

HERITAGE STATEMENT

FOR

FLATS A-E, 7 OLD ROAD EAST,

GRAVESEND, DA12 1NJ

Existing Setting and Significance of Buildings

- Planning Application is submitted for new white UPVC double glazed sliding sash window styles to the front elevations and white UPVC double glazed top hung over top hung and casement windows to the rear and side elevations at No. 7 Old Road East.
- 7 Old Road East is a two-storey semi-detached property previously converted into 5 No. self-contained flats, with all flats and Freehold being owned by **The Hyde Group**.

NOTE: The Planning Officer has requested a Heritage Statement due to the proximity of the nearest Listed Building at Rose Villa, 11 Old Road East. However, other than No. 11 and 17 Old Road East, no other buildings within the close proximity are Listed and the property is not within a Conservation Area. Numerous properties including No. 7 and No. 15 already have upvc windows.

- Windows at present to the property are old upvc sliding sash styles to front elevations and old UPVC double glazed sliding sash and casement style windows to the side and rear elevations and therefore renewals will be same upvc materials.

Design Process and Elevations

- Design of the new windows is to improve windows to current regulation double glazing and increase thermal performance. The use of UPVC windows to the front, side and rear elevations is to reduce future maintenance costs and keep existing upvc material, **as existing windows are old upvc**.

Front Windows

- New proposed front windows are to be double glazed white UPVC in **sliding sash styles**, so that appearance of building to front will be the same as existing. All opening sizes of new front windows will be as existing, as submitted in planning application drawings. We consider this will maintain character to the building and have no adverse effect in the building or the area.

Rear and Side Windows

- New proposed windows are to be double glazed white UPVC top hung over top hung and casement styles, to be similar to the existing appearance of the windows in place. All opening sizes of the new rear and side windows will be as existing. Styles proposed are as submitted in planning application drawings.

Doors

- Rear garden doors (2 No.) are to be replaced with new UPVC double glazed doors.
- Front main entrance door to 4 No. flats will remain.
- Side entrance door to Flat C is proposed to be replaced with a Composite door.

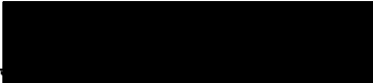
Impact on the Area and Proximity of Nearby Listed Building at No. 11

- The proposals at No. 7 are simply replacement of old upvc windows with new upvc windows, and all front elevation windows to be sliding sash styles.
- Appearance to the front will therefore be same as existing.
- Numerous properties within the road already have upvc windows.
- The proposed window works are not replacing any timber windows and will have no effect on the appearance of No. 7. Therefore, we consider the proposed replacement upvc windows will have no effect on the overall appearance or the nearby listed building a few doors away.

Access Issues

- There are no considered access issues for this application.

Signed

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Iain J Newsome MRICS MFPWS

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