

Heritage, Design and Access Statement

26 Darnley Street, Gravesend, DA11 0PJ

Proposed side extension to existing 2 Storey Semi Detached House.

Introduction

This statement is in support of a Householder application to erect a side extension to an existing two storey semi-detached house.

The property lies within the Darnley Road Conservation Area but is not listed.

Context and Existing Heritage

Darnley Street and Cobham Street together form the north section of the Darnley Road Conservation Area which is a Heritage Asset and needs to be preserved and wherever possible enhanced.

This part of the CA is closest to the town centre and railway station and is characterised by predominantly residential property of mostly late Victorian terraced and semi-detached two and three storey houses.

These are in a variety of styles and finishes and there are modern replacement houses and a few commercial premises scattered throughout too.



View West Along Darnley Street

Properties in this area are in a variety of states of repair and many are split into multiple housing units or flats dispersed between the original single houses - such as the application property.



View West Along Cobham Street

Gaps between houses vary in width and many have been blocked with barriers and gates or have single storey side extensions or garages and are presented in a wide variety of styles and finishes often of an ad-hoc appearance.



Single & Two Storey Side Extension – 16 Darnley Street



Garage & single storey extensions at 24 & 25 Darnley Street

The proposal property is a single 3-bedroom semi-detached property in a good state of repair and upkeep. It has an existing single storey rear and side extension set towards the rear and behind the main massing of the house. It provides a secondary access and has a forward-facing secondary entrance.



Proposal Property (side extension) & 27 Darnley Street (garage)

The adjoining property has a single storey garage abutting the proposal property's boundary which is set forward in the gap between the two houses.

Project Description and Design

The proposal is to erect a single-storey side extension with pitched lean-to roof. The extension will be set back from the front façade of the house and aims to provide a subservient, discrete element against the dominant body of the house, providing a sheltered entrance and covered storage.

The structure will be finished with a dark grey cladding to the walls, chosen to offer a discreet contrast against the light grey of the existing house, and detailed to have a simple light-weight appearance with clean lines, with a simple grey timber door and grey pitched felt roof.

The design will not compete with the primary characteristics of the house and the wider context of the Conservation Area.

Access

The property is entered up several steps. The proposed extension does not alter the current situation or make it any less accessible. The extension itself will be of level access without step.

Conclusion

The proposed extension is a minor subservient element of discreet design, complimentary to the house and the local area. As such it will preserve and enhance the character of the Conservation Area.