
Heritage and D & A Statement

For the purposes of:

- Loft Conversion with Two Dormers

Site Address: 18 Clarendon Road, Gravesend DA12 2BP, UK

ISSUED

01/04/2022

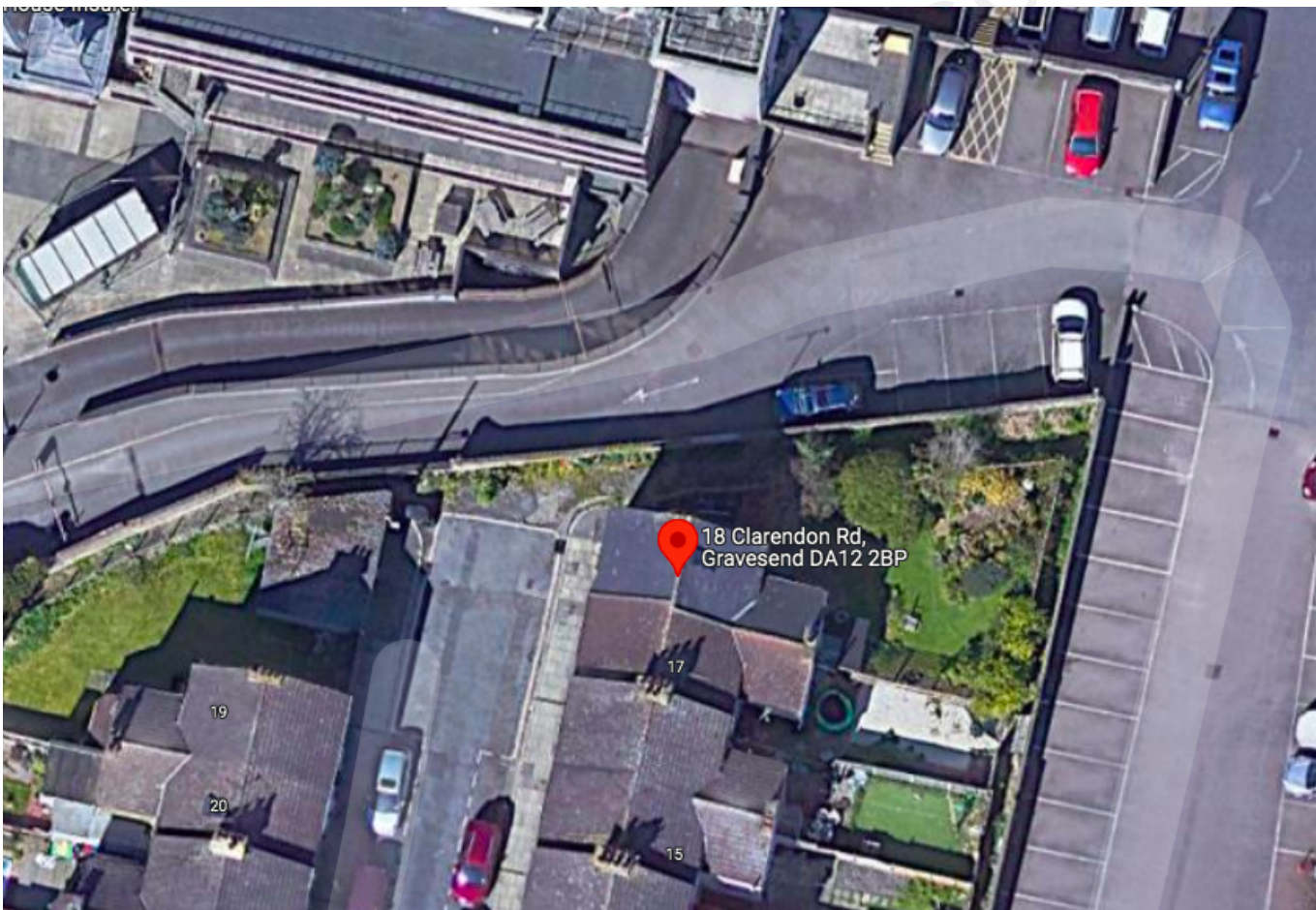
By Syed Rizvi

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Introduction

This Heritage Statement acts as the supporting statement for the loft conversion development at the property at 18 Clarendon Road, Gravesend DA12 2BP, UK and has been prepared by Archimedes Design, in support of our application of rear extension and loft conversion project at 18 Clarendon Rd, Gravesend, DA12 2BP, UK. This statement must be read in conjunction with the plans attached with the application and plans referred to in this document. The proposal seeks to enlarge a family home, create an extra bedroom in the loft and improve existing living space.

Site Location



Overview of 18 Clarendon Rd, Gravesend, DA12 2BP (centre) with a big triangular garden at rear.



