

HERITAGE ASSETS STATEMENT

1. The property is in poor decorative order.
2. There are no original fire place surrounds or openings in the property all openings have been sealed up.
3. Most of the original timber sash windows remain although some have glazing missing. It is proposed that all ill be retained and refurbished with internal secondary glazing added.
4. The proposal is to extend the property at ground floor level to the rear only and to retain it as a single family dwelling.
5. The main original intact feature is the staircase. It is intended to repair the stair where spindles and handrail is missing making good throughout.
6. The proposal is to retain all the existing bedrooms as original removing all non-original walls on the first floor returning bedroom 3 to its original proportions, removing th non-original flank window and making good.
7. There are no cornice sat ground floor level. The cornices at first floor and second floor levels where existing will be retained.
8. Most of the original doors, skirtings and architraves are intact and will be retained.
9. All new internal doors, skirtings and architraves will be to match the existing.
10. Existing skirtings remain intact and will be retained.
11. The proposed extension will be at ground floor only and subservient to the made listed building and providing modern family accommodation commensurate to the four existing double bedrooms without being detrimental to the listed main structure. It also provide the opportunity to remove all inappropriate non-original development restoring the building to its original form.



PHOTOGRAPH 7.
Showing derelict rear addition



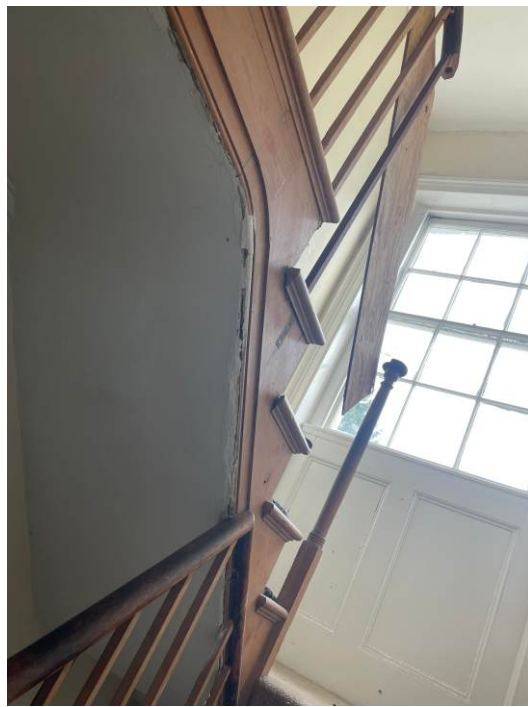
PHOTOGRAPH 6
Landing window at first being an intact original photograph it also illustrates the existing skirtings which are generally intact throughout



