

HERITAGE  
STATEMENT

7B PARROCK ROAD,  
GRAVESEND, KENT.  
DA12 1PY.

DATE: 28/12/23  
REVISION: A



# INTRODUCTION

This heritage statement has been prepared in support of the full planning application for the proposed alterations to:

7b Parrock Road, Gravesend, Kent. DA12 1PY.

Alterations include:

- Doors and windows
- Roof light
- Materials and details
- Solar Panels
- Internal layout.

The mid-century detached butterfly roofed (v roofed) bungalow is located in the Windmill Hill Conservation Area (as shown in Windmill Hill Conservation Area Character Appraisal (2007) by Gravesham Borough Council).

Our primary purpose of the proposal is to improve the circulation, the interior layout and upgrade the performance of the building whilst maintaining the existing footprint (115 sqm) and accommodation (3 bed).

The statement confirms that the proposals do not harm the significance of the conservation area.

This is to be read together with the full planning application of this site.



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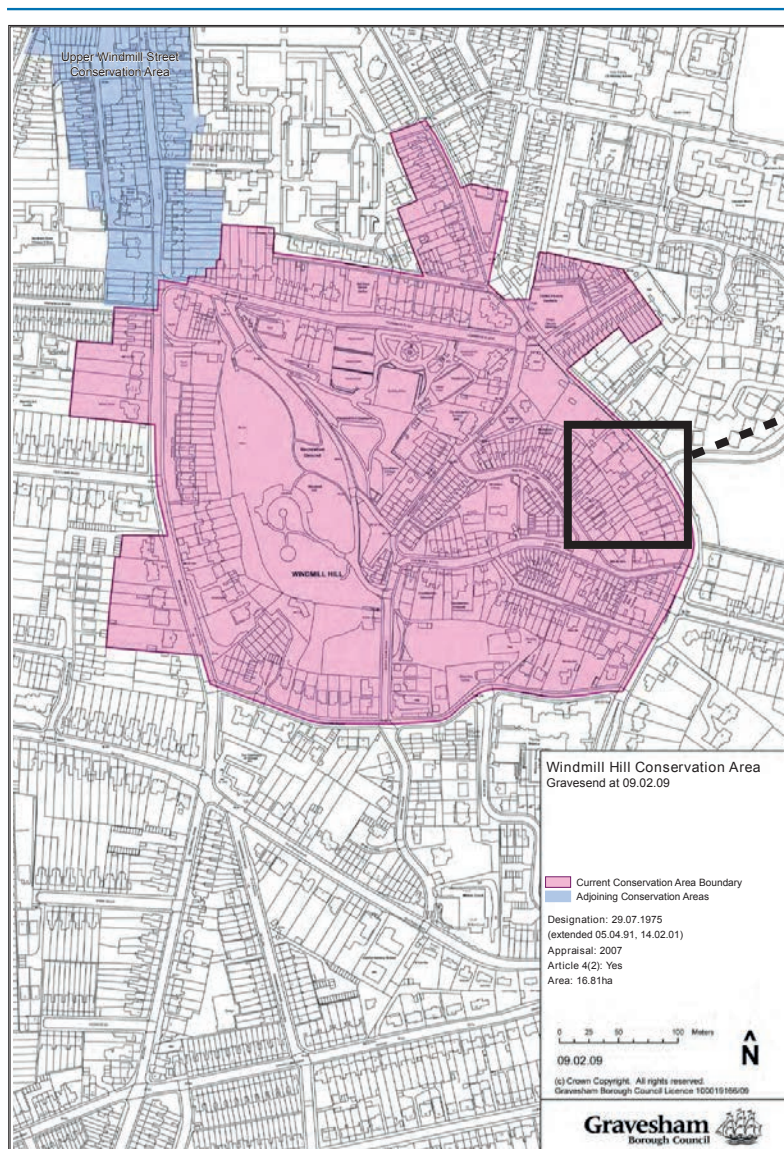
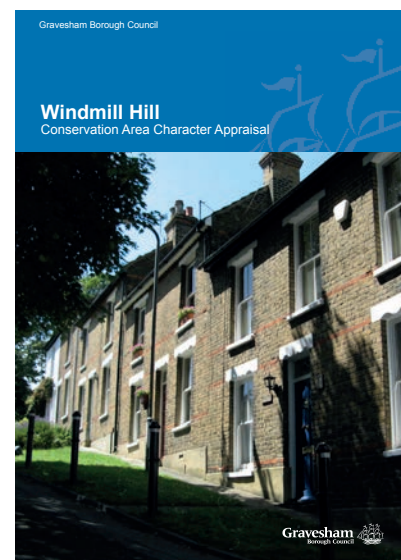
## 1.1 THE CONSERVATION AREA

The site is located in the Windmill Hill conservation area.

