

10 Grimston Avenue

PROFILE

Planning Application

Design and Access Statement
434_DAS_01

March 2024

Previous Approved Planning Application - Y15/0836/SH



This Design Appraisal has been prepared on behalf of our client and outlines the proposal for the project at the following address:

10 Grimston Avenue, Folkestone, CT20 2PS

Description of the works:

Replacement of all the existing uPVC and timber framed windows (which are not leaded) with new heritage uPVC framed windows or original (leaded) windows, restoration of stained glass and leaded windows and introduction of side kitchen doors.

Drawings are indicative based on survey information taken from the following sources:

- Survey information supplied by the client
- Ordnance Survey drawings
- Folkestone & Hythe Planning Portal

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All dimensions are approximate and should be verified on site. The proposals outlined in this report are subject to all statutory approvals.

Some aerial and street photographs featuring in this report have been taken from Google Maps.

Profile Architects are a creative studio of RIBA chartered Architects based in the Glassworks in Folkestone. We design buildings, places and spaces and have a broad range of experience delivering residential, commercial, educational and cultural projects of all scales.

We manage all stages of project design including feasibility, concept design, planning permission and lawful certificates, detailed design and building regulations submissions. We specialise in obtaining permissions on sensitive sites including conservation areas, areas of outstanding natural beauty, listed buildings and floodplains.

Our clients include Homeowners, Private Investors and Developers, Educational and Cultural Institutions, Housing Associations and Commercial businesses and manufacturers.

From the outset we use 3D computer software on every project to enable our clients and collaborators to visualise and explore their projects in detail. We continuously seek to use the most advanced technology to enhance our design processes.

We place sustainability, life cycle, wellbeing, value, efficiency and imagination at the heart of every project.



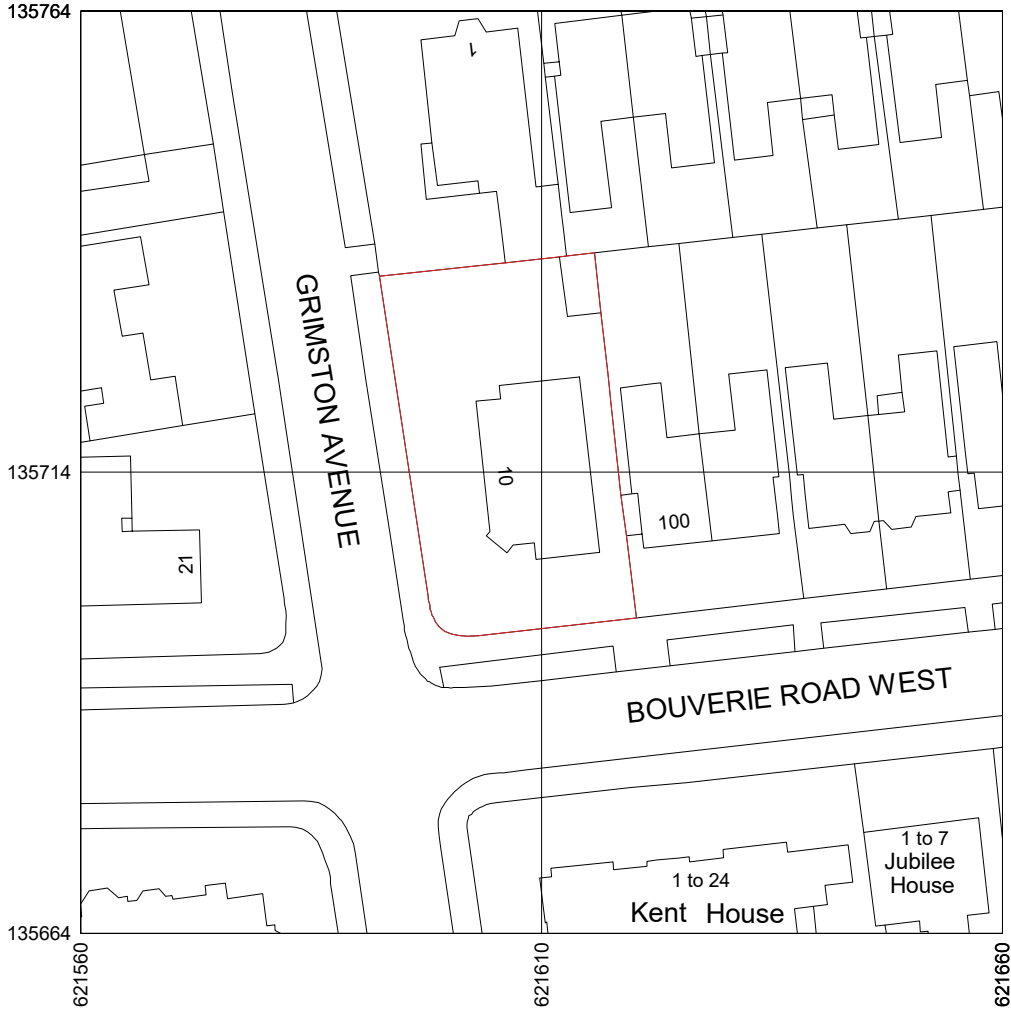
The site is located on the corner between Grimston Avenue and Bouverie Road West. The building is surrounded by garden space and a driveway which provides access and egress from the site.

