

ROOM 1 - In good decorative order. Original features are the fireplace/surround, some elements of the original skirting and existing timber sash window. There are no other original features. The existing timber sash window will remain as it is in good condition but to be refurbished and made good. The lower sash has had the original glazing bars removed. It is intended to use new astragal glazing bars to match to the configuration in the curved top sash to match. All to be repainted. This room is proposed to be used as HMO bedroom 1.
SECONDARY GLAZING - As a general principal in HMO bedrooms, rooms 1, 2, 6, 14, 19, 22, and 21 new white aluminum framed secondary glazing is to be fitted in the existing reveals to the openings. The min gap will be 100mm. The internal glazing will be sashes to match with no glazing bars so that they will not be noticed from the exterior. This to maintain the character and appearance of the Upper Windmill Street Conservation Area as well as the appearance of the Grade II listed building. The secondary glazing is necessary to up grade the limiting window U value to 1.4 W/sqmK to comply with Part L of the building regulations. The secondary glazing is also required to limit external noise as the building is located on the Gravesend one way system close to the town centre. Previous experience gained from other similar proposals on the one way system in Gravesend has recognised from previous reports ,that to achieve the targets for noise levels in living rooms and bedrooms that are set by the World Health Organisation and British Standard BS 8233:2014, have found that standard grades of double glazing are sufficient, achieved by secondary glazing in this case.
VENTILATION - The building by virtue of being on the Gravesend one way system is also with a designated Air Quality Management Area (AQMA). Interpolating previous Air Quality Assessment Reports for other residential proposals on the Gravesend one way system it has been predicted using Breese Roads to identify air quality constraints associated with the proposed use of this existing building. Previous detailed modelling has identified that the likely level of NO _x and PM ₁₀ are below the relevant objectives for these pollutants. However, it recognised that the introduction of secondary glazing and the necessary use of the existing timber sash widows in a listed building provides no scope of background trickle ventilation or purge ventilation facilitated by the opening of windows. It is therefore, proposed to install wall mounted, remote controlled, acoustic (sound attenuating) filtered air supply units as Sonair 3 or similar (see accompanying manufactures details and specifications) one to each bedroom and sitting room. The insulated duct to the outside is 125mm in diameter and terminates at the exterior with a brown plastic louvered grille either round to match the brickwork or pebble dash.
ROOM 2 - Apart from the existing original window there are no other original features. The window is to be refurbished and secondary glazing installed as in room 1. However, there are no glazing bars to the sashes and that appears to be original. There is no evidence that glazing bars once existed. This room is proposed to be used as HMO bedroom 2.
EXISTING SUSPENDED CEILING GROUND FLOOR - To rooms 1, 2 and 6 proposed HMO rooms 1, 2 and 3 respectively have an existing metal grid lay in tile suspended ceiling system installed. It is intended to retain these ceilings as the existing ceilings condition or state of any potential remaining cornice is unknown. No other cornices are visible on the ground floor.
PORCH 3 - The existing original features such as the front door/frame and wainscotting are all to remain and redecorated. The porch houses the existing fire alarm control panel.
LOBBY AREA 4 - There are no original features in the area save some architrave to the door frame to the door into room 2 which is to remain.
STAIR ENCLOSURE 5 GROUND FLOOR - The existing stair at ground floor level has been altered. The flight to the basement and lower ground has original handrails and newel post. The balusters are replaced. The flight to the first floor half landing has had the balustrade enclosed and a door opening added (door is removed). This was an attempt in the past to divide the ground and basement former commercial areas form the upper floor residential areas by a fire separation. The door frame from the ground floor landing to room 6 is original and will remain intact. The door is not original. The door and frame on the lower ground half landing is into room 7 is original but has been upgraded/alterred to afford 30mins fire resistance and will remain.
ROOM 6 - Has some original features all to be retained for its proposed use as a bedroom. Either side of the chimney breast are cupboard units with glazed display cabinet top sections. The fireplace mantel and surround are intact. There is a high level top hung window above the flat roof of the lower ground beyond. This is to have secondary glazing as in room 1. The existing original skirting is to remain. This room has not been altered, very much, by the previous use. This room is proposed to be used as HMO bedroom 3.