The Windmill hill designation was in 29.7.1975 and extended 1991 and 1999 as outlined in conservation areas - a guide for owners and occupiers - informal guidance April 2020 Gravesham local plan by Gravesham Borough Council.

The plan below is extracted from the Windmill Hill Conservation Area. (as shown in Windmill Hill Conservation Area Character Appraisal (2007) by Gravesham Borough Council)

The zoomed in area plan indicates the site.



Windmill Hill Conservation Area Appraisal

7b Parrock Road,  
Gravesend, Kent.  
DA12 1PY.



2009

## 1.2 SURROUNDING CONTEXT

The site is within the Parrock road character area (see plan below).

The site itself is not high lit as a building of historical merit within the appraisal. It is different as it is designed with a mid century modern architectural style.

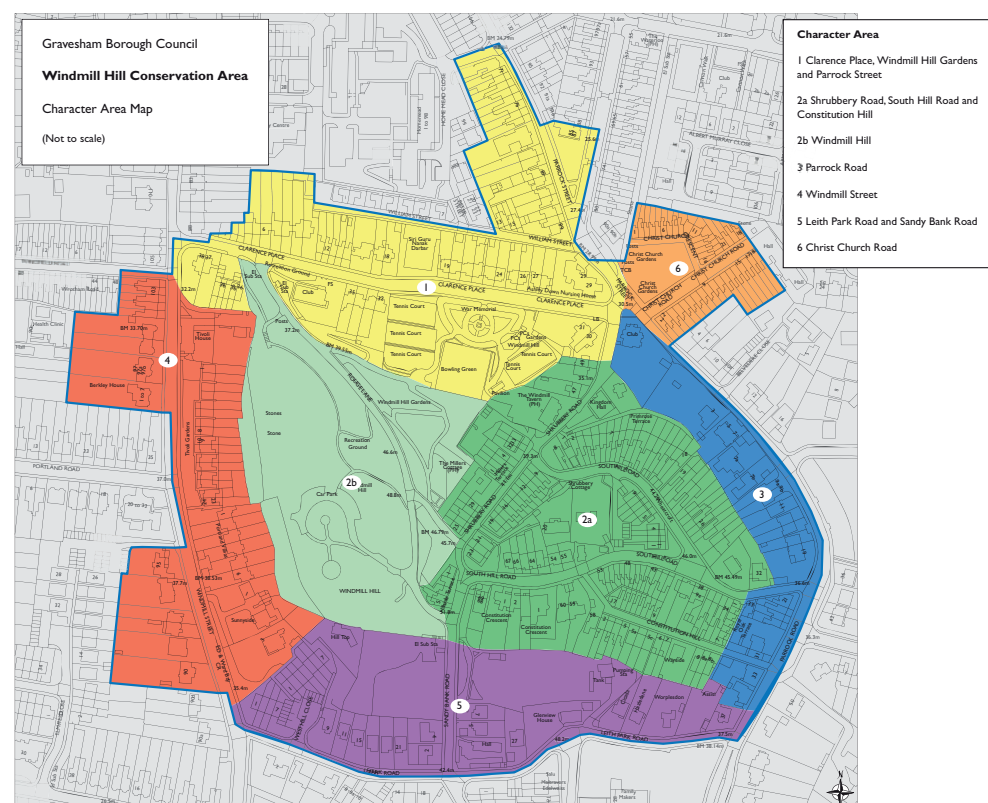
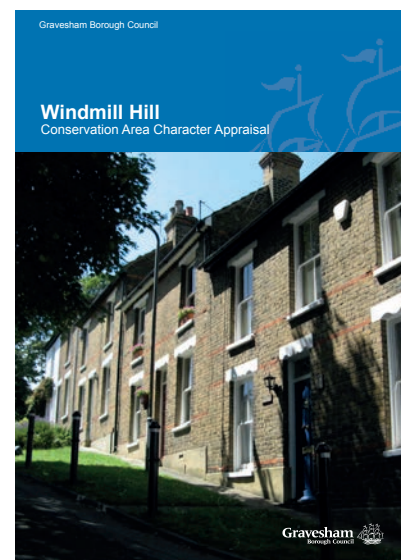
It does follow some of the distinctive features of the area but is mainly deemed a “*unsympathetic 20th century residential infill*”.