The site is located within the Folkestone Leas and Bayle conservation area. We have reviewed the interactive Policies Map on Folkestone and Hythe’s city council website and summarised below the planning considerations that are applicable to this application.

Conservation area	Yes
Area of outstanding natural beauty	No
Listed building	No
Adjacent to a listed building	No
Located within the settlement area	No
Located in a flood plain	No
Archaeological notification area	Yes
Article 4 directive	No
Ancient woodland	No
Nature reserve	No



Location map taken from google maps



Location plan



The Existing Building

The existing building is a traditionally built red brick, four-storey detached house with two floors set within the roof space. The building is surrounded by a well-proportioned garden and includes a driveway.

The house features traditional red brick masonry at ground floor with white render at first floor and features of kent peg at bay windows and dormers.

The roof is a series of hips and gables made out of traditional red ceramic tiles. The building is characterised by tall brick chimneys, bay windows and subtle detailing throughout the brickwork. The soffits, gutters and down pipes are black.

The majority of the existing windows are timber framed with some windows featuring lead and stained glass detailing. Over the years a handful of the windows have been replaced with uPVC.



The proposal is to replace all of the existing uPVC windows and all of the existing timber framed windows (which are not leaded) with new heritage uPVC framed windows in order to create consistency across the house. Also replacing the appropriate uPVC windows back to original leaded windows. It is important to note that all existing elevations feature uPVC windows.

The appearance of the new windows will be matched as closely as possible to the existing windows in order to safeguard the character and appearance of the building in its entirety. It is noted that many of the neighbouring buildings have replaced their windows with uPVC frames.

The stained glass and leaded windows in the existing building will be restored to maintain the character of the building. It is intended that the character of the existing building will be restored whenever possible.

The replacement heritage windows will be of very high quality and will closely mimic the original windows both in terms of sight lines, function and original aesthetic e.g. horns, vertical and meeting rails all of which are key features of original timber frame windows.

Positions of hinges and closing mechanisms will be closely replicated to ensure consistency of appearance. Colour and materials will closely match the existing to ensure continuity.

The existing side kitchen window opening at ground floor (Right) was cut down vertically to form a pair of glazed doors with timber frames. We would like this door set to be included in this application retrospectively, we have highlighted this on page 7.

The following pages include a schedule of windows and doors.



Existing Windows and Doors - North & South

WF05, WF06 & WF07 - Leaded windows to be maintained and restored.



DG01 - Previous window has been replaced with a timber french door set.

WG01 & WG02 - Leaded windows to be maintained and restored.

Door Schedule		
Mark	Width	Height

DG01	1530	2160
DG02	1385	1800
DG03	900	2065
DG04	900	2065

Window Schedule		
Mark	Width	Height

WG01	275	450
WG02	275	450
WG03	275	450
WG04	275	450
WG05	820	2275
WG06	530	625
WG09	700	2070
WG10	280	670
WG11	280	670
WG12	280	670
WG13	280	670
WG14	700	2070
WG15	820	2275
WG16	430	900
WG17	430	900
WG18	775	1040
WG19	905	1945
WG22	440	765
WG07	530	625
WG20	905	1945
WG21	905	1945
WG08	680	1700
WF11	985	1320
WF01	880	2275
WF02	820	1910
WF04	820	1910
WF05	280	670
WF06	280	670
WF07	280	670
WF08	280	670
WF09	820	1910
WF10	985	1870
WF12	390	1105
WF13	955	1580
WF14	985	1870
WF03	660	970
WS06	850	1445
WS01	2210	1300
WS02	1990	1195
WS03	1990	1195
WS04	1990	1195
WS05	1500	1460
WS07	1045	1865
WT01	2000	1075

