclusion

The exterior amendments to the property consisting of the terrace and staircase, we feel, result in only a minor change to the external appearance of this historic building and are in keeping with the stylistic detailing seen on its façade as well as curved decoration seen around its windows and roof.

The new terrace and staircase will be important additions to significantly improve how the occupants use their home and will enable them to realise the design potential already presented in the existing property. We are confident that the additions pose no detrimental impact to the existing building and will complement the historic architecture.