

+ HERITAGE STATEMENT

Proposed Extension and Internal Alterations:

10 St Katherine's Cottages, Forge Lane, Shorne, DA12 3DR

1.0 + INTRODUCTION



Proposed Extension and internal alterations at: 10 St Katherine's Cottages, Forge Lane, Shorne, DA12 3DR

The following Heritage Statement has been produced in support of a householder application for the works at, 10 St Katherine's Cottages, Forge Lane, Shorne, DA12 3DR.

The proposed works are listed below:

- A single storey rear extension to create a utility area
- Proposed two storey side extension with associated internal alterations at first floor level and second floor level to accommodate a new bedroom and bathroom space.



+ ref. 1 - Site Location

(www.google.com - Google Maps)

2.0 + THE SITE

The Site is situated along Forge Lane, located on the outskirts of Gravesend.



The site itself lies within the Shorne Village Conservation Area which is not considered as a designated area of archaeological potential. It does not fall within any other special designated area including flood risk zone nor an Area of Outstanding Natural Beauty.

The house is finished in brown render to match the existing row of terraces with natural slate roof tiles and white uPVC or conservation sash windows. ^{+ref 2} ^{+ref 3}

The site forms the end of an existing row of terraces. The main house provides split level accommodation over three storeys with a single storey extension to the side and conservatory to the rear. There was an application for an extension to the living room at the rear of the house that was granted on the 14th of May 1975, as well as the single storey side extension that was permitted on the 28th of March 2001 and the erection of a rear conservatory was granted permission on the 15th of April 2015.

The house is situated within a reasonable size plot with a small front garden with access from Forge Lane, as well as a tarmac driveway leading to an existing outbuilding to the East of the site. A large garden occupies the site to the north with mature hedgerow screening the perimeter of the site. The immediate surrounding area is primarily agricultural landscape, with residential properties to the southwest of the site.

The proposed dwelling is not listed however, it lies approximately 60m from Little St Katherine's a (grade II*) listed building, the site does not share any of its boundaries with the listed property.



^{+ref 2}



^{+ref 3} (www.google.com - Google Maps)

Shorne Village Conservation Area:

The general character of the surrounding Conservation Area comprises of historic rural architecture and large areas of fields and woodlands. Trees, hedges, and other mature planting form an essential part of the conservation area's character, both locally and in contextual terms.

Properties that form Shorne village are mostly two storey dwellings of varying dates, some dating back to the late or post medieval period. Later 19th century terrace rows account for most of the



village's residential dwellings. The terrace houses form consists of relatively narrow front elevations with conservation sash windows.

In more recent years further development of the area has taken place, introducing properties of varying appearances, forms, materials and construction methods which provide diversity to these once uniformed street-scapes.

3.0 + IMPACT UPON THE CONSERVATION AREA

Amount, Scale and Mass:

Ensuring minimal impact upon the Conservation Area and surrounding built context has been paramount in the design process.

The proposals put forward seeks to utilise as much existing built footprint (68.6m²) as possible to ensure the plot in which the property sits is not compromised. The proposed extensions provide an overall built footprint of 81.6m² resulting in an increase of just 19% which is considered to represent an appropriate amount of development for the site.

The pitch and eaves height of the two-storey side extension will match that of the existing, with existing chimney extended on the outside of the proposed two storey extension to ensure the existing character of the house is maintained.

The scale and mass of the single storey extension is considered appropriate in scale and mass to ensure minimal impact and respects the form and character of the existing row of terraces and conservation area. The new additions will be visually subservient with the existing hedgerow offering sufficient screening to limit the visual impact on the conservation area.

Materials:

The proposed material palette will best match those of the existing building to ensure the significance of the conservation area is preserved

The proposed materials are:

- Brown or similar render
- Slate roof tiles
- White conservation sash windows (front)
- White UPVC windows (rear)

Archaeology:

As previously mentioned, it is understood that the site does not fall within a designated area of archaeological potential and therefore a desk-based archaeological assessment would not be required in this instance.

4.0 + USE

The proposals does not alter the existing C3 residential nature of the property.

5.0 + LANDSCAPING



Landscaping alterations will be minor.

6.0 + ACCESS

Access to the site is currently off Forge Lane. There are no proposals to alter the existing access off Forge Lane.

7.0 + CONCLUSION

Considering the information set out within this document, it is considered that the proposed works are acceptable in principle. The property's relationship to the built development and setting have the utmost importance to which the forms and materials proposed directly responds to. The development would be of a scale appropriate for its location, given the modest increase in size and mass, along with the use of materials that are in keeping with the local vernacular and existing row of terraces. This allows the property to integrate successfully and sympathetically within its surrounding context, without causing a significant impact.

Finally, it is believed that the proposed development will not significantly alter the existing character of the dwelling, nor impact the conservation area and its rural surrounding context.

We therefore consider the scheme to be acceptable to warrant a positive recommendation.