



# **Heritage Impact Assessment**

**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 Application for Listed Building 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 Circumstances**

- 1 Upvc windows were installed in the property approximately 12 years ago. This type of window was not sympathetic to the original design and an enforcement notice has been issued requiring replacement windows to the original design and construction.

- 2 It is the intention of this application to request permission to replace the existing windows as described above and in a sympathetic manner in order to maintain the unique nature of the building and construction.

#### **4.0 Repair Philosophy**

- 1 The repair philosophy is to reinstate the front elevation fenestration and ground and first floor levels as near as possible to the original design and style. Historic components are to be replaced to match existing as near as possible.

#### **5.0 Design & Scale**

- 1 It is not intended to alter the structure as a consequence of the works. The works are purely a reinstatement of the original windows.
- 2 Works are to be undertaken strictly on a like for like basis.

#### **6.0 Conclusion**

- 1 It is the intention to reinstate the front elevation windows to the subject property, a Grade II Listed building ,sympathetically and in accordance with Good Building Practice and the recommendations of English Heritage.
- 2 No changes are intended to the window openings.
- 3 Replacement windows will be to the original dimensions.

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