DIMENSION ARE INDICATIVE AND TO BE CONFIRMED ON SITE BY WINDOW SPECIALIST

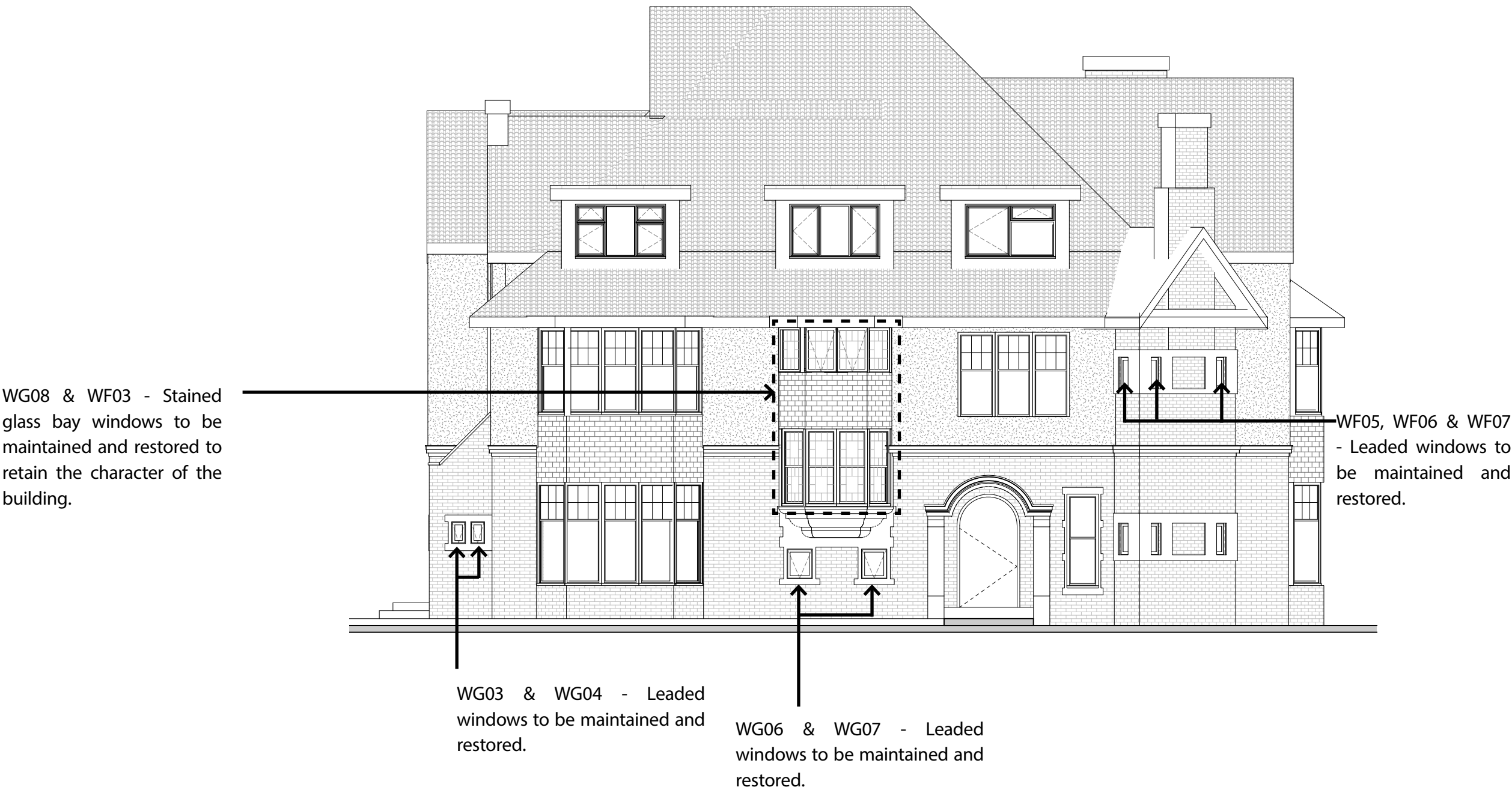


WG16 & WG17 - Leaded windows
to be maintained and restored.

DG03	900	2065
DG04	900	2065

Window Schedule		
Mark	Width	Height
WG01	275	450
WG02	275	450
WG03	275	450
WG04	275	450
WG05	820	2275
WG06	530	625
WG09	700	2070
WG10	280	670
WG11	280	670
WG12	280	670
WG13	280	670
WG14	700	2070
WG15	820	2275
WG16	430	900
WG17	430	900
WG18	775	1040
WG19	905	1945
WG22	440	765
WG07	530	625
WG20	905	1945
WG21	905	1945
WG08	680	1700
WF11	985	1320
WF01	880	2275
WF02	820	1910
WF04	820	1910
WF05	280	670
WF06	280	670
WF07	280	670
WF08	280	670
WF09	820	1910
WF10	985	1870
WF12	390	1105
WF13	955	1580
WF14	985	1870
WF03	660	970
WS06	850	1445
WS01	2210	1300
WS02	1990	1195
WS03	1990	1195
WS04	1990	1195
WS05	1500	1460
WS07	1045	1865
WT01	2000	1075

