

# **Design, Access & Heritage Statement**

## **54 South Hill Road, Gravesend, DA12 1JZ**

### **Introduction**

This Design, Access, and Heritage Statement has been prepared to support the planning application for proposed works at 54 South Hill Road, Gravesend. The proposal involves the replacement of windows throughout the entire property and the replacement of the roof of the conservatory. The property is located within the Windmill Hill Conservation Area, and this statement demonstrates how the works have been designed to preserve and enhance the character and appearance of the conservation area.

### **Site Location**

54 South Hill Road is a residential property situated within the Windmill Hill Conservation Area, which is designated for its architectural and historic significance. The area is characterised by its Victorian and early 20th-century residential buildings, with a mix of terraces, semi-detached villas, and detached houses. The topography of the area is steep, with narrow meandering streets that provide significant townscape interest.

### **Historical Significance**

The Windmill Hill Conservation Area was designated in 1975 and has since been subject to policies ensuring the preservation of its special character. As outlined in the Windmill Hill Conservation Area Character Appraisal (2007), the area features paired villas, terraced housing, and large detached properties, many set back from the pavement with front gardens, contributing to a spacious and green streetscape.

South Hill Road falls within Character Area 2a, which includes Shrubbery Road and Constitution Hill. The area is noted for its two-storey terraces and paired villas, many of which have traditional architectural features such as sash windows and decorative detailing.

## **3. Proposed Works**

### **Window Replacement**

The proposal seeks to replace all existing windows with new units that are in keeping with the character of the conservation area. The replacement windows will be designed to match the existing style, materials, and proportions to ensure minimal visual impact. The proposed specifications include:

- **Material:** uPVC with a traditional finish.
- **Design:** Sliding sash windows to match the existing fenestration.
- **Glazing:** Slimline double glazing with a traditional appearance.

## **Conservatory Roof Replacement**

The existing conservatory roof will be replaced with a new tiled pitched roof to match the existing roofscape of the property. The replacement materials will be carefully selected to complement the main house and retain the visual harmony of the area.

## **Justification & Impact on Heritage Asset**

The proposed works have been carefully considered to ensure they are in keeping with the design principles and materials prevalent within the conservation area. The replacements will not detract from the architectural character of the property or the surrounding townscape.

- **Window Replacement:** By maintaining traditional proportions and detailing, the new windows will preserve the character of the streetscape. The use of slimline double glazing will enhance energy efficiency while respecting historic aesthetics.
- **Conservatory Roof Replacement:** The replacement of the conservatory roof with matching tiles ensures visual cohesion with the main house and surrounding properties, enhancing the overall aesthetic of the site.

The proposed works do not involve alterations to the main structure or layout of the property and will have no adverse effect on the conservation area's spatial layout, key views, or public realm.

## **Access Considerations**

The access to the property remains unchanged. The works are entirely external and will not impact pedestrian or vehicular access. The replacement windows and conservatory roof do not alter the internal circulation of the building or affect its usability.

## **Conclusion**

The proposed works at 54 South Hill Road have been designed to respect and enhance the character of the Windmill Hill Conservation Area. The replacement windows and conservatory roof will be sympathetic to the original architecture while improving the property's thermal performance and long-term maintenance.

Given the use of appropriate materials, matching designs, and the retention of original features, the proposed development is in accordance with local and national planning policies relating to heritage conservation. We, therefore, respectfully request that planning permission be granted.