

## **49 Orient Place**

### **Replacement of Life-Expired Timber Framed Windows with uPVC Heritage-Style Windows**

#### Description of Proposed Works and Supporting Documents

##### Reason for the Application

Replacement of the windows in my property, 49 Orient Place, Canterbury, CT2 8AW.

##### Justification

The existing windows are timber framed and are now life expired, in poor condition, thermally inefficient, and have been difficult to maintain. In particular the sills have become rotten and soft, and can be easily deformed. The existing windows are original to the property and are now 25 years old. New windows offering better thermal efficiency, security, longevity, and easier maintenance would be preferable to like-for-like replacement with timber frames.

49 Orient Place is in a conservation area, one of the requirements of which is the use of timber framed sash windows on the front elevation of properties. This planning application is submitted because I propose replacing the existing windows with high quality heritage-style uPVC equivalents, from the 'Ultimate Rose' range produced by Roseview Windows. This range of windows has been designed to be in keeping with the needs of conservation areas, and is a close facsimile of the timber originals. Features of this range include: a subtle woodgrain finish, options for traditional sash-horns with appropriate joining methods, a slim midrail, deep cill options, butt joints, two innovations (a 'staff bead' and 'chamber cover') which replicate elements found on timber framed sash windows that are not technically necessary on uPVC designs, etc. This results in an accurate replica of the proportions, dimensions, texture and tone of traditional timber frames. From normal viewing distances, these windows are indistinguishable from timber framed examples.

##### Site Context

Orient Place is within the Canterbury West Station Conservation Area. The conservation area ensures a consistent look and feel, and respects the historical building forms of the area. The front elevations of the properties, facing onto the street, have a uniform 'traditional' appearance, although they are relatively modern buildings, approximately 25 years old. This contributes to the attractiveness of Orient Place, and is in keeping with being close to the centre of an historic city such as Canterbury. I wish to maintain this character, using windows of high quality design that respect the historic context of the Canterbury West Station area.

Note the front elevation of 49 Orient Place is only visible from other properties, of the same age, within Orient Place. This is true of most properties in Orient Place, but especially so with number 49 due to projecting portions of numbers 47 and 53. It is not visible from any listed building.

**Figure 1. Front Elevation of 49 Orient Place**



### Precedents

Two properties in Orient Place were granted permission to replace timber framed windows with uPVC (no. 56, application CA/22/01340 granted 24<sup>th</sup> August 2022 and no. 44, application CA/23/00976 granted 19<sup>th</sup> September 2023). In both cases windows from the Ultimate Rose range were used.

### Proposed Materials

To remain in keeping, I propose installing windows from the same range, with the same options, used at nos. 56 and 44:

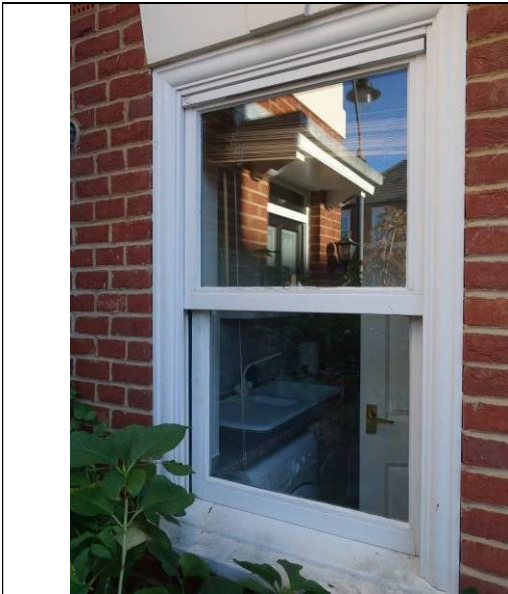
- Windows from Roseview Windows' 'Ultimate Rose' range, with
  - o mechanical butt joints replicating the joining method found on timber frames
  - o run-through sash horns
  - o a slim (35mm) midrail
  - o a deep (50mm) cill
  - o subtle woodgrain finish

- white colour
- seamless construction

This will achieve:

- an appearance in keeping with the conservation area and consistent with timber framed examples on adjoining properties
- an appearance identical to the two other properties that currently have uPVC windows installed.

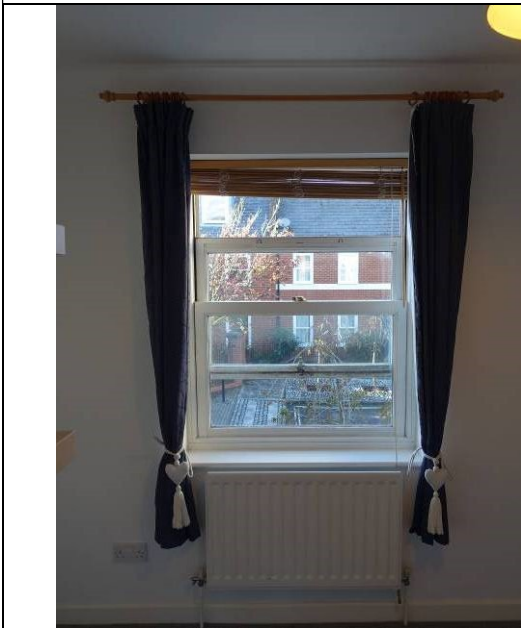
**Figure 2. Details of Existing Timber Framed Windows on Front Elevation**



Front Ground Floor



Front Ground Floor Rotten Sill



Front First Floor



Front First Floor Rotten Sill

**Figures 3 and 4. Recent Examples of Heritage-Style uPVC Windows Installed in Orient Place**

Example 1: 56 Orient Place, application CA/22/01340, granted 24th August 2022



Example 2:  
44 Orient Place, application CA/23/00976, granted 19<sup>th</sup> September 2023



## Supporting Documents

Please find enclosed:

- a location plan
- details of the Ultimate Rose range of windows
- drawing of the front elevation of 49 Orient Place in existing and proposed condition