Front Elevation of 18 Clarendon Rd, Gravesend, DA12 2BP, UK

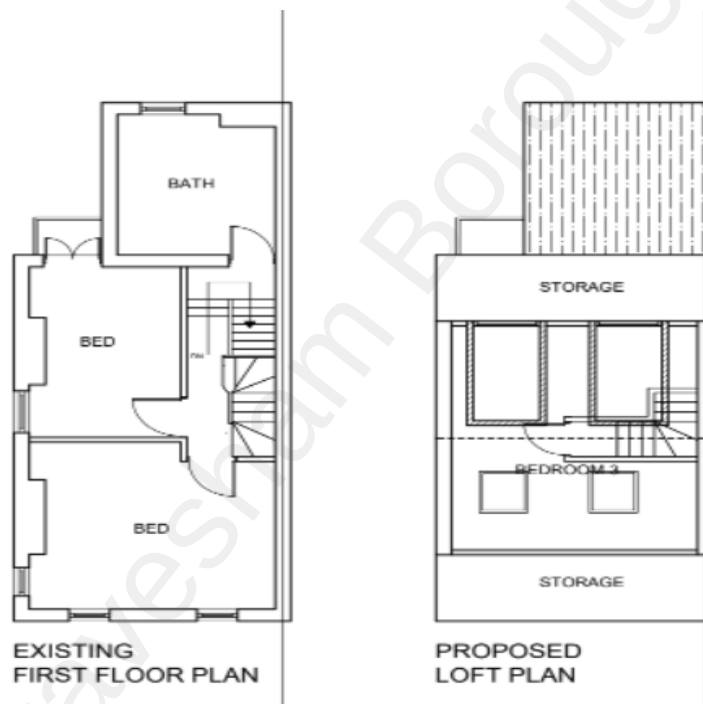
Conservation Area

The property is situated on 18 Clarendon Rd, Gravesend, DA12 2BP, UK and comes in a conservation area. The design has all the consideration for the heritage and all these have been taken into consideration especially when designing the rear dormers.

Existing Property/House

The applicant's house is a 2 storey Victorian house of traditional brick construction which has had very little work carried out in the past 30 years. The level of the house falls from front to back leading down to the existing rear out trigger level from the front part of the house.

The main front section of the house contains 2 reception



Floor Plans Showing the Existing House Layout for ground floor and loft plan proposed.

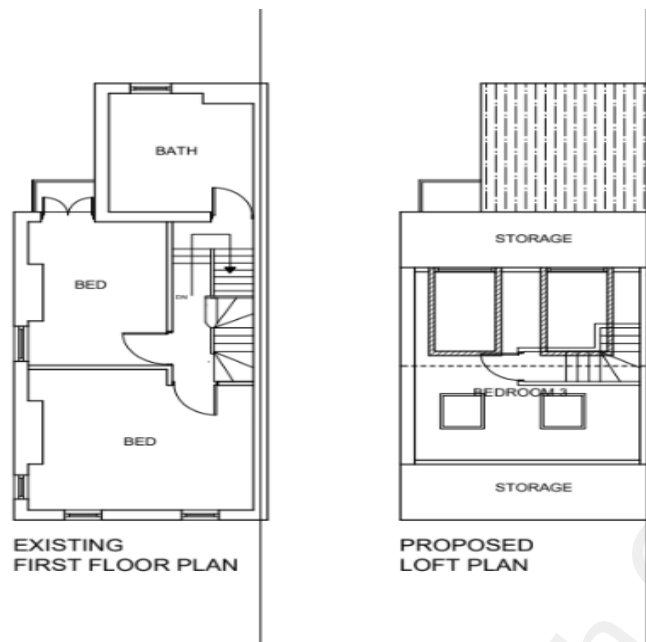
The primary facing material to the rear of the house is the original brickwork incorporating flat brick arches over window openings and the rear part is brown colour plaster giving it a look of a 6 inch brick (see attached). Some of the window openings in the rear out trigger have been adapted to the house smaller than original windows. The windows themselves are aluminium casement windows.



Rear Elevation of 18 Clarendon Rd, Gravesend, DA12 2BP, UK

Proposed Development

The application seeks to construct a loft conversion with two small dormers at the above mentioned address. The house is a terrace double storey house single occupied for residential use. It is arranged over the ground floor, and first floor. The pictures below show a comparison of the existing floor plans for the floor and the proposed development. The loft conversion seeks a bedroom with two skylights at front, two small dormers at rear and some storage area. Special attention has been given to designing the dormer for the loft keeping inline with the character of the building and surrounding area while only proposing a two skylights at front and two small dormers at rear as specified by the Conservation Area Guide Design (flush with the roof and located above the first floor window)



Floor Plans Showing the Proposed House Layout of the ground floor and loft floor.



Rear Elevations Showing the Proposed Loft Dormers.



Side Elevation Plans Showing the Proposed Section plan and elevations for loft floor.

The proposed development in no case seeks to make a development that would go against the character of the existing heritage or to the site of development (proposed). In all due compliance to the heritage of the Gravesend Riverside Conservation Area conservation area the proposed would like to keep in line and try to maintain the existing character of the structure with regards to its importance as this lies in Gravesend Riverside Conservation Area Guide Design type of windows to be installed and the main character of the building to respect the heritage of the area.

Windows to the rear of the dormer would be of same size/proportion and size to the main windows below in the main building.

The cheeks of the dormer window match the roofing materials on the main roof.

Planning History

There have previously not been many huge extensions on the ground floor or first floor in reference to this property only.

Proposed Use

The use of the property will remain unchanged. The new loft will receive maximum daylight through the proposed dormers and skylights which will allow more light to penetrate the proposed bedroom.

Appearance

There will be no visible changes to the front of the house other than the two skylights at the front sloping roof; the rear will have two small dormers, in keeping with the existing design and character as much as possible. The upper floor windows will be in keeping with the consented/existing first floor windows to make sure it takes care of the privacy.

Access

The existing front access arrangements into the house will not be affected by this proposal

Conclusion

We consider that the application proposals are in compliance with the aims and objectives of the Local Authority Planning Policy and Planning Guidance, and Gravesend Riverside Conservation Area Appraisal and Management Strategy: Supplementary Planning Document and trust that planning consent will be granted accordingly. It was found that the proposed development would not have any adverse effects on the Gravesend Riverside Conservation Area.

Therefore, we believe the planning permission should be granted for this application and for the proposed side infill extension, and loft conversion.