

BONNYSTREET PLANNING LIMITED

TOWNPLANNING.LONDON

OLD RECTORY **LUDESDOWN ROAD**
LUDESDOWN, GRAVESEND DA13 0XE

WINDOW SCHEDULE

WITH ADDITIONAL JUSTIFICATIONS

REF: PP-13178554-WS
NOVEMBER 2024

Preliminary Notes

1. The applicant has considered the use of integral (through) glazing bars for the proposed replacement windows, as an alternative to non-integral, stuck-on glazing bars. However, due to the slimline nature of the windows, the cost of integral glazing bars would be significantly higher, making the replacement of the existing windows financially unfeasible. As a result, the applicant would be forced to explore options under the General Permitted Development Order 2015, which could lead to a less desirable appearance and greater difficulty in controlling the design through the local authority, compared to the current proposal.

2. Therefore, the use of non-integral glazing bars is proposed. Given the slimline glazing profile, the set-back of the windows (more than 10 metres from the public highway and over 100 metres from the nearest public footpath at the rear of the site), the difference in visual impact between integral and non-integral glazing bars is considered negligible and not perceptible beyond the “de minimis” threshold. This is particularly true when considered against the fallback options available under the GPDO 2015.

3. Detailed plans for the proposed window replacements have been prepared for the four main fenestration types, namely:

- Stand-alone sash windows
- Composite sash windows (those composed of more than one window)
- Stand-alone patio doors
- Composite patio doors (those integrated with windows on each side)

4. The window detail plans have been annotated to ensure they are read in conjunction with the principal elevation plans. These plans already specify the total size of the windows, which will remain unchanged from the existing configuration, as all existing wall and roof dormer openings will be retained. The proposed frame subdivisions (e.g., 4 over 4, 3 over 3, etc.) are also specified. It is not deemed necessary to provide individual detail plans for each sub-type, as each “typical” detail can be adapted to suit the different glazing bar configurations shown on the principal elevation drawings, against which the development will be carried out.

5. It is important to note that planning conditions must meet the six statutory tests outlined in the NPPF, which are that conditions must be: necessary, relevant to planning, relevant to the development permitted, enforceable, precise, and reasonable in all other respects. Granting approval for the proposed window replacements, based on the submitted plans, should leave no ambiguity regarding the final visual appearance of these windows. In line with Local Government Association guidelines, it can be concluded that the development would not be unacceptable without the provision of further details (i.e. applying the “necessity” test).

6. Finally, for clarity, it is confirmed that no replacement of windows is proposed for the outbuilding at the front of the property. Additionally, it is noted that during the determination of planning application 20231283, no conditions were imposed requiring the submission and approval of window details for any non-original window openings. Specifically, no detailed plans were required for the windows in the approved two-storey side and rear infill extension, or for the link structure connecting the existing dwelling to the outbuilding at the front.

Window Schedule

COMPOSITE TYPE
TIMBER SASH
WINDOWS (WHITE)

STANDALONE TYPE
TIMBER SASH
WINDOW (WHITE)

STANDALONE TYPE
TIMBER PATIO DOORS
(WHITE)

COMPOSITE TYPE
TIMBER PATIO DOORS
AND WINDOWS (WHITE)



NORTH-WEST ELEVATION
Scale 1:100



SOUTH-WEST ELEVATION
Scale 1:100



SOUTH-EAST ELEVATION
Scale 1:100



NORTH-EAST ELEVATION
Scale 1:100

TYPICAL WINDOW DETAIL

COMPOSITE TYPE TIMBER SASH WINDOWS (WHITE)

TO BE READ IN CONJUNCTION WITH PRINCIPAL ELEVATION PLANS; EXISTING WINDOW OPENINGS RETAINED

Window FFW41
North-West Elevation, First Floor, Bedroom 3
View from outside

North-West Elevation, First Floor, Bedroom 3
Window FFW41
Spiral Balanced Sash window with slim line double glazing
Width x Height: 2250mm x 1570mm
Timber type: Engineered Softwood (Pine)
Sill: Engineered Hardwood (Oak)
Glass type: 4tgh - 6Ar- 4tghLowE (Slim line double-glazed unit with 4mm clear toughened glass, 6mm Argon gas-filled gap, 4mm clear toughened)
Painting (factory finished micro-porous): Pure White RAL9010
Hardware (to be confirmed): Hidden Spiral Balance system, non-locking fasteners, sash lifts, Angel vent locks
Glazing bars: 22mm wooden glazing bars on both sides of the glass
Decorative horns: upper sash
External view

