

DC/SO/Rd1515
April 2024

DESIGN, ACCESS AND HERITAGE STATEMENT

ALTERATIONS TO FENESTRATION

At

The Pump House, Victoria Road, Southborough
Kent, TN4 0LX

For

Mr & Mrs Judge



Plate one: front elevation

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Plate 2: Rear elevation

001 Introduction

The subject property comprises a former industrial building constructed to house engine for the pumping of water to Southborough. The property was converted to residential use circa 1985. Refer plates 1 and 2.

The property is set on a rural lane, outside of the limits to built development. The site is within the Southborough Conservation Area, the High Weald Area of Outstanding Natural Beauty (AONB), and the Metropolitan Green Belt.

As confirmed within the applicant's request for pre-application planning advice, permitted development rights exist:

Whilst it is noted that permitted development rights were removed under Condition 1 of a planning permission ref. 83/00951/FUL, the condition only refers to a previous version of the General Permitted Development Order. As the wording does not apply to the subsequent version (the 2015 edition of the GPDO is now in force) the condition no longer has any effect. As such, permitted development rights remain intact.



Plate 3: Front door



Plate 4: general view of window



Plate 5: View of internal parts of window. Large glazing bars.

002 The proposed works

The application seeks consent to:

- a. Replace the existing timber windows with Smart Aluminium Alitherm Heritage Square units
- b. Replace the timber front door set with an aluminium doorset including side panels and fanlight.
- c. Remove the rear elevation French windows and windows (constructed with modern extension), enlarge the aperture and replace them with a set of sliding doors (Smart Architectural aluminium Visoglide Plus with double glazed units).
- d. Replace the existing timber side door with a new timber door with upper vision panel and lower panelling.

003 Amount

There are no proposed additions or extensions to the dwelling.

004 Layout

No changes will be made to the layout of the site.

005 Scale

There is no change to the scale of the development.

006 Landscaping

No landscaping forms part of this application.



Plate 6: Existing side / side
west elevation door

007 Appearance

The existing and proposed materials are as follows:

Existing:

Front door set: Painted timber door with 10no vertical glazed panels, narrow sidelight and vertical boarding above and to side. Refer plate 3.

Windows: White painted single glazed timber windows with arched head. Fixed panel above lower centre hinged unit. Large glazing bars. 9 panels. Refer plates 4 and 5.

Rear elevation fenestration: Single multi pane glazed painted timber door with fanlight. 2no white painted timber windows with fixed heads and lower top hung casements with intermediate glazing bars. Refer plate 2.

Side door: relatively modern white painted timber door with 8no sandblasted panels with intermediate glazing bars. Refer plate 6.

Proposed:

Front door set: Aluminium pivot door, 1100mm wide with horizontal timber appearance. Black aluminium frame with sidelight and fanlight glazing.

Windows: Black aluminium windows. Double glazed. Upper arched head fixed panel. Lower top hung casement. Windows split into 6 panes.

Rear elevation fenestration: increase width of aperture by removing the two brick panels between the door and adjoining windows. Install three pane sliding doors with aluminium frame.

Side door: painted timber door with 2no upper vision panels. Lower infill panel with vertical boarding.

008 Use

The use of the property remains residential.

009 Access

No changes are proposed to access the dwelling.

010 Heritage statement

Within the pre-application advice (reference 23/01096) the TWBC Conservation Officer provided the following comments:

The Pump House is the former engine house to the Southborough Water Works pumping station, dating from the late 19th century. It sits within the Southborough Conservation Area within the semi-rural collection of buildings at Modest Corner and adjacent to Bentham Farm. Conversion to residential was granted several times in its planning history, up to the late 1980s. Permission was also granted (by appeal) in 2009 for a two-storey extension, which was built well and complemented architectural features of the original building without domesticating its appearance.

As the applicant states, this is a high-level query so I'm providing advice on principles of the description of proposed works.

WINDOWS AND DOORS

The existing windows and doors appear to date from the conversion, but the windows may well be timber versions of the likely cast iron or steel windows that were in place originally. You'll be able to advise on what actually requires permission in terms of being a material change. It's difficult for me to comment without knowing exactly what is proposed. For instance, replacement double glazed timber painted windows or metal windows are likely to be acceptable (the latter may require permission), but uPVC is unlikely to be acceptable (which would also likely require planning permission).

