

176	Case ref. no:	Y17/0010/SH
Property Address:	Flat 1, 17 Grimston Gardens, Folkestone	
Proposals:	Replacement of 15 single glazed metal framed windows with slimline aluminium double glazed windows	
Application Type	Planning Permission	
Agent:		
General Comments Operative Conditions?		
Listing / C/A?	Conservation Area	
Date Consult Received:	24/01/2017	
Date Comments Sent:	07.02.2017	

Comments:

General Description:

17 Grimston Gardens is on the East side of a grassy square (Grimston Gardens) on the West side of Folkestone, set back about 500m from The Leas. The area is characterised by substantial individual villas, mostly converted to flats or care houses. No17 is at the southern end of the street. Flat 1 occupies the ground floor of the building.

Historic Building Description and Significance:

Grimston Gardens is part of the grid of streets West of Folkestone, laid out by Lord Radnor in the last quarter of the c19th. Grimston Gardens is a former square with, at the centre, a fenced off grassy area surrounding by trees.

The grid of streets quickly spread West and the 1897 OS map shows only Grimston Avenue laid out but undeveloped. By 1907 the area of Grimston Gardens, with its central grassy park had also been laid out, with houses starting to appear on both the East and West sides. This 1907 map shows only four substantial villas at the southern end of Grimston Gardens (including no17).

The properties on this East side are therefore Edwardian and designed in a very curious and distinctive style with a mix of steep tiled roofs with gables and heavily bracketed modillion eaves. The houses are built of a warm orange brick with pebble-dashed upper floors and are characterised by heavy stone mullioned windows, some with projecting circular bays.

This style is very eclectic and hard to characterise with influences from the Cotswolds and Scottish Baronial and the properties are very substantial with bold detailing creating a distinctive style for this side of the square only.

Development Proposals:

A revised proposal for replacement of all the windows to the ground floor mullioned bay windows (15 panels in all) and side window using *Benenden* slim profile aluminium double glazed window inserts, both plain windows, casements and top hung vents.

The casements all to be coloured white.

Relevant Documents:

- Survey Information Report showing window types/formats
- Photos front and side views
- Benenden casement windows series 2 – detailed profiles
- Proposed window replacement drawing (front elevation of building)

Comments:

Previous comments (attached for ease of reference):

The houses on the East side of Grimston Gardens are substantial properties, solidly constructed with distinctive detailing which imparts a particularly distinctive style to the street. The windows form an important element of the overall composition and contribute to the architectural quality. The design of these windows was inspired by late Tudor and Stuart architecture where, in stone and brick buildings, the windows were formed with stone (or sometimes rendered brick) mullions and transoms with the glazing either fitted directly to the masonry or set on slender wrought iron casement openers.

This type of window became revived in the mid-late c19th with the development of slim iron, bronze or steel casements – a design tradition that eventually evolved into the steel Crittal windows of the 1930s.

This is the essence of the windows here – the heavy mullions define the windows and the casements and openers are scarcely noticeable due to their slimness.

Photos suggest that the existing windows are in poor condition and there is the usual desire to improve performance by upgrading to double glazing. The underlying objective to upgrade the windows is therefore understandable. The problem is however that the UPVC replacement units are typically detailed with heavy chunky frame sections which would significantly alter the appearance of the building, to its detriment, and would also, incidentally, cut down significantly the amount of light reaching the interior.

With these types of windows the best option is to replace the casements with new Crittal steel casements, which nowadays are designed to accept double glazed units, but this option is expensive. A more economical alternative is to use aluminium casements which produce the slim profile and can also take double glazed units. The owner might also consider having the windows in a darker colour, say charcoal grey, which will emphasise the primary mullions better.

The existing rear door and side window is a traditional detail – a panelled door with diminished styles and heavy splayed frame. Again, this is a substantial piece of joinery and appears superficially scruffy. It is however probably good quality joinery and, I suggest, likely to be capable of renovation. The joinery is sufficiently heavy to allow it to be adapted to accommodate double glazed units in the existing door and window.

*The applicant should therefore consider an alternative scheme of proposals using aluminium double glazed units. A good system is **Smart Aluminium Windows Heritage 47 range**. Another appropriate replacement window installation was installed by **Headway Glazing of Blean near Canterbury***

Comments

The new proposals for *Benenden* aluminium replacement windows produces much slimmer profiles that will not alter the appearance in the same way as the previous proposal for UPVC windows and this scheme is generally acceptable.

The drawing “*Proposed Window Replacements*” shows the appropriate layout of windows with a fan light central to each bay and casements to the side openings of each of the front bay ranges (of 5no windows). The format report is therefore wrong and needs amending. Window 2A should be a casement, 2C a fanlight and 2E a casement to produce the layout as per the general arrangement drawing.

They might consider changing the colour of the windows to a darker colour, say dark grey. In this way the impact of the windows will be lessened but this is rather a matter for personal taste.

No mention is made of the rear door or side window. I am assuming that this is not part of the proposal.

Recommendations:

1. Draw attention to the mismatch between the layout drawing and the format report as detailed above
2. Ask the applicant if they might consider the windows to be coloured dark grey rather than white

Once this is agreed, recommend grant (no conditions)