ROOM 7 - Is effectively a corridor/lobby containing a boiler and ventilation ducting. There is a blocked up door opening to the rear a former toilet door. This area is proposed to be used as a corridor to a new fire escape/secondary access door in the rear under the existing car port. The ducting is to be removed throughout and the walls etc made good. The boiler is shown to be relocated nearby.
ROOM 8 - Is an existing toilet. It is proposed to relocate the access door and block up the existing door opening and made good. The toilet will be for communal use by HMO residents. The boiler will also be relocated into the toilet area and protected within a cupboard. A new balanced flue to the rear wall will be installed and the old flue removed and opening made good.
ROOM 9 - Was a former goods in area with double doors to rear. The only original feature is some cellar flap doors to the basement level, the void is only 1200mm high. It is proposed to retain the flaps but sealed shut. The double door opening in the adjacent wall is to be blocked up to match the existing and made good. The small void below the flaps will be sealed off and ventilated in similar way to a sealed chimney. The rear double door opening will then be removed and the void insulated with a U value of 0.18W/sqmK. The exterior is to be pebble dashed to match the existing and a new double glazed window fitted to match the existing with a U value of 1.2 W/sqmK. All the existing ducting will be removed and walls made good with dry lined dot on dab plasterboard installed, including a new timber decked floor on battens with insulation. It is proposed that this room is used as HMO bedroom 4.
ROOM 10 - Is an existing basement store room with no original features. There is an existing fire escape door and frame below the entrance steps which will remain. It is intended to remove to existing non original timber stud wall between rooms 10 and 13 and reinstall another 30min fire resistant stud wall and 30min fire door making room 10 a corridor for fire escape. Room 13 will then be larger.
STAIR ENCLOSURE 11 - This is the landing area at basement level with two doors to rooms 10 and 12. There is also another door to a lower cellar level (no access) below room 7. There are no original features in this area.
ROOM 12 - Had a former commercial use and is fully tiled. This room as no light and is proposed to be used by the landlord as a store, including the equipment for the cleaner. The double doors between rooms 12 and 13 will be removed and recess formed in room 13 with a new 30min fire resistant dry lined plasterboard partition as shown on the plans. There are no original features.
ROOM 13 - This is former store room. There is an original sash window facing Windmill Street partially within a light well some 900mm deep. It is intended to refurbish the window and install secondary glazing as room 1. The room is proposed to be used a communal sitting room with tea making and cooking facilities. This room is proposed to be used as a communal sitting/TV room for HMO residents.
ROOM 14 - Is a room facing the entire width of the building toward Windmill Street. There are no original features within the room which also contains an existing en-suite shower room. The two existing windows are original which are to be retained and secondary glazing added as room 1. There are also some external metal work to each window which requires making good and repainting black. The entrance door and frame are original but will required to be 30 mins fire resistant and self closing to comply with building regulations. To maintain the integrity of the existing door it is proposed to repaint the stair side with Envirograf Product 43 intumescent paint and install an over head door closer. It is proposed to use this room as HMO bedroom 5
STAIR ENCLOSURE 15 - The only original features are the handrail, balusters and newel posts all of which will remain in tact as existing in good order.
ROOM 16 - Is an existing kitchen which is good decorative order. The existing window appears to be a replacement casement window. In order to comply with building regulations cooker hood ventilation is required at 30 l/sec. The plans show a new duct to the exterior to the internal side wall.
ROOMS 17 and 18 - Are existing bathroom and toilet. The existing original windows in the rear wall and the internal side wall are intact and good order. To comply with building regulations a mechanical extract requires installation at a rate of 15 l/sec. This is shown to be on the internal wall to the toilet as there is no door in the existing opening.
ROOM 19 - There are a number of original features that will remain as they are consistent with the use of the room as HMO bedroom 6. They are original built in wardrobes/cupboards either side of the chimney breast. The fire place and surround are missing but the mantel is still in place. The existing timber sash window is intact and in good order and will be refurbished with secondary glazing as room 1. The existing skirting appear to be original. The entrance door and frame are original but will required to be 30 mins fire resistant and self closing to comply with building regulations. To maintain the integrity of the existing door it is proposed to repaint the stair side with Envirograf Product 43 intumescent paint and install an over head door closer.