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DG03	900	2065
DG04	900	2065

Window Schedule		
Mark	Width	Height
WG01	275	450
WG02	275	450
WG03	275	450
WG04	275	450
WG05	820	2275
WG06	530	625
WG09	700	2070
WG10	280	670
WG11	280	670
WG12	280	670
WG13	280	670
WG14	700	2070
WG15	820	2275
WG16	430	900
WG17	430	900
WG18	775	1040
WG19	905	1945
WG22	440	765
WG07	530	625
WG20	905	1945
WG21	905	1945
WG08	680	1700
WF11	985	1320
WF01	880	2275
WF02	820	1910
WF04	820	1910
WF05	280	670
WF06	280	670
WF07	280	670
WF08	280	670
WF09	820	1910
WF10	985	1870
WF12	390	1105
WF13	955	1580
WF14	985	1870
WF03	660	970
WS06	850	1445
WS01	2210	1300
WS02	1990	1195
WS03	1990	1195
WS04	1990	1195
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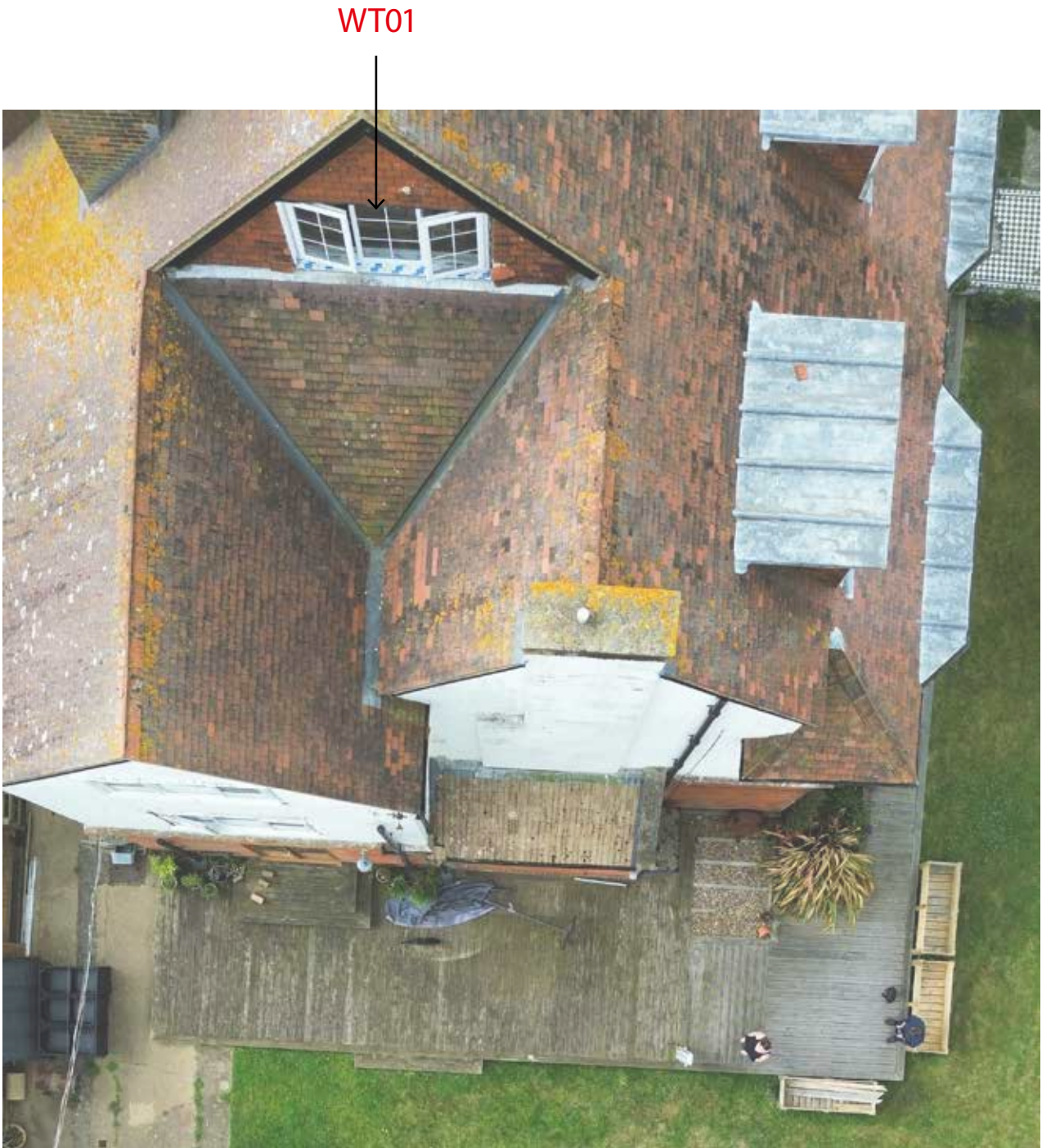
West Elevation



