



## **Design & Access Statement**

**Flats 1 and 2,  
15A Gabriels Hill  
Maidstone  
Kent ME15 6HR**

To Support a Listed Building Application

For Listed Building Consent the replacement of 4No. existing UPVC sash windows with softwood georgian timber single glazed weighted sash windows on first and second floor front elevation

Application Type: LBC (alterations and extensions)

for

**West View Estates**

Date 11 December 2023

## **1.0 Description of Property**

- 1 The property comprises a mid terraced building providing retail accommodation on the ground floor and residential accommodation on three upper floors.
- 2 The property is in excess of 200 years old.
- 3 Construction is of an oak timber frame with masonry construction to the ground floor and timber framed external walls and partitions.
- 4 There is a timber pitched and tiled roof over.

## **2.0 Proposed Works**

- 1 The works comprise the removal of 4No. upvc sash windows to the front elevation first and second floors of the property and replacement with 4No. purpose made s.w. Georgian timber single glazed weighted sash windows.
- 2 The intention is to replicate the original windows to the property to restore the street facing front elevation of the property to the original design.
- 3 Works are to be sympathetic with the original design and construction with repairs being undertaken with minimum disruption to the structure of the building
- 4 Replacement features are to be replicated by using original photographs of the front elevation as design/repair templates and by utilising matching materials to the original construction.
- 5 No works will commence on site until approval has been given by Maidstone Borough Council.
- 6 Works are to undertaken by experienced carpenters proficient in undertaking similar style works.

## **3.0 Conclusion**

- 1 It is not intended to make any changes to the subject property other than to replace 4No. front elevation windows from Upvc to timber construction to replicate the original installation.
- 2 No changes are intended to the window openings either internally or externally. Replacement windows will be to the original dimensions.
- 3 Localised making good and decoration will be undertaken

- 4 There is no change to the use of the building.
- 5 There is no change to the layout of the building