Ironmongery

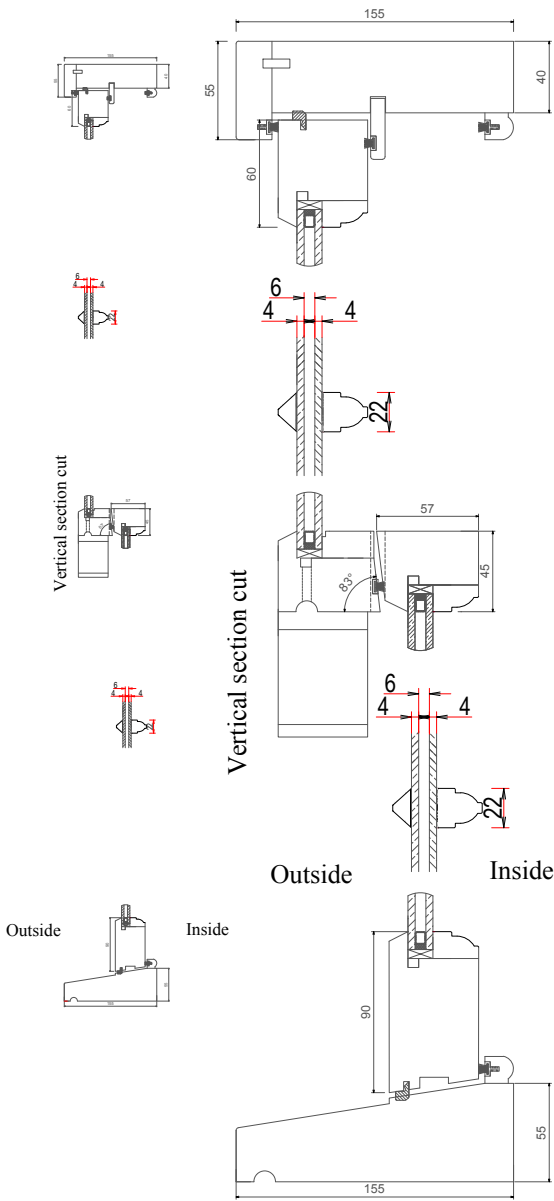
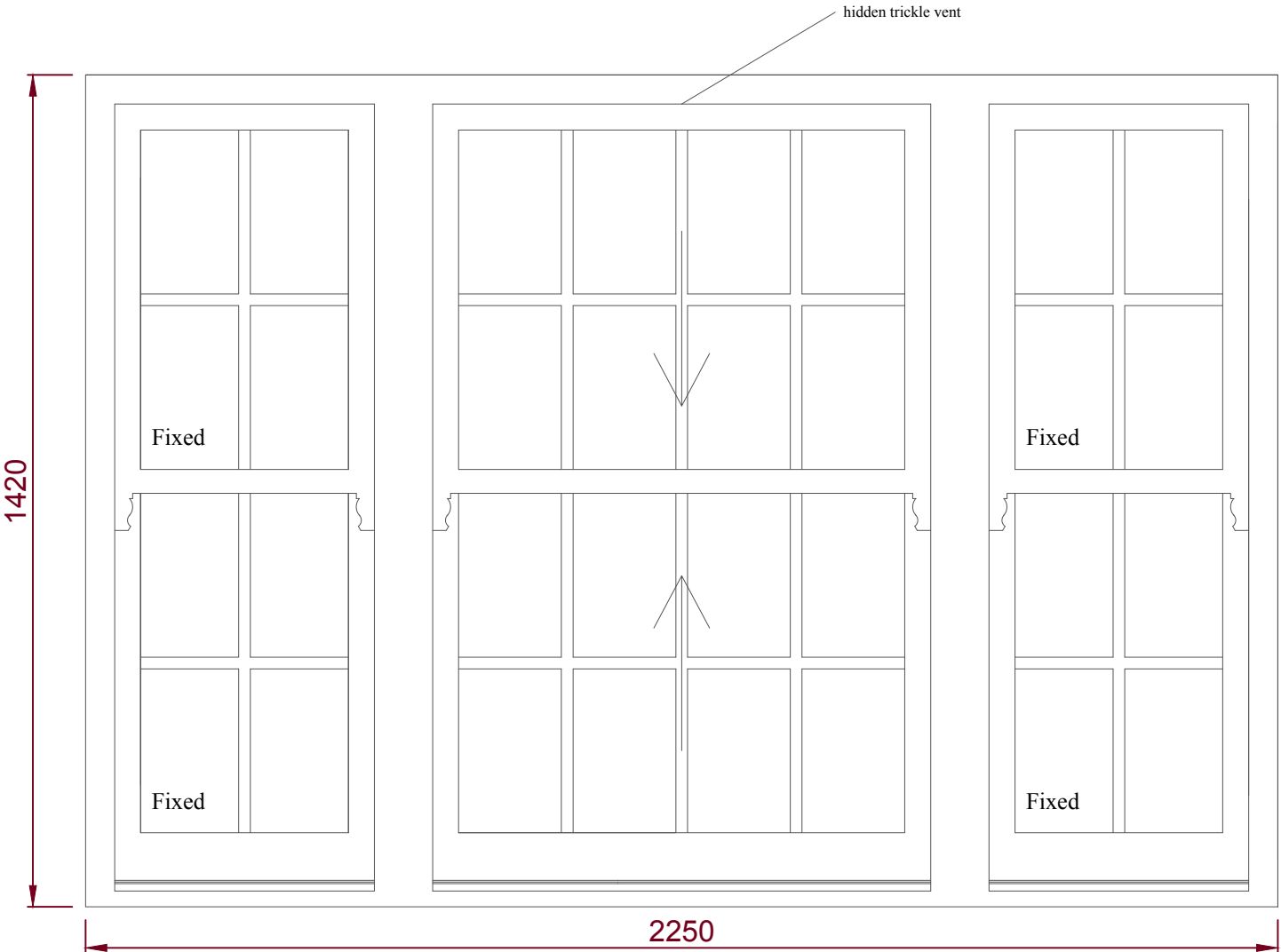
2 x Sash Lifts



