

HERITAGE STATEMENT

129 B MILTON ROAD

GRAVESEND

KENT

DA12 5RQ

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HERITAGE STATEMENT

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This Heritage Statement is submitted with application for planning permission affecting the above property being in a Conservation Area in accordance with paragraph 128 of the NPPF.

This Heritage Statement is submitted to validate the planning application with reference to a prepared relating to Historic England's publication "Conservation principles (2008) in Assessment of Significance (Evidential Historic Aesthetic & Communal)

THE NATURE OF THE ASSET

129 B Milton Road is a 4 storey end of terrace property including roof converted into self contained flats & a vacant basement within the Milton Place Conservation Area Graysend.

THE EXTENT OF THE ASSET

The building is located on the outskirts of the Milton Place Conservation Area at the rear is the Milton Road Business Park & on the opposite side of the road at the front is The Globe public house.

The proposals constitute minor external alterations consisting the removal of existing external door & small sidelight at basement level on rear elevation forming access to the vacant basement. Internally the basement will be combined with the existing ground floor flat accessed from where the original kitchen is located to provide an additional bathroom & new Kitchen/Diner in the basement.

THE SIGNIFICANCE OF THE ASSET

The street facing front elevation of the property is 4 storeys including conversion of the roof to self contained flats & is in faced brickwork with upvc double glazed windows including vertical & horizontal moulded stonework surrounds also horizontal render band at roof eaves & parapet wall & flat roof dormers to main pitched roof.

The rear elevation is spar dash rendered with upvc double glazed windows.

The side flank elevation is smooth rendered at ground floor level & spar dash rendered to all other storeys & 1 N^o upvc double glazed window.

THE PROPOSED WORKS

The works are to combine the basement with the existing ground floor flat to create a two storey unit with an additional bathroom & Kitchen/Diner in the basement to create a larger self contained residential flat.

Externally on the rear elevation a revised flat access to the rear will be created with a large glazed area & fully glazed uPVC double glazed door.

There will be no other external alterations to the rear elevation & no alterations to the side & front elevations.

RELEVANT PLANNING HISTORY

The property was originally a commercial unit at ground floor level & 2 storey residential dwelling at first & second floors together with a basement with its own self contained access from the rear elevation.

In 1984 planning permission was granted change of use of the ground floor from Betting Office to a self contained residential flat - planning ref: 1984/03/67.

In 1983 planning permission was granted for change of use of first & second floors & roof to self contained residential flats including communal access to the site via the unnamed alleyway off Milton Road.

Planning permission was refused on the 1st January 2024 for conversion of basement area to a 1 bedroom self contained flat - ref: 20231036.

IMPACT ON THE ASSET

The rear elevation basement level glazing alterations will not be visible from any buildings. There will be no concealment of key features or historical fabric & no views affected together with no impact on surrounding buildings.

APPLICATIONS FOR DEMOLITION

The proposed external alterations do not include any demolition & there will be no internal demolitions.

PRESERVE ENHANCE AND MITIGATE

The proposals externally will cause no mitigating offence to the occupiers of surrounding buildings in connection with the enlargement of the existing ground floor flat.

All existing flats are accessed via the unnamed alleyway off Milton Road as does the rear exit from proposed ground floor / basement flat.

THIS STATEMENT IS TO BE READ INCONJUNCTION
WITH DRG N° 383 - 3.A & 4