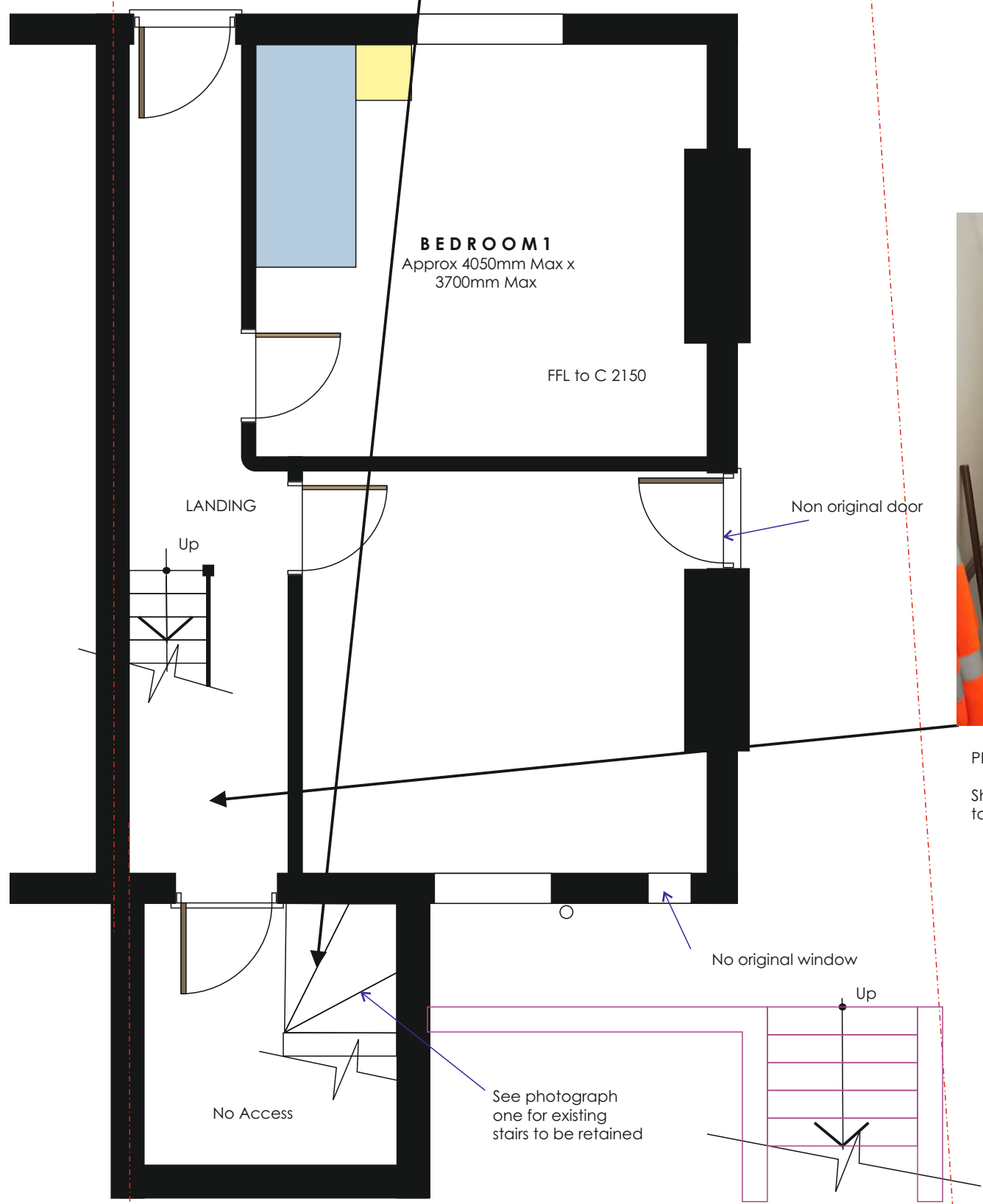
PHOTOGRAPH 3
Showing original stair intact but rear access to former coal hole blocked off