The similar features that are listed as a positive elements are as follows:

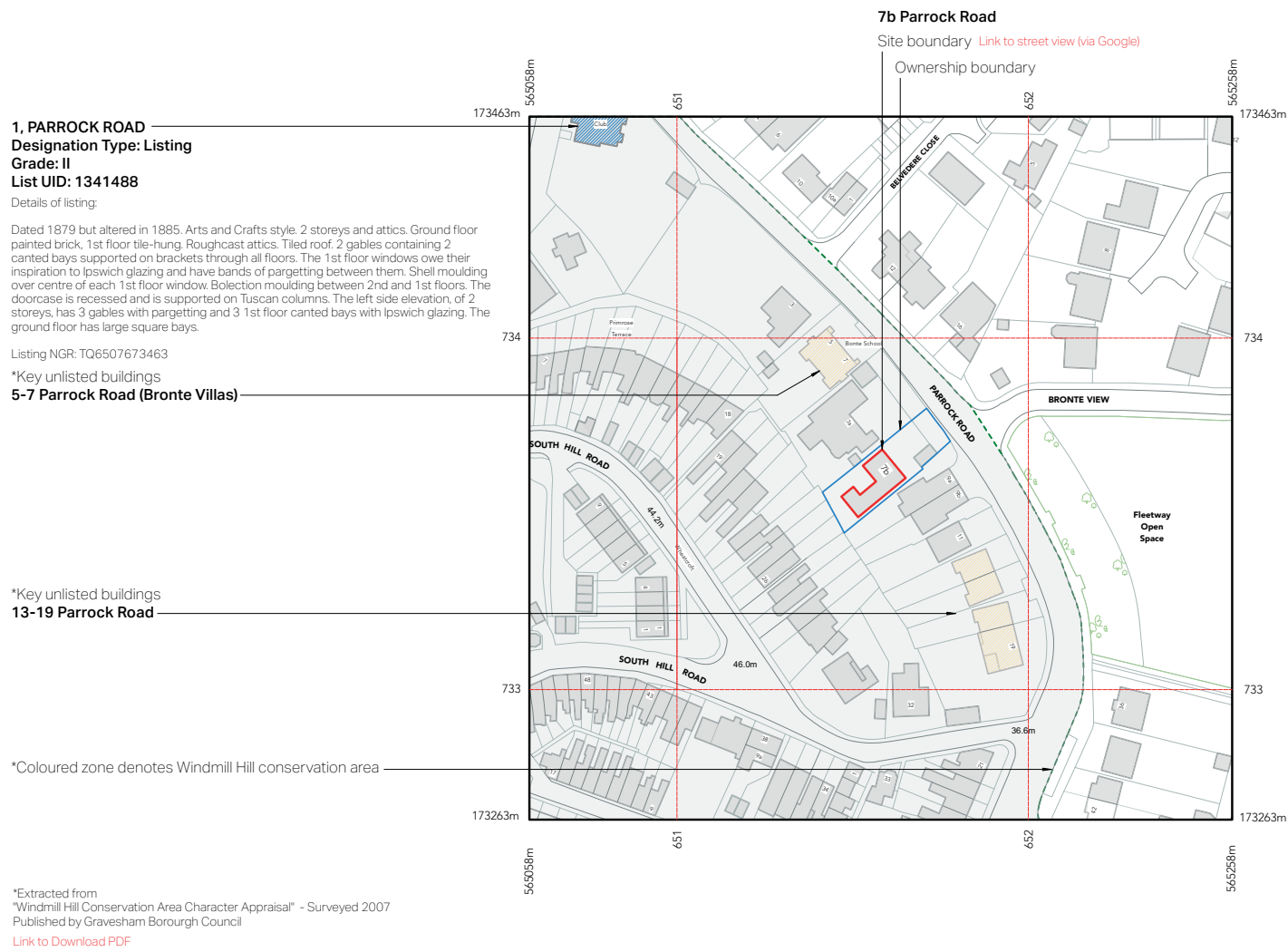
- Houses set back from Parrock Road behind boundary walls and front gardens; the houses are set on the foot of the hill, on land raised higher than the road;
- Little cohesion between the buildings, but variety in scale and architectural styles provides a picturesque evolving streetscape;