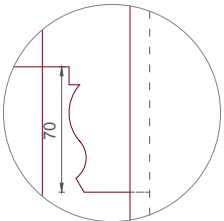
2 x Sash Fasteners



2 x Angel Vent Locks

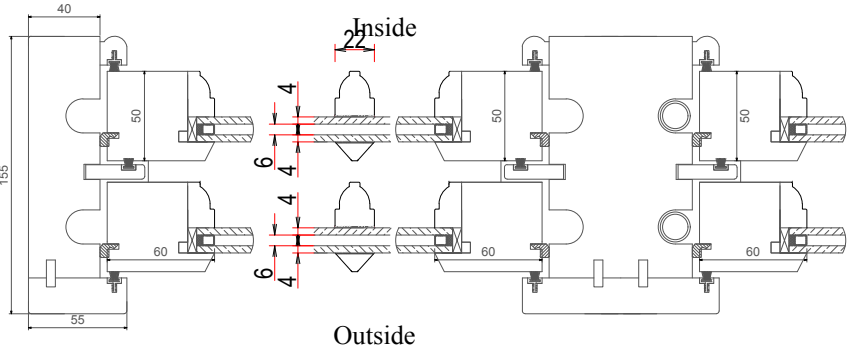


Spiral Balanced Sash window with Slim line double glazing typical details

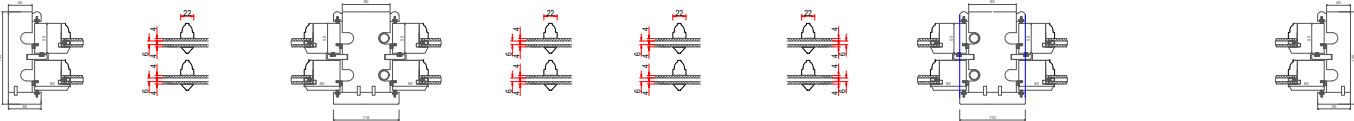


TOP SASH HORNS

Horizontal section cut



Horizontal section cut



Detail plan to be read in conjunction with principal elevation drawings ref: 8744-PD-13 Rev C

PL Glazing	www.plglazing.com	Scales:	Project: The Old Rectory, Kent
	E: info@plglazing.com	Drawn by: Robertas	DRAWING TITLE: FFW41 with Slim line double glazing
	T: +44 (0)203 4889 771	Date: 22 11 2024	DRAWING NUMBER: PLG_131_FFW41

TYPICAL WINDOW DETAIL

COMPOSITE TYPE TIMBER PATIO DOORS WITH SIDE WINDOWS (WHITE)

TO BE READ IN CONJUNCTION WITH PRINCIPAL ELEVATION PLANS; EXISTING WINDOW OPENINGS RETAINED

TYPICAL WINDOW DETAIL

STANDALONE TYPE TIMBER PATIO DOORS (WHITE)

TO BE READ IN CONJUNCTION WITH PRINCIPAL ELEVATION PLANS; EXISTING WINDOW OPENINGS RETAINED

French door GFD8
South-East Elevation, Ground Floor, Dining Room
View from outside

South-East Elevation, Ground Floor, Dining room
French Door GFD8
Traditional Flush Casement door profile (opens outwards)
Width x Height: 1340mm x 2400mm
Timber type: Engineered Softwood (Pine)
Sill: Engineered Hardwood (Mahogany) Oiled
Glass type: 4tgh - 6Ar- 4tghLowE (Slim line double-glazed unit with 4mm clear toughened glass, 6mm Argon gas-filled gap, 4mm clear toughened)
Glass sealing: Clear Silicone
Glazing bars: 22mm wooden glazing bars on both sides of the glass
Painting (factory finished micro-porous): Pure White RAL9010
Hardware (to be confirmed): NICO 3D hinges, handle-operated KFV multipoint lock, double cylinder (key outside, turn catch inside), Door handle Mila ProSecure
External view

French door with with Slimline glass typical details

2400

Vertical section cut

Vertical section cut

Horizontal section cut

Inside

Outside

Inside

Outside

Horizontal section cut
Inside

Outside

1340

Detail plan to be read in conjunction with principal elevation drawings ref: 8744-PD-13 Rev C

PL Glazing

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Scales:

Drawn by: Robertas

Date: 22 11 2024

Project: The Old Rectory, Kent

DRAWING TITLE: GFD8 Slimline

DRAWING NUMBER: PLG_131_GFD8

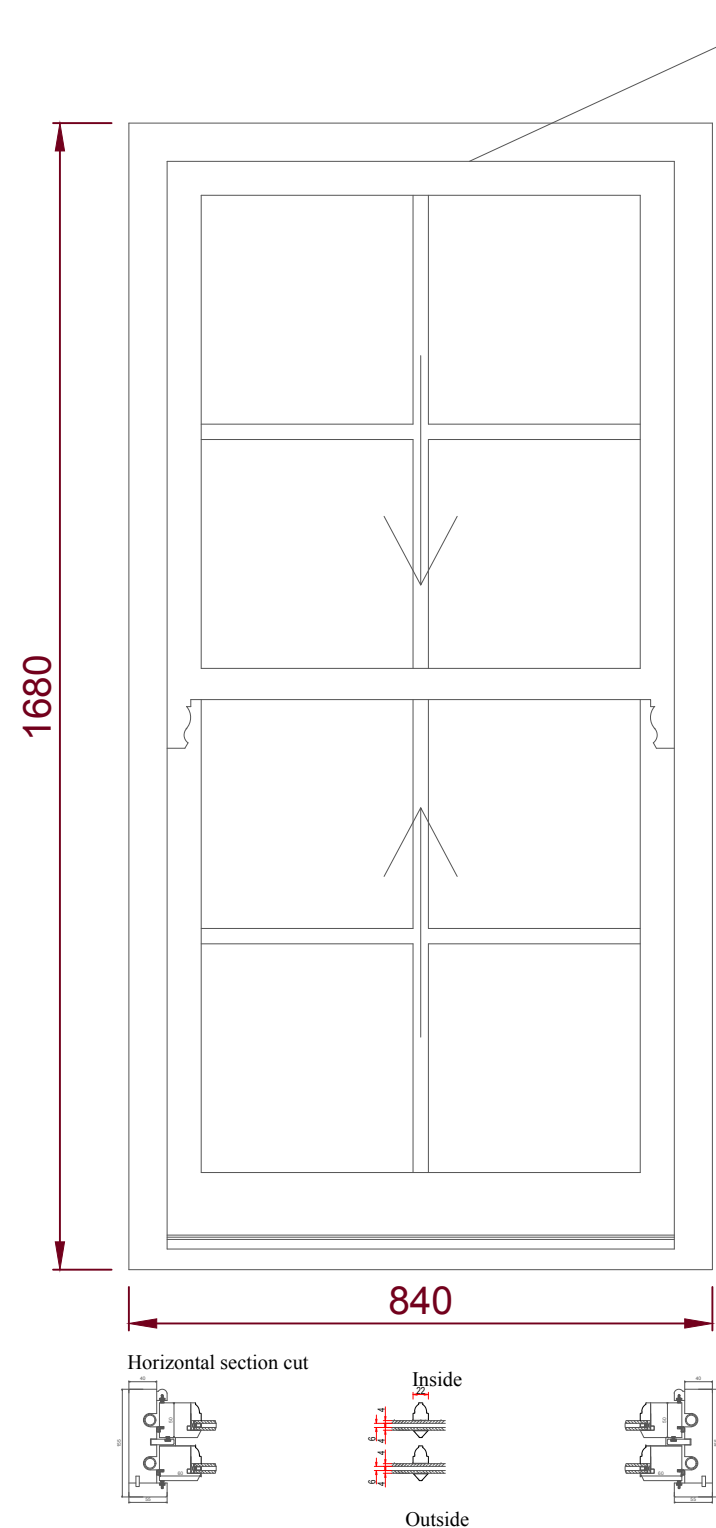
TYPICAL WINDOW DETAIL

STANDALONE TYPE TIMBER SASH WINDOW (WHITE)

EXAMPLES INCLUDE 8/8, 6/6 AND 4/4 CONFIGURATIONS

TO BE READ IN CONJUNCTION WITH PRINCIPAL ELEVATION PLANS; EXISTING WINDOW OPENINGS RETAINED

Window FFW14
South-East Elevation, First Floor, Master Bedroom
View from outside



South-East Elevation, First Floor, Master Bedroom
Window FFW14
Spiral Balanced Sash window with slim line double glazing
Width x Height: 840mm x 1680mm
Timber type: Engineered Softwood (Pine)
Sill: Engineered Hardwood (Oak)
Glass type: 4tgh - 6Ar- 4tghLowE (Slim line double-glazed unit with 4mm clear toughened glass, 6mm Argon gas-filled gap, 4mm clear toughened)
Painting (factory finished micro-porous): Pure White RAL9010
Hardware (to be confirmed): Hidden Spiral Balance system, non-locking fasteners, sash lifts, Angel vent locks
Glazing bars: 22mm wooden glazing bars on both sides of the glass
Decorative horns: upper sash
External view

