

Heritage Statement

Our Ref

DA121LA

Report Date

08/12/2023

Address

27A South Hill Road Gravesend Kent DA12 1LA

Proposal

Replacement of existing front uPVC double-glazed windows with timber double-glazed windows



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Existing Setting

The flat is situated along South Hill Road, a predominantly residential road.

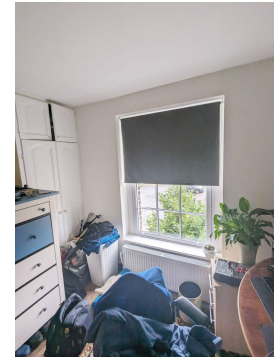
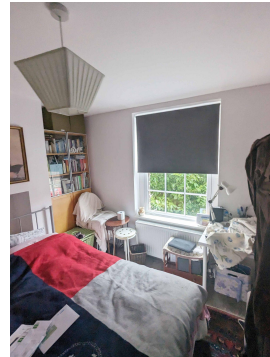
The site is immediately surrounded by residential buildings of a similar style, which are semi-detached and terraced 2-3 storey dwellinghouses.

The street features off-street and on-street parking.

The subject flat is a semi-detached house set over three floors with brick external wall feature at the front, rear and side elevations.

The subject property falls into Windmill Hill Conservation Area.

Also, South Hill Road falls into an Article 4 Direction. The aim of the Direction is to prevent harmful changes encouraging the careful repair of original or period features, and where they have already been lost, ensure that the replacement of any modern windows and doors results in the reinstatement of an appropriately traditional type.



Introduction & Site Information