STAIR ENCLOSURE 20 - The only original features are the handrail, balusters and newel posts all of which will remain in tact as existing in good order.
ROOM 21 - There are a number of original features that will remain as they are consistent with the use of the room as HMO bedroom 7. They are original built in wardrobes/cupboards either side of the chimney breast. The fire place and surround are missing but the mantel is still in place. The existing timber sash window is intact and in good order and will be refurbished with secondary glazing as room 1. The existing skirting appear to be original. The entrance door and frame are original but will required to be 30 mins fire resistant and self closing to comply with building regulations. To maintain the integrity of the existing door it is proposed to repaint the stair side with Envirograf Product 43 intumescent paint and install an over head door closer.
ROOM 22 - Is a room facing the entire width of the building toward Windmill Street. There are no original features within the room which also contains an existing en-suite shower room. The two existing windows are original which are to be retained and secondary glazing added as room 1. There are also some external metal work to each window which requires making good and repainting black. The entrance door and frame are original but will required to be 30 mins fire resistant and self closing to comply with building regulations. To maintain the integrity of the existing door it is proposed to repaint the stair side with Envirograf Product 43 intumescent paint and install an over head door closer. It is proposed to use this room as HMO bedroom 8.
FRONT ELEVATION FACING WINDMILL STREET - The original features will remain intact as they are in good order. All the existing windows and cills are original and will be retained made good and repainted. All the existing render and render details will be redecorated to match as they appear now. All back metalwork will be repainted black. The garden will be tidied up. All the stone steps will be retained and made good where necessary. A total of five circular brown vent grilles are proposed to brickwork of the front elevation as shown on the plans.
SIDE ELEVATION FACING LORD STREET - The side elevation consists of render and pebble dash at the lower levels and from the first floor facing stock bricks. There are no windows. No new duct grilles are proposed to be installed. However, it is proposed to remove the air handling duct and relocate the boiler both outlets are to be removed and the holes made good to match the pebble dash finish.
REAR ELEVATION FACING THE LORD STREET CAR PARK - At the lower level the wall finish is pebble dash with a car port structure attached. The upper levels are stock brick with curved arched window openings. The existing sash windows and cills are in good order and will be retained made good and redecorated to match. At the lower ground level under the car port which proposed to remain the existing timber boarded door and frame is proposed to be removed. It is proposed that new black cavity wall is bulding to accommodate a new bedroom window (matching the casement window in the kitchen). In addition on new door opening is proposed as a fire escape/secondary rear access. The relocated boiler will also have a new balanced flue outlet. To the upper levels in the brickwork it is proposed to install three circular ventilation outlets.
INTERNAL SIDE ELEVATION - This elevation is at first floor only to the existing rear outrigger containing two windows with a pebble external surface. It is proposed to install two ventilation outlets as the rear elevation.
REAR BOUNDARY WALL - It is intended to complete the demolition of the existing garage structures. The existing rear boundary wall will be repaired and made to match. The area of the former garages will be an open parking area with the walls and made good.
ROOF - The existing slate tiled roof appears in good order and no works are proposed except the installation of an air vent from the ensuite bathroom in HMO bedroom 8.



IMAGE OF PROPOSED EXTERNAL VENTILATION GRILLE



REVISIONS

SCALES	WALL 1:50	DRAWN	RFW
DATE	September 2024		

DRAWING

Proposed Works Specifications

PROJECT

Conversion to HMO
38 Windmill Street
Gravesend Kent DA12 1BA
for: Mr M Celik

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