Ironmongery

2 x Sash Lifts



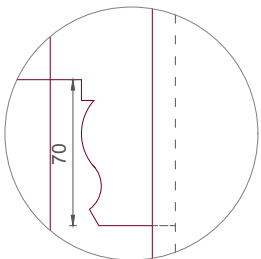
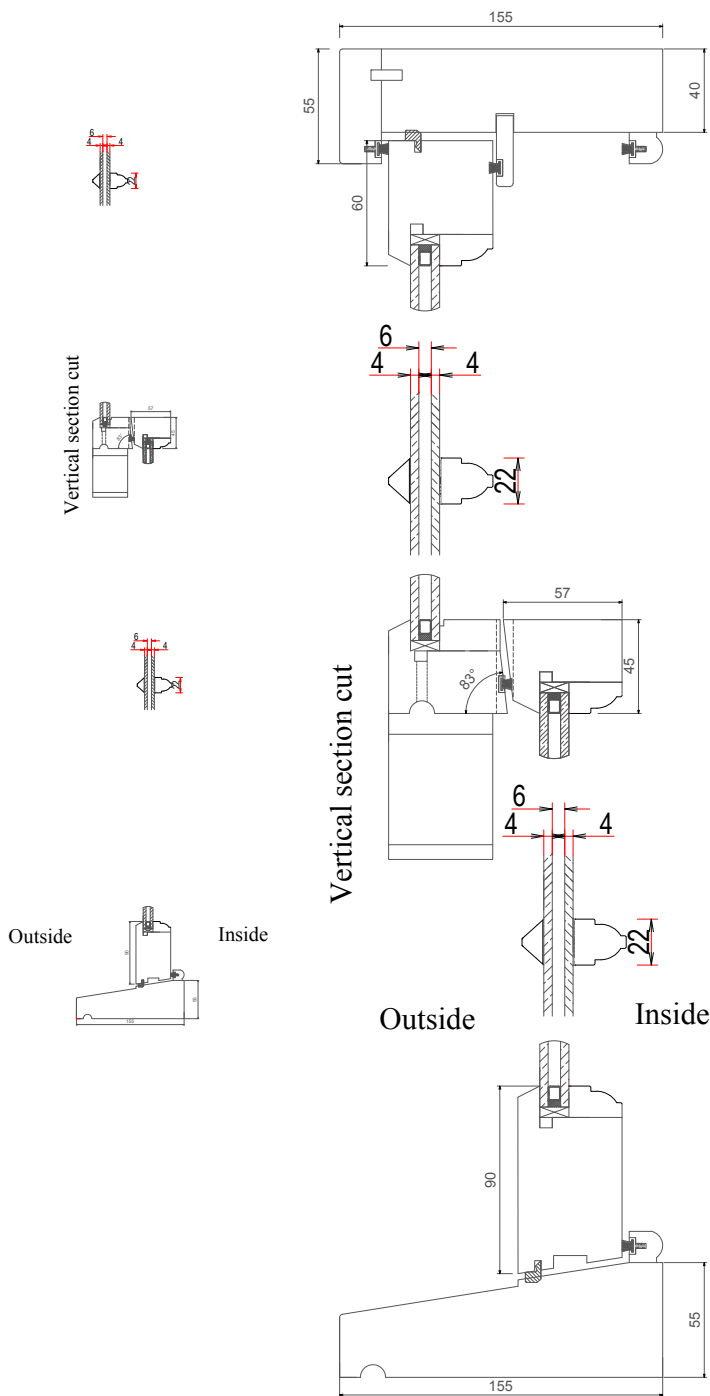
2 x Sash Fasteners



2 x Angel Vent Locks

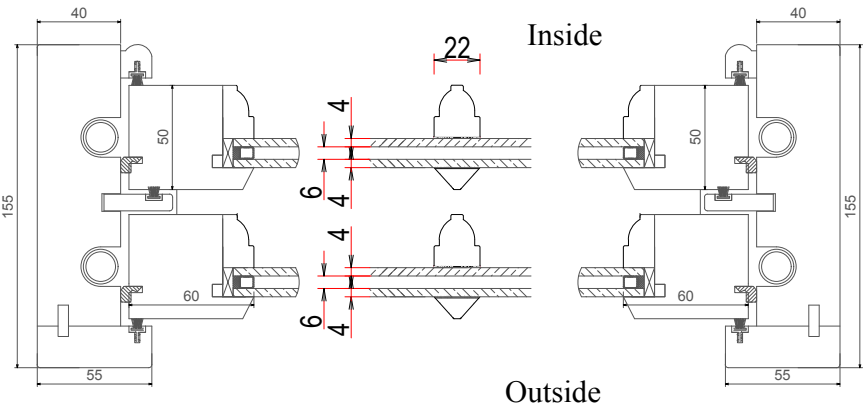


Spiral Balanced Sash window with Slim line double glazing typical details



TOP SASH HORNS

Horizontal section cut



Detail plan to be read in conjunction with principal elevation drawings ref: 8744-PD-13 Rev C

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Window GFW5
South-East Elevation, Ground Floor window, Sitting Room
View from outside