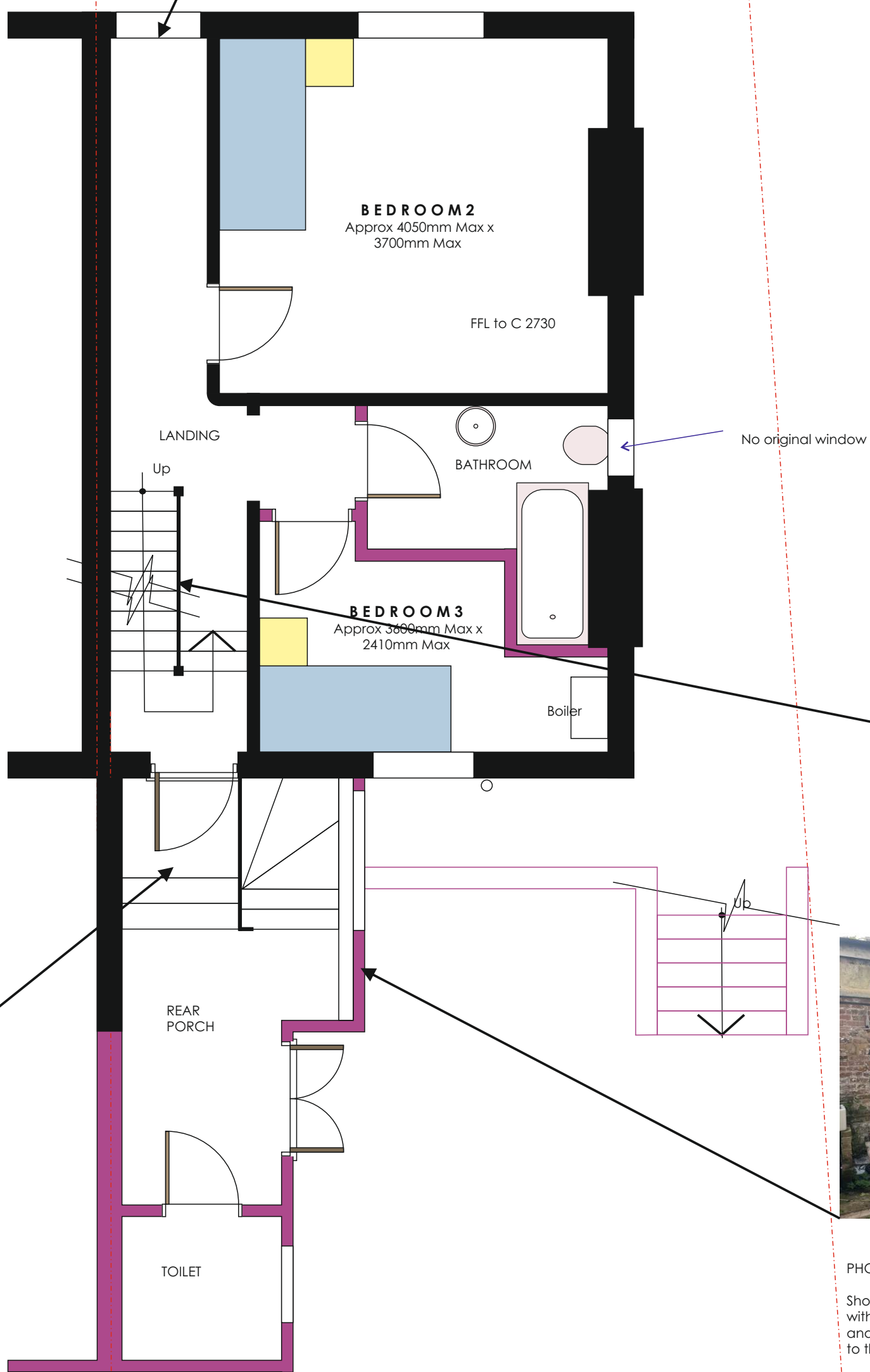
PHOTOGRAPH 4
Showing original stair intact at first floor landing level



