

18th May 2022

Planning & Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent
DA12 1AU.

Dear Sirs

Re: 128 Milton Road, Gravesend, DA12 2PG.

Application for approval to window profiles and glazing which vary from the approved windows approved under Decision Notice 20140784 dated 17th December 2014.

Following a discussion on Monday with Rebecca Harrison it was agreed that we would withdraw application 20220422 and add the information relevant to windows proposed and installed to application 20220417.

This property has a long history of planning applications with approval for the 12 flats now constructed granted in 2014, Decision Notice 20140214. The external material details were approved on the 17th December 2014 under Decision Notice 20140784.

The approved external materials included the windows and approved the re-se of existing Crittal type windows which could be reconditioned and painted white to the front and side elevations and for white uPVC double glazed windows to be installed to the rear elevation.

The full list of approved external materials being as follows:

Brickwork - Lamb's Red Multi and Lamb's Blended Multi, laid in a Flemish bond (on front and side elevations; Weinerberger Smoked Orange Gilt Stock, laid in a stretcher bond (rear elevation only).

Tiles - Reclaimed plain tiles from existing roof to be reused, but allowing use of Redland Hedgerow Brown concrete plain tile if there is a shortage of existing tiles.

Windows - existing Crittal type windows to be re-used (re-conditioned and painted white) on the front and side elevations; white uPVC double glazed units on the rear elevation only.

Roof Windows - low profile Velux 'conservation' type window, outer frame colour to be Black or Anthracite, and the flashings will be in lead.

Coping Stones - Pennine Stone Teclite coping in profile PY05, colour 'Bath'.

Staircase and Gantry - retain the existing installation, and provide the new stairway and second floor gantry in style to match the existing, to be finished in black paint.

The applicant was unable to refurbish the former Crittal style windows as these were in mild steel and had rusted extensively beyond the point of being worth trying to refurbish them. However, there are other reasons why these original windows would not have been appropriate, thermal performance and sound performance.

A noise report was produced which identified that noise levels to the front resulting from vehicular traffic to be high and that the glazing specification to ensure that the internal environment meets the recommended noise standards in living rooms and bedrooms required double glazed windows and a specification to be followed or matched with equivalent performing products. The specification being 10mm glass/16mm argon filled cavity and 9.1mm Pilkington Optiphon glass without trickle vents to the front and side elevations. To the rear 6mm glass/16mm argon filled cavity and 6.8mm Pilkington Optiphon glass is needed. Again, no trickle vents.

Details regarding the glazing were set out in the MRL noise report previously submitted and submitted again for ease of reference.

Also, the flats would be treated as new build flats by Building Control and therefore could be subject to an air pressure test and also to meet the target emission ration by way of SAP calculations.

The applicant has installed window to meet the noise and thermal requirements and has had to have new profile made to meet these standards.

The applicant has fitted white finished aluminium frames to the front, side and rear elevations so we seek approval to the windows frames installed as shown in the photographs below:





The work to build and fit out the flats is now completed with the windows and ventilation system installed.

The contractor, Maison, has written to confirm the works are undertaken and comply with previous reports and also arranged for a specification for the glazing to be provided which we submit, for a noise test to be undertaken to confirm internal noise levels which we submit with a brochure for the window frame manufacturer.

If more information is required please contact me and I will arrange it either with the contractor or the applicant.

Yours faithfully

Jonathan Bolton