South-East Elevation, Ground Floor, Sitting Room,
Window GFW5
Spiral Balanced Sash window with slim line double glazing
Width x Height: 980mm x 1650mm
Timber type: Engineered Softwood (Pine)
Sill: Engineered Hardwood (Oak)
Glass type: 4tgh - 6Ar- 4tghLowE (Slim line double-glazed unit with 4mm clear toughened glass, 6mm Argon gas-filled gap, 4mm clear toughened)
Painting (factory finished micro-porous): Pure White RAL9010
Hardware (to be confirmed): Hidden Spiral Balance system, non-locking fasteners, sash lifts, Angel vent locks
Glazing bars: 22mm wooden glazing bars on both sides of the glass
Decorative horns: upper sash
External view

Ironmongery

2 x Sash Lifts



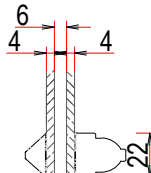
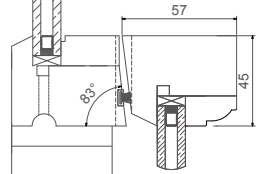
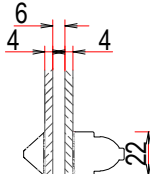
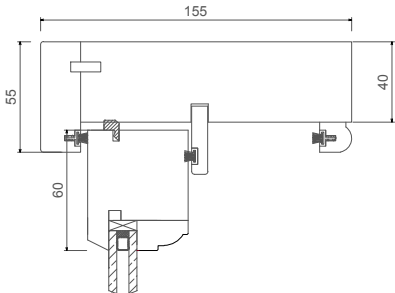
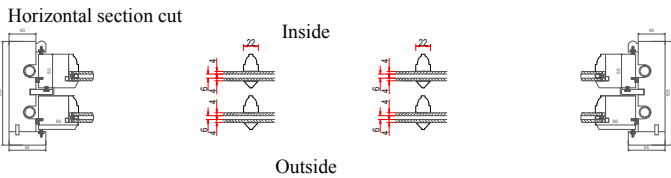
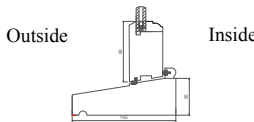
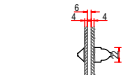
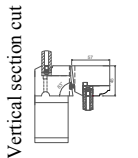
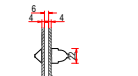
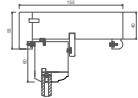
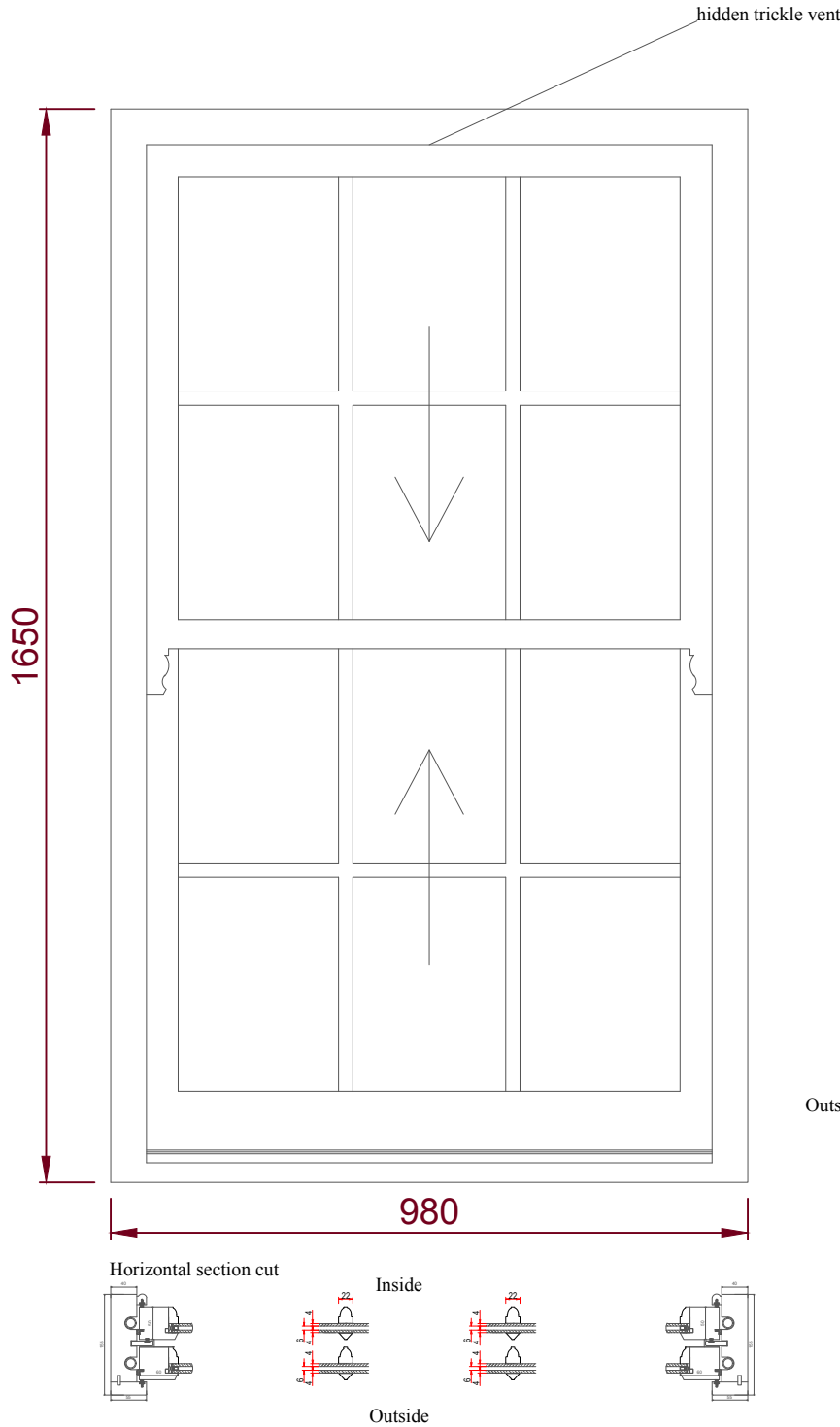
2 x Sash Fasteners