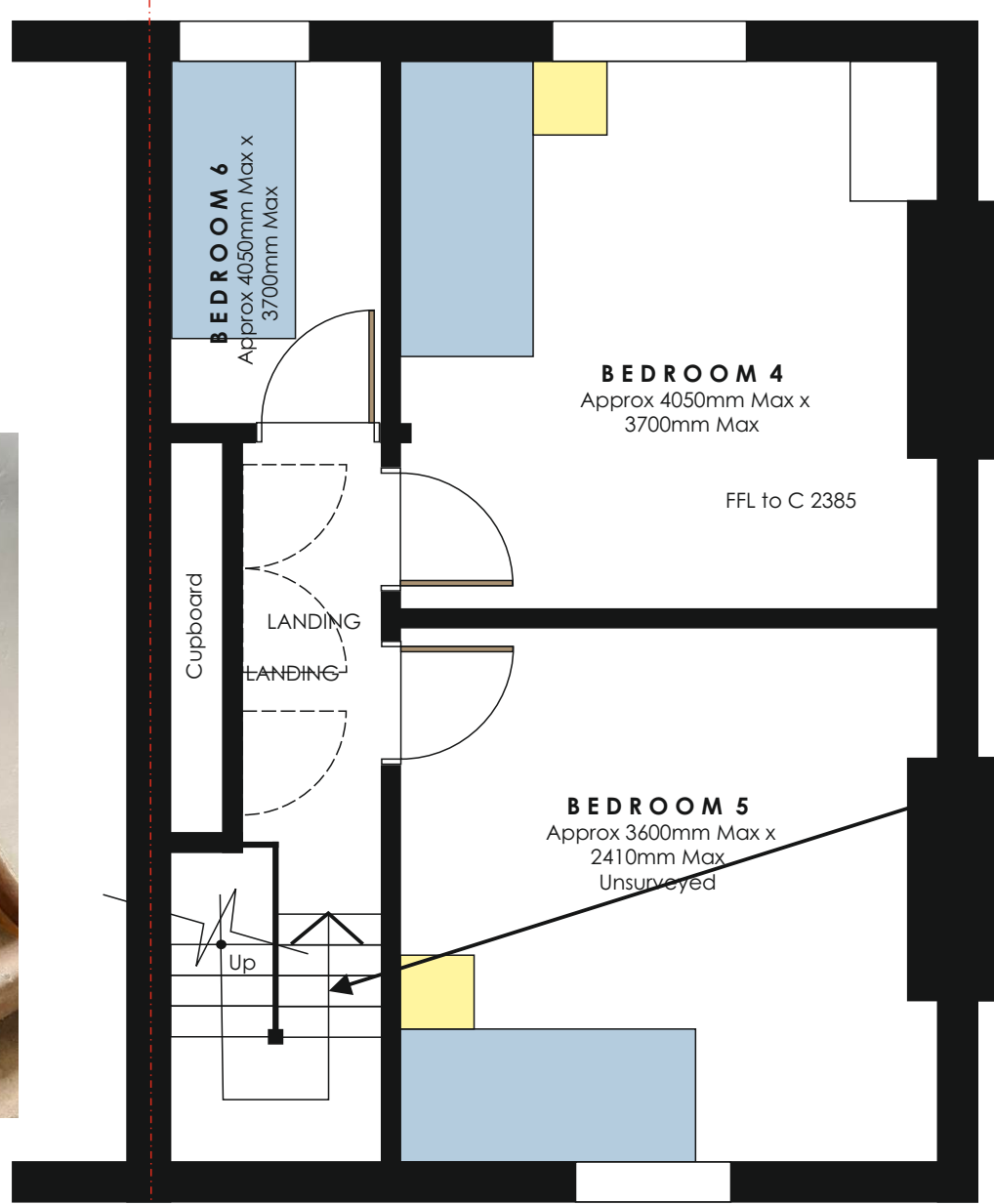
PHOTOGRAPH 5
Showing original stair intact up to second floor landing level but damaged



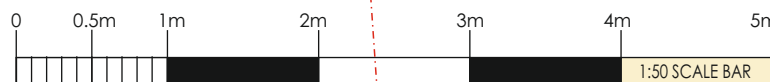
Existing Ground Floor Plan - 1:50
Lower Ground Front



Existing First Floor Plan - 1:50
Upper Ground Rear



Existing Second Floor Plan - 1:50



PHOTOGRAPH 1
Showing original rear steps from first floor to ground floor to probably former coal hole



PHOTOGRAPH 2
Showing extension at first floor it can be seen it is poor condition with a collapsed roof. The walls are single skin rendered block work and non - original. It also shows that existing facing brickwork to the rear has been painted white.

LEGEND

- Existing walls of original origin
- Existing walls not of original origin

B. Conservation comments added RFW
A. Non original elements shown plus heritage assets statement RFW

REVISION	DATE	BY	REVISION
SCALES	1:50	DATE	March 2023
SCALE	1:50	DATE	March 2023

Existing Floor Plans with Heritage Assets and Design Access Statements

PROJECT
Proposed Rear Extension
62 Woolham Road
Gravesend Kent DA11 0QF
for: Simple Solutions Ltd

WARD + ASSOCIATES
THE HOO WROTHAM ROAD
MEOPHAM GRAVESEND KENT DA13 0HP
T: 01474 814196 M: 07771 863940
E: admin@wardassociates.co.uk W: www.wardassociates.co.uk
Skype User Name: ragerwardassociates

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