

27-31 High Street, Whitstable – Condition 4 Discharge

Application Number: CA/22/00317

Location: 27-31 High Street, Whitstable, Kent, CT5 1AP

Proposal: Change of use of first and second floor levels from storage space to residential together with roof extension and erection of three-storey rear extension comprising 6 flats and associated external works.

Condition 4 - Prior to their first use in the development hereby approved details including cross-sections through glazing bars and frames, elevation, glazing, material, colour, and finish at a scale of 1:10 of all new external windows and doors shall be submitted to and approved in writing by the Local Planning Authority. Such details as are approved shall be carried out concurrently with the development and fully implemented prior to the first occupation of any part of the approved development.

Front Building, front elevation facing High Street, first and second floor windows

The first and second floor windows are to be traditional vertical sliding sash windows as per window schedule supplied by Rose – Product name: *Rose Collection Heritage Timber alternative sash windows (UPVC) – ‘Cream’ colour*

See product literature supplied for all sectional data.

Ultimate Rose product (description extracted from product literature)

The Ultimate Rose is the epitome of the Rose Collection design philosophy – outstanding aesthetics and exceptional performance. Ultimate Rose is, quite simply, the UK’s most authentic timber-alternative sash window. It redefines tradition and detail that differed from a timber original and designing it out.

The ultra-slim 35mm meeting rail, the seamless run-through sash horns and even the internal sash interlock – everything has been redesigned to achieve what no We’ve re-engineered the timber-alternative sash window from the ground up, looking at every seam other timber-alternative sash window can; a smooth, seamless finish. The result is that even from close up only an expert can tell that it’s not timber.

Based around our innovative true mechanical jointing system, Ultimate Rose is built in exactly the same way as timber. There are no mitred welds or fake mechanical joints here, just simple, strong, joinery-style butt joints – horizontal on the frame and vertical on the sashes – just like a timber original. The attention to detail matters.

But while Ultimate Rose may look identical to traditional timber sash windows, the one place it’s designed to be different is in performance. ‘A’-rated energy efficiency, high security and independently tested sound insulation mean that not only will your home look great with Ultimate Rose, it will be warm, quiet and secure.

Add all this together and you get a modern sash window that looks and performs better than anything else on the market.

That’s why we call it Ultimate Rose.

Front Building, rear elevation facing courtyard, first and second floor windows

The first and second floor windows to the courtyard are traditional styled casement windows as per window schedule supplied by Exclusive – Product name: *Liniar flush sash casement windows UPVC* – ‘anthracite’ colour.

See product literature supplied for all sectional data.

Rear Building, rear elevation facing courtyard, first and second floor windows

The first and second floor windows to the courtyard are traditional styled casement windows as per window schedule supplied by Liniar – Product name: *Liniar flush sash casement windows (UPVC)* – ‘anthracite’ colour.

See product literature supplied for all sectional data.

Rear Building, front elevation facing inner road way, ground, first and second floor doors

The ground, first and second floor doors to the courtyard are contemporary doors and screen as per window and door schedule supplied by Liniar – Product name: *ModLok sliding patio doors (UPVC)* – ‘anthracite’ colour.

See product literature supplied for all sectional data.

Front entrance doors

Front entrance doors to the individual dwellings are flush contemporary as per the window and door schedule supplied by Veka – Product name: *Chamfered Profile Composite Front Door. Colour TBA*

See product literature supplied for all sectional data