2 x Angel Vent Locks

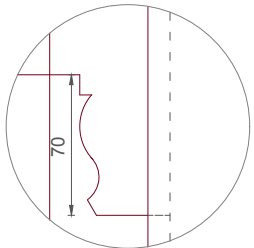
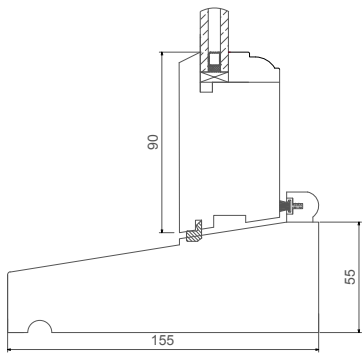


Spiral Balanced Sash window with Slim line double glazing
typical details



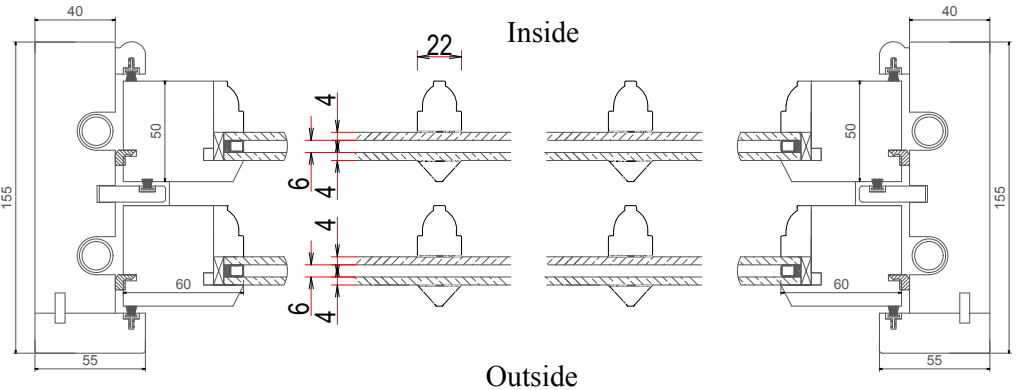
Vertical section cut

Outside Inside



TOP SASH HORNS

Horizontal section cut



Inside

Outside

Detail plan to be read in conjunction with principal elevation drawings ref: 8744-PD-13 Rev C

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Scales:
Drawn by: Robertas
Date: 29 07 2024

Project: The Old Rectory, Kent
DRAWING TITLE: GFW5 with Slim line double glazing
DRAWING NUMBER: PLG_131_GFW5

Window SFW42
North-West Elevation, Second Floor, Attic
View from outside

North-West Elevation, Second Floor, Attic
Window SFW42
Spiral Balanced Sash window with slim line double glazing
Width x Height: 1060mm x 1420mm
Timber type: Engineered Softwood (Pine)
Sill: Engineered Hardwood (Oak)
Glass type: 4tgh - 6Ar- 4tghLowE (Slim line double-glazed unit with 4mm clear toughened glass, 6mm Argon gas-filled gap, 4mm clear toughened)
Painting (factory finished micro-porous): Pure White RAL9010
Hardware (to be confirmed): Hidden Spiral Balance system, non-locking fasteners, sash lifts, Angel vent locks
Glazing bars: 22mm wooden glazing bars on both sides of the glass
Decorative horns: upper sash
External view