South Elevation



North Elevation



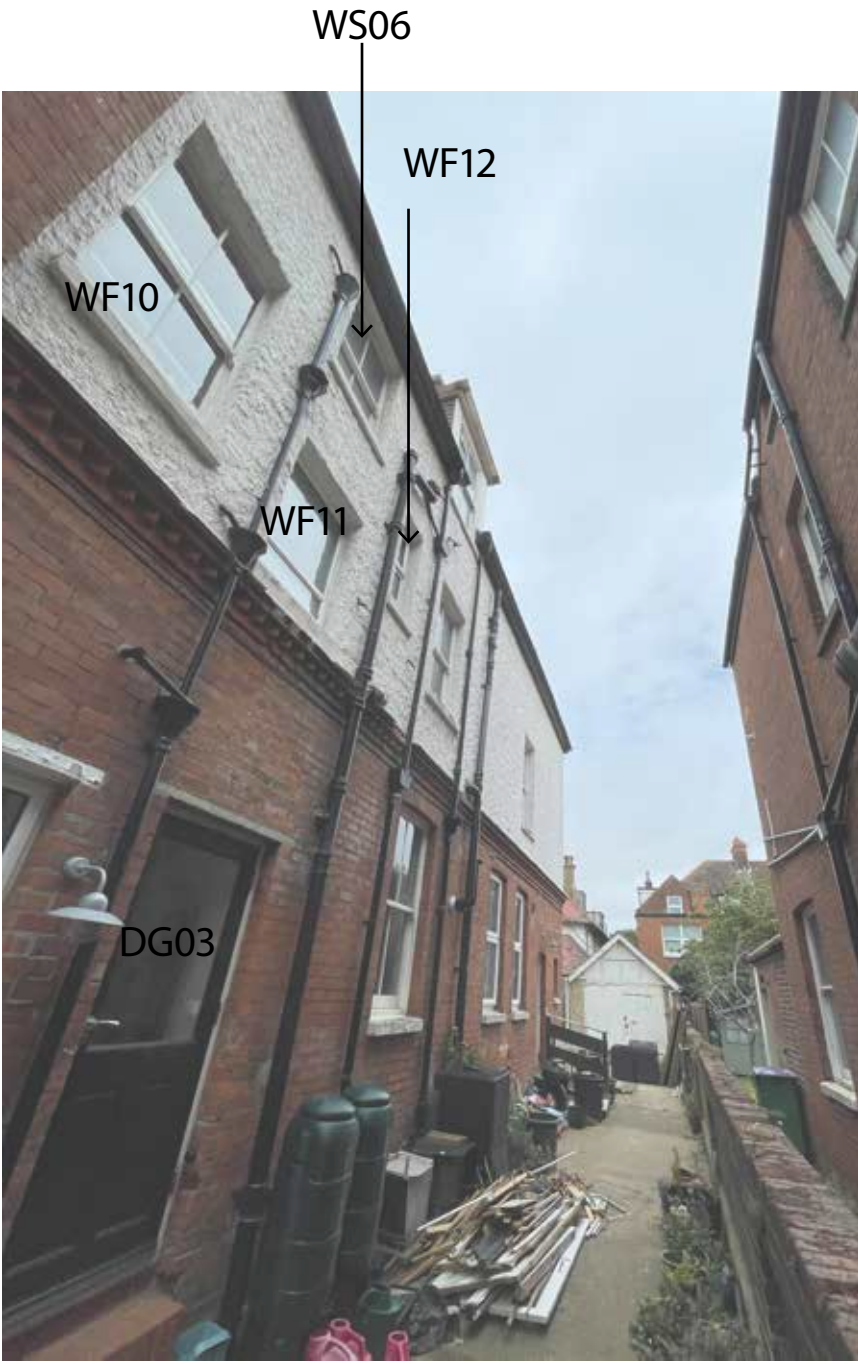
Annotations in red are part of
previous application: Y15/0836/SH



East Elevation



DG03





East Elevation



Windows to be retained and restored include:

- WG01
- WG02
- WG06
- WG07
- WG08
- WG13

- WF03
- WF05
- WF06
- WF07
- WF08



Stained glass bay windows to be maintained and restored to retain the character of the building.

Existing windows with leading to be restored.

Existing stained Glass windows



Existing windows with leading to be restored.

Previously leaded windows were replaced with uPVC framed windows, these will be returned back to leaded windows to match the existing.