The existing front door and the surrounding timber does not contribute well to the external appearance of the building or the wider Conservation Area. An appropriate remodel may be considered to improve the building in terms of visual appearance. However, in principle, a composite style door would potentially raise concerns, and any replacement door would ideally consist of timber. Overall, a proposal to remodel this section of the building may be considered positive, though any final decision would depend on the quality of materials.

The bi-fold doors would be situated within the rear of the property and would not be highly visible from any public viewpoint. While timber or other high-quality materials are preferred, bi-fold doors or any reasonable and appropriate design within the rear elevation are likely acceptable in principle due to the lack of visibility.

The proposed works:

- a. Replace the existing timber windows with Smart Aluminium Alitherm Heritage Square
Commentary: The existing timber windows are relatively modern, contemporary with the conversion of the premises to domestic use. The timber is of low quality. The joints are excessive. The original windows were likely to have been of timber construction, as stated by the Conservation Officer.

The proposed windows offer improvements in appearance and thermal insulation. The proposed windows are of aluminium design with 28mm thick sealed double glazed units. Typical section sizes are as follows:

<i>Frame</i>	<i>33mm</i>
<i>Frame and casement</i>	<i>59mm</i>
<i>Glazing bar</i>	<i>25mm</i>

Smart Alitherm Heritage windows have been designed for replacement windows where there is a requirement to replicate original steel windows. The narrow sections and black colour will better reflect the industrial origins of this property than the existing windows. Overall this is considered to enhance the Conservation Area.

- b. Replace the timber front door set with an aluminium doorset including side panels and fanlight.

Commentary: As noted by the TWBC Conservation Officer the existing front door and surround is very poor. The proposed replacement consists of a black aluminium surround with a central 1100mm wide pivot door. The pivot door is of composite construction finished with timber effect detailing. The sidelights and fanlight are glazed.

The proposed arrangement is clearly superior to the existing doorset. The width of door suggests a more industrial use. The simple black frame and glazing is appropriate in this context. In conjunction with the windows, this proposal will enhance the Conservation Area.

- c. Remove the rear elevation French windows and windows (constructed with modern extension), enlarge the aperture and replace them with a set of sliding doors (Smart Architectural aluminium Visoglide Plus with double glazed units).

Commentary: This work is to the rear elevation and therefore not visible from the public realm. The aspect from the existing rear extension room (kitchen / dining) is beautiful. Understandably the owners wish to take advantage of this, and improve access to the garden. The creation of a much wider aperture and the installation of a three panel sliding door set fulfils this requirement.

The doors match the aesthetic of the windows, being of black framed aluminium construction. Large apertures within industrial buildings are normal, and therefore blends well with the origins of the building. The proposed doorset has no impact upon the Conservation area as they are only visible from the rear.

- d. Replace the existing timber side door with a new timber door with upper vision panel and lower panelling.

Commentary: The proposed door is of timber design with an upper glazed panel and lower vertical boarding. The door is to the flank, south west, elevation. There is a small gap on this side between this and the adjoining property. The door cannot be viewed from the public realm, consequently, it has no impact upon the Conservation Area.

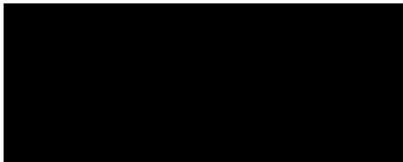
011 Summary

The planning application has been thoughtfully prepared to improve the house in such a way as to enhance the dwelling for the applicants and to make a positive contribution to the conservation area.

The proposed works are more in keeping with the industrial origins of the property and reduce the domestic appearance of the front doors and timber windows in particular.

The proposed rear sliding doors and replacement south west elevation door cannot be seen from the public realm and therefore have no impact upon the general area.

Overall the works are modest in nature and extent. They improve the dwelling and the immediate area, and consequently we believe that planning consent for these works should be granted.



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For and on behalf of
REAL design