Ironmongery

2 x Sash Lifts



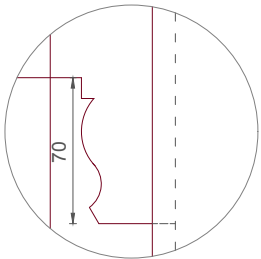
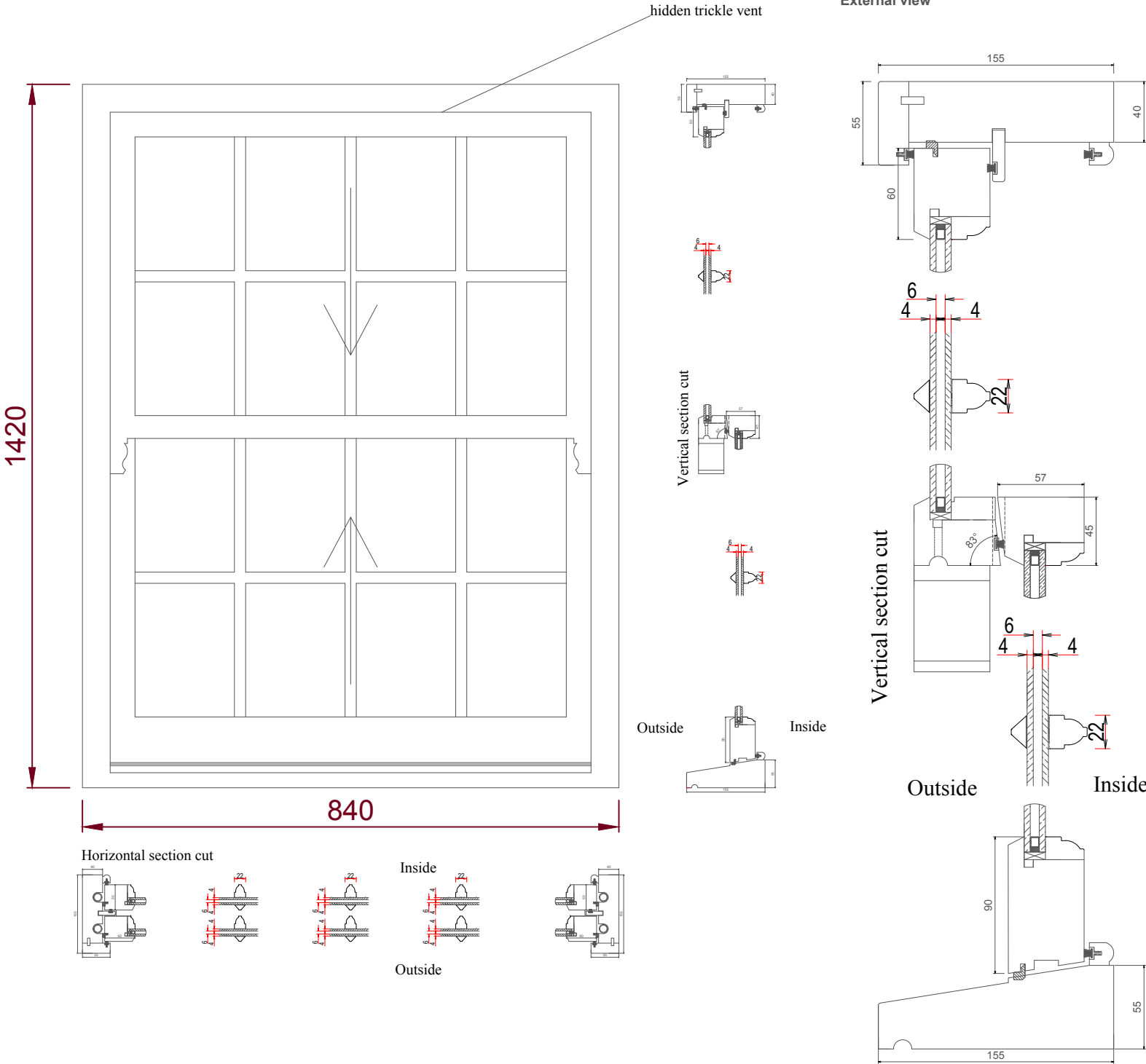
2 x Sash Fasteners



2 x Angel Vent Locks

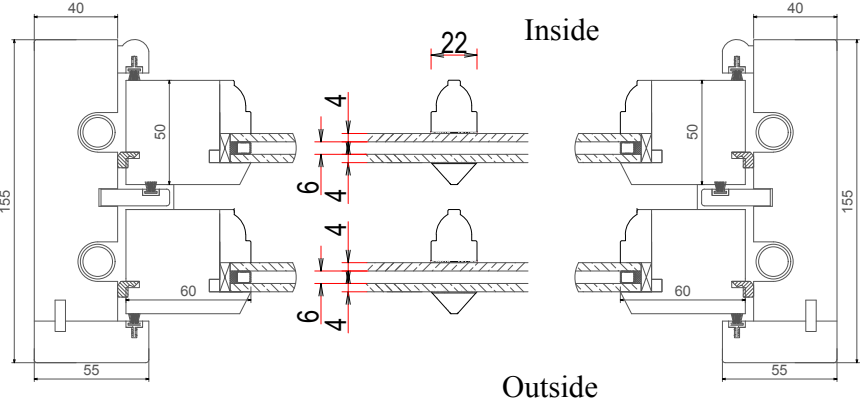


Spiral Balanced Sash window with Slim line double glazing typical details



TOP SASH HORNS

Horizontal section cut



Detail plan to be read in conjunction with principal elevation drawings ref: 8744-PD-13 Rev C

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	E: info@plglazing.com	Drawn by: Robertas	DRAWING TITLE: SFW42 with Slim line double glazing
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