Example of existing leaded windows



Vertical Railing

Set back
meeting railing

Horn detailing

Flush with sill



Site photos - Original timber window and standard uPVC windows
(Respectively)

Shared characteristics of original timber sash
windows with proposed heritage uPVC windows

Example photos of heritage uPVC sliding sash window systems
produced by manufacturer



Mullion casement

Protruding meeting railing

Vertical panel detailing

Flush with sill



Site photos - Timber casement bay windows

Shared characteristics of original timber casement bay windows with proposed heritage uPVC windows

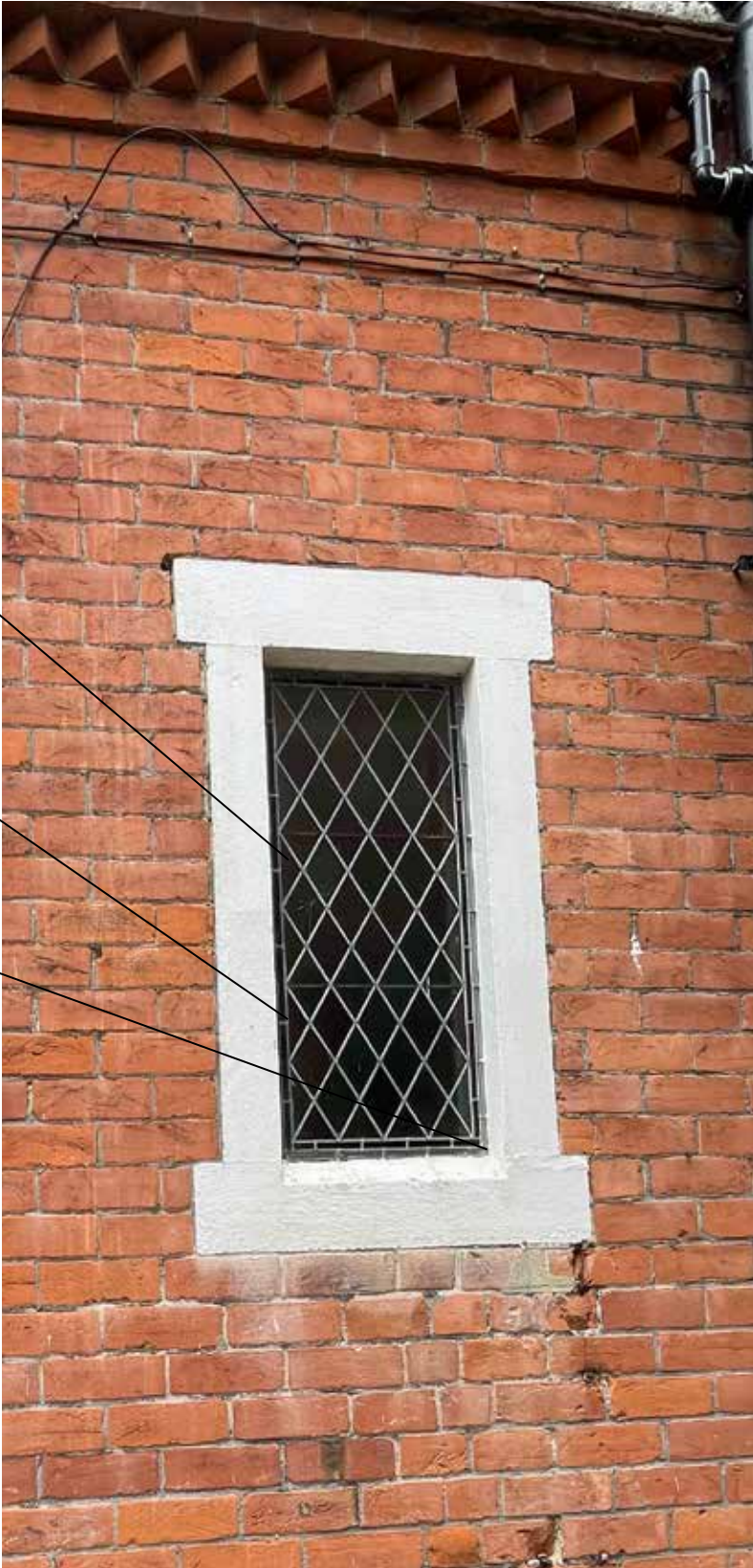
Example photos of heritage uPVC casement bay window systems produced by manufacturer



Latticed leading

Minimal framing

Set back futher into frame



Site photos - Existing uPVC windows (highlighted) and original leaded windows shown above on first floor

Shared characteristics between the existing leaded window (shown first floor) and original leaded windows with proposed leaded windows (existing example for proposal reference)