In context this is a loose association with the significant buildings that the appraisal is referring to within the character area.

The building itself is 1 of 2 bungalows on this street rather than the grand 3 floor villas.



1.2 SURROUNDING CONTEXT - KEY UNLISTED BUILDINGS



5-7 Parrock Road - Bronte Villas



19 Parrock Road -



## 1.3 PLANNING HISTORY OF THE SITE

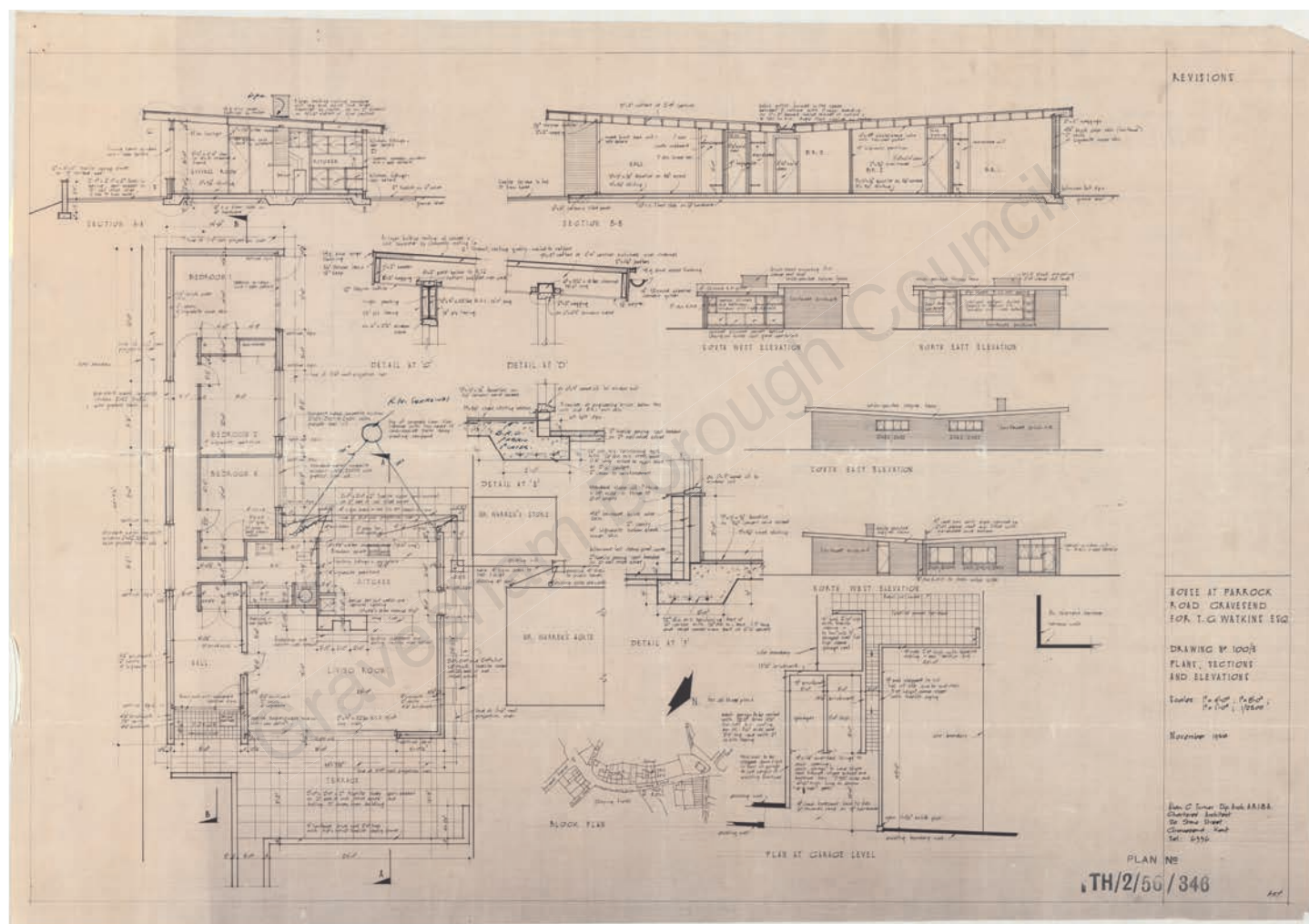
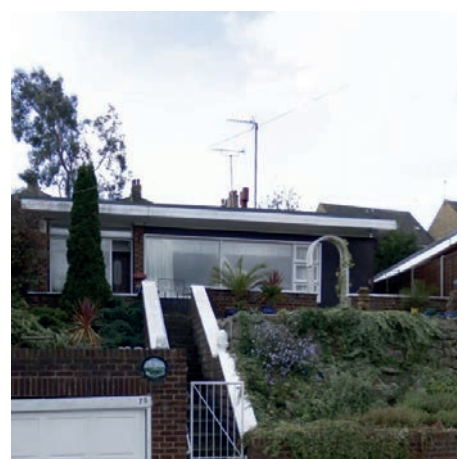
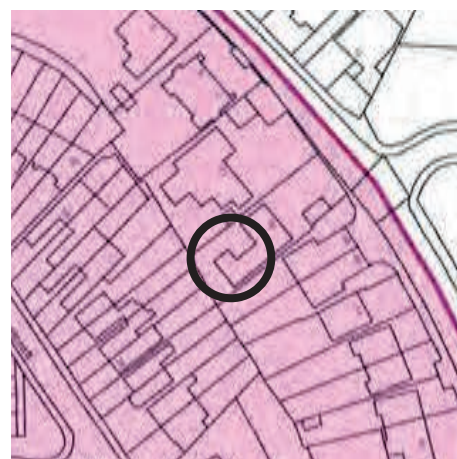
The site has had various historic planning applications submitted prior to the designation of the Windmill Hill conservation area.

