



Heritage Impact/Planning Assessment

project:



Proposed two storey side extension and single storey rear extension including demolition of existing rear addition.

Location

Little Westwood
Thong Lane
Gravesend Kent
DA12 4AD

date:

May 2022

authority:

Gravesham Borough Council



a principle:

1. The existing building is a brick built two storey semi-detached house with sloped roof of concrete interlocking tiles. The windows and doors are PVC replacements. The original dwelling which has remained relatively untouched dates back to the 1920's
2. The proposal is to extend the property with a matching two storey side extension and single storey rear extension. The extension will provide addition floor space for modern family living and will include internal alterations. Three bedrooms will remain but reconfigured.
3. The works include the demolition of an existing original single storey rear addition and metal framed/glazed rear porch.

b amount:

1. The existing dwelling extends to 106.33 sqm gross external floor area
2. On site is a range of outbuildings with a two-storey element which has a total floor area of 178.45 sqm.
3. The proposed new residential floor space totals 184.74 sqm an increase of 78.41 sqm

c layout:

1. The layout continues the pattern of existing development to the similar pairs of semi-detached houses facing Thong Lane.
2. The layout also includes the removal of the sloped section of roof over the existing rear addition.

d setting:

1. The application site extends to 0.1273 Hects and is at the northern end of the Thong Conservation Area (TCA).
2. The application site is also within Green Belt where Gravesham countryside polices apply.



3. The conservation area appraisal has added the application site into the TCA as it forms part of a former London County Council government back scheme to create smallholdings for ex-first world war soldiers. The scheme provided, initially, eight smallholdings centred around four pairs of semi-detached houses and barns on large plots. Sadly, by 1925 the scheme had largely failed as the occupants had little experience of smallholding living. In 1925 the KCC took over its administration.
4. The TCA recognises the form of development to north to be similar to more common rural Council housing of the inter-war period. They have been included as they play a key part in the 'little colony's' overall plan. It also comments on the fact that the houses have (legitimately) been extended.
5. The TCA does not and could not comment on the proposal for the proposed adjacent motorway link to the new Thames Crossing tunnel further to the North. The six-lane motorway will pass by the application site to the east in a cutting toward a new bridge also to the north for Thong Lane to pass over.
6. It is known that, amongst other properties, that the pair of similar houses at the northern tip of the TCA no's 37 and 38 have been compulsory purchased for the new motorway link and will be demolished. This will alter the focus of TCA which has not been updated. As a consequence, the application site will form the northern tip of built environment of the current TCA boundary. The application site will also be the northern edge of Thong. An ariel CGI image of the completed motorway link is attached to the assessment at the end. It shows the impact upon the application and the openness to the new landscape bridge from the application site.
1. The proposed side extension is set back from the front of the original dwelling and the eaves lowered



appearance:

producing a lowered ridge. The extension by its scale and massing is therefore subservient to the host dwelling. The existing gable design is continued to match the host dwelling as is the stock facing brick walls, boarded gable apex and tiled eaves corbel. The width of the extension is restricted to 50% of the host dwellings frontage. The side extension by its careful matching of material and subservient design maintains the character of the TCA.

2. The rear extension extends 4600mm to the rear at the point where the existing blockwork boundary ends, with a flat roof and sympathetic brick on edge parapet finish. The extension being at the rear and similar in depth to the existing rear extensions has little visual impact upon the view from Thong Lane by also being well set back from the road edge. It therefore maintains the character of the TCA.
3. The proposed extensions total 78.41 sqm well below one third of the original building floor area of 284.78 sqm limiting the potential for extensions to 94.92 sqm in this case. Based upon part of Gravesham's Green Belt policy for extension in the countryside.

f landscape:

1. There is scope for additional soft landscaping. However, it is not part of this application. Existing trees and hedging will remain (except to footprint of extensions) maintaining the application sites existing place in the TCA

g access:

1. Levels will be influenced by the natural falls across the site, but at no time is there any interruption by non-complying steps or excessive ramping all of which are in accordance with DDA and Building regulation Part M requirements. The ground floor is completely accessible for wheelchair users at the upper and lower ground floor levels.

CONCLUSION:

Based upon the foregoing considerations, it is respectfully requested that planning consent should be issued in due course.



Image of
proposed
motorway link
road

