

Heritage Statement

For

Demolition of the existing single storey rear projection and erection of a two storey rear extension and changes to fenestration

At

Ridgeway House, The Ridgeway, Shorne, Gravesend, Kent, DA12 3LW

The proposal:

Ridgeway House has new owner, and they wish to make the house their forever home.

The current layout of the house is disjointed and with three children there is a need to provide an additional bedroom on the first floor of the property. The existing studio in the former coach house is the logical choice for the fourth bedroom, however the first-floor level of the coach house is approximately 425mm lower than that of the main house and there is no access between the two structures at first floor level. A solution to this is to link the structures with a small first floor extension.

Access to the loft room is currently provided by an extremely steep staircase which is perilous to use. The existing bedroom 3 is to be reduced in size and chimney breast removed in order to cater for a new gentler staircase. This is the only logical place for the staircase as due to the restricted height in the loft room, the staircase needs to come up in the centre of the room where there is the maximum head height. So as to preserve the appearance of the building and conservation area the chimney is to be retained above roof level.

The existing rear first floor rooms are to be altered to allow for a relocated bedroom and bathroom and allow access to the first floor of the coach house.

At ground floor level, it is proposed to create an open plan kitchen and dining area as is common with modern day living requirements. The wall and chimney breasts are to be removed between the two rooms in order to create this.

The former ground floor of the coach house is to be rearranged to provide an enclosed utility room and a separate multipurpose room.

The existing pantry type room next to the kitchen has steps up into it and is unfunctional. This room is a single storey structure and due to its age is likely to have insufficient foundations to construct a new storey above. It is to be demolished and a new two storey extension constructed in a similar location. This allows for a functional pantry to be created.

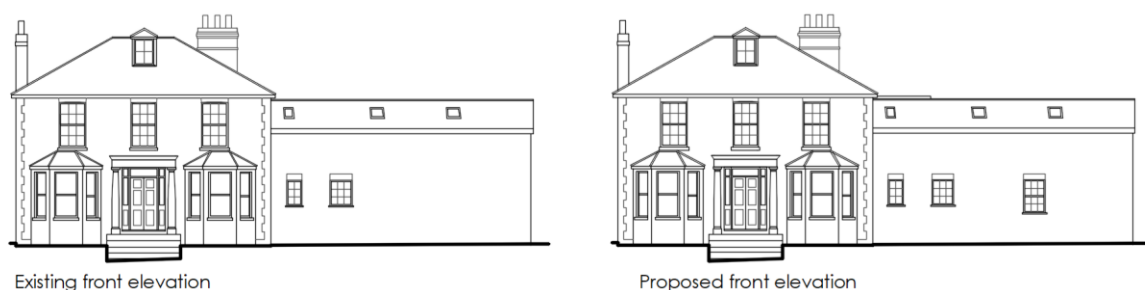
The two storey rear extension will be finished with materials to match the existing house. The roof is pitched to match the existing with a section of flat roof between the pitches in order to keep the height of the roof to a minimum and so as not to affect the roof forms, i.e. the main house and former coach house can be read as separate structures. A dormer window is provided to allow natural light and is to match the appearance of the existing dormer. At ground floor level a new window is provided to the pantry. The large bi-fold doors are to be removed to the multi-function room and new sensitively designed French windows provided. These alterations enhance the appearance of the rear elevation. A new window is provided to the multi-function room on the front elevation so as to provide additional light and allow for ventilation. The window is of sash style to match the existing windows on the front elevation.

The location:

The site is located within Chestnut Green Conservation Area and supplementary planning document appraisal has been studied.

The document identifies and defines the special architectural and historic interest for which Chestnut Green Conservation Area merits designation. It also identifies the positive features that should be protected and highlights the negative factors that detract from its character and appearance.

Ridgeway House is identified as having a positive contribution to the conservation area. From the street scene, the front elevation is viewable with limited views of the flank elevations. The rear elevation cannot be seen. The only alteration to the front elevation is one new sensitively designed window. This window breaks up the large expanse of brickwork currently present and enhances the building's appearance.



The demolition of the single storey rear projection and erection of a two-storey rear extension together with the replacement of the bi-fold doors with smaller double doors also enhances the rear elevation. The location of the extension is such that it cannot be viewed from the street and therefore has no effect on the street scene. The two-storey extension has been minimally set back from the main two storey house so as to retain the form of the main house and not have this extension merge with it.

The existing dormer window currently consists of one pane of glass. This window is to be replaced with a sash style window so as to be more in-keeping with the original property.



Existing rear elevation



Proposed rear elevation

The proposed alterations not only enhance and preserve the conservation area, but create a well-designed family home that will be suitable for the owners for many years to come.