For the current 3 bedroom bungalow building the planning application was decided in 29/11/1956 and permitted (main image bottom). Planning ref: 19560346.

Since this submission the building has had an extension to the side/rear and cladding has been added to the front and side.

There is no recorded planning application available on the planning portal of the side/rear extension. However the plans shown in Windmill Hill Conservation Area Character Appraisal (2007) by Gravesham Borough Council show the extension clearly present on the area plan (see plan right). This would suggest that 16+ years has past and therefore the time limit period has expired.

Similar time period applies for the front/side painted timber cladding there is no logged application, but as seen from Google street view the cladding is present in 2008 (15+ years ago) (pictured middle right).



## 2.0 LEVEL OF HARM

The proposed alterations detailed below do not harm the significance of the conservation area:

Doors and windows - The proposal is to replace the existing non-heritaged style windows and secondary glazing with modern metal framed double glazing. There are 2 new glazed openings to be formed to the rear of the property. These are not seen from street level.

Roof light - New roof light faces away from the street and is not seen from street level.

Materials and details - Window frames to the rear of the property will be powder coated for durability and the extended cladding will be painted to match. The existing main front window will remain.

Solar Panels - Will be fitted to the V roof and not seen at street level and will be set back from the edge to conform with planning guidelines. The quantity of solar panels are to be confirmed at a later date.

Internal layout - This causes no harm to the conservation area.

### 3.0 CONCLUSION

In conclusion the proposed alterations to the mid-century detached butterfly roofed (v roofed) bungalow do not harm the significance of the conservation area.

Despite it being located within the conservation area its architectural style and form are radically different to the heritage assets as outlined in the Windmill Hill Conservation Area Character Appraisal. The character and the qualities of the existing building remain in keeping within its architectural style.

Its proposed alterations are improvements to the circulation, the interior layout, and upgrades to the performance of the building whilst maintaining the existing footprint (115 sqm) and accommodation (3 bed).

It is concluded that the proposal does not harm the significance of the conservation area.

END