Site photo - Proposed window to match existing leaded windows on site

Proposed Details - Heritage uPVC Sliding Sash Window

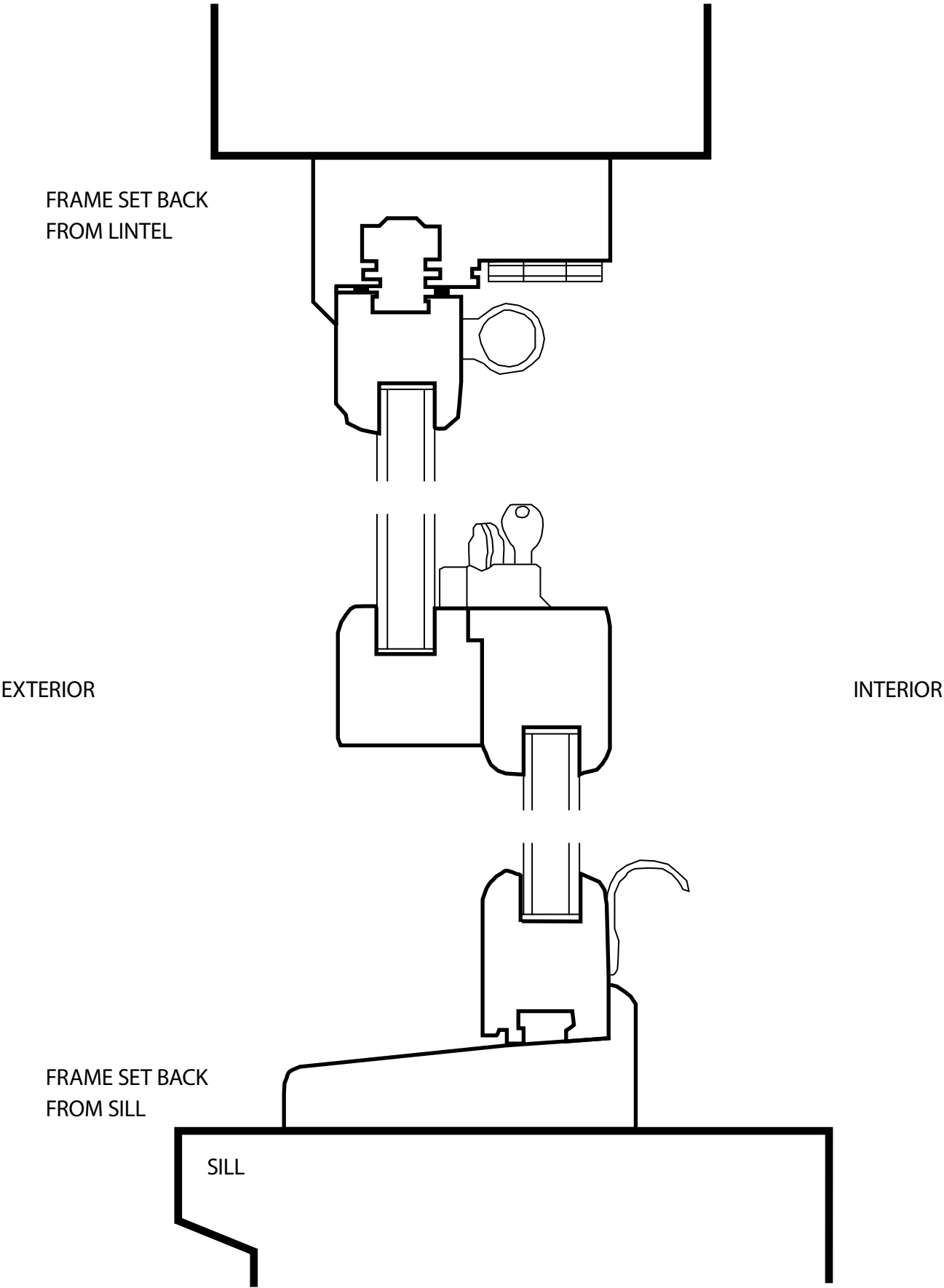
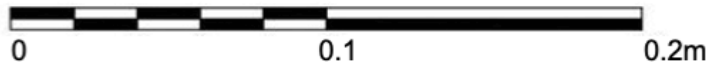
The following page shows the proposed details incorporated into the design at scale 1 : 2.

These drawings have also been submitted separately.



uPVC Heritage sash windows shown in situ (Above) and in technical section (Right)

SCALE 1:2



Proposed Windows and Doors - East Elevation

- EXISTING TIMBER/ TIMBER SASH WINDOWS TO BE REPLACED WITH uPVC HERITAGE WINDOWS
- PREVIOUSLY TIMBER/ TIMBER SASH WINDOWS (CURRENTLY uPVC FRAMES CHANGED BY PREVIOUS OWNER) TO BE REPLACED WITH uPVC HERITAGE WINDOWS
- STANDARD uPVC WINDOWS TO BE REPLACED WITH ORIGINAL LEADED WINDOWS
- ORIGINAL EXISTING WINDOWS TO BE MAINTAINED AND RESTORED

All existing doors to remain.



BLUE highlighted windows indicate the window prior was previously a timber/ timber sash window replaced with uPVC by the previous owners. All BLUE highlighted windows to be replaced with uPVC heritage windows recommended for conservations areas.

GREEN highlighted windows indicate the original timber / timber sash windows that are beyond repair and must be replaced. All GREEN highlighted windows to be replaced with uPVC heritage windows recommended for conservations areas.

DG03	900	2065
DG04	900	2065

Window Schedule		
Mark	Width	Height
WG01	275	450
WG02	275	450
WG03	275	450
WG04	275	450
WG05	820	2275
WG06	530	625
WG09	700	2070
WG10	280	670
WG11	280	670
WG12	280	670
WG13	280	670
WG14	700	2070
WG15	820	2275
WG16	430	900
WG17	430	900
WG18	775	1040
WG19	905	1945
WG22	440	765
WG07	530	625
WG20	905	1945
WG21	905	1945
WG08	680	1700
WF11	985	1320
WF01	880	2275
WF02	820	1910
WF04	820	1910
WF05	280	670
WF06	280	670
WF07	280	670
WF08	280	670
WF09	820	1910
WF10	985	1870
WF12	390	1105
WF13	955	1580
WF14	985	1870
WF03	660	970
WS06	850	1445
WS01	2210	1300
WS02	1990	1195
WS03	1990	1195
WS04	1990	1195
WS05	1500	1460
WS07	1045	1865
WT01	2000	1075

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PROFILE



YELLOW highlighted windows indicate original existing windows to be maintained or replaced. Previously explained in the existing elevations pages 7-9.

RED highlighted windows indicate standard uPVC windows. All RED highlighted windows to be replaced with original leaded windows.



WG10, WG11 & WG12 - Previously changed to uPVC framed windows. These will be restored back to leaded windows to match the previous and existing.

WG01	275	450
WG02	275	450
WG03	275	450
WG04	275	450
WG05	820	2275
WG06	530	625
WG09	700	2070
WG10	280	670
WG11	280	670
WG12	280	670
WG13	280	670
WG14	700	2070
WG15	820	2275
WG16	430	900
WG17	430	900
WG18	775	1040
WG19	905	1945
WG22	440	765
WG07	530	625
WG20	905	1945
WG21	905	1945
WG08	680	1700
WF11	985	1320
WF01	880	2275
WF02	820	1910
WF04	820	1910
WF05	280	670
WF06	280	670
WF07	280	670
WF08	280	670
WF09	820	1910
WF10	985	1870
WF12	390	1105
WF13	955	1580
WF14	985	1870
WF03	660	970
WS06	850	1445
WS01	2210	1300
WS02	1990	1195
WS03	1990	1195
WS04	1990	1195
WS05	1500	1460
WS07	1045	1865
WT01	2000	1075

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Proposed Windows and Doors - North & South Elevations

- EXISTING TIMBER/ TIMBER SASH WINDOWS TO BE REPLACED WITH uPVC HERITAGE WINDOWS
- PREVIOUSLY TIMBER/ TIMBER SASH WINDOWS (CURRENTLY uPVC FRAMES CHANGED BY PREVIOUS OWNER) TO BE REPLACED WITH uPVC HERITAGE WINDOWS
- STANDARD uPVC WINDOWS TO BE REPLACED WITH ORIGINAL LEADED WINDOWS
- ORIGINAL EXISTING WINDOWS TO BE MAINTAINED AND RESTORED

All existing doors to remain.



01 South Elevation
1 : 50

WG11, WG12 & WG13 - Previously changed to uPVC framed windows. These will be restored back to leaded windows to match the previous and existing.



02 North Elevation
1 : 50

DG03	900	2065
DG04	900	2065

Window Schedule		
Mark	Width	Height
WG01	275	450
WG02	275	450
WG03	275	450
WG04	275	450
WG05	820	2275
WG06	530	625
WG09	700	2070
WG10	280	670
WG11	280	670
WG12	280	670
WG13	280	670
WG14	700	2070
WG15	820	2275
WG16	430	900
WG17	430	900
WG18	775	1040
WG19	905	1945
WG22	440	765
WG07	530	625
WG20	905	1945
WG21	905	1945
WG08	680	1700
WF11	985	1320
WF01	880	2275
WF02	820	1910
WF04	820	1910
WF05	280	670
WF06	280	670
WF07	280	670
WF08	280	670
WF09	820	1910
WF10	985	1870
WF12	390	1105
WF13	955	1580
WF14	985	1870
WF03	660	970
WS06	850	1445
WS01	2210	1300
WS02	1990	1195
WS03	1990	1195
WS04	1990	1195
WS05	1500	1460
WS07	1045	1865
WT01	2000	1075

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Annotations in red are part of previous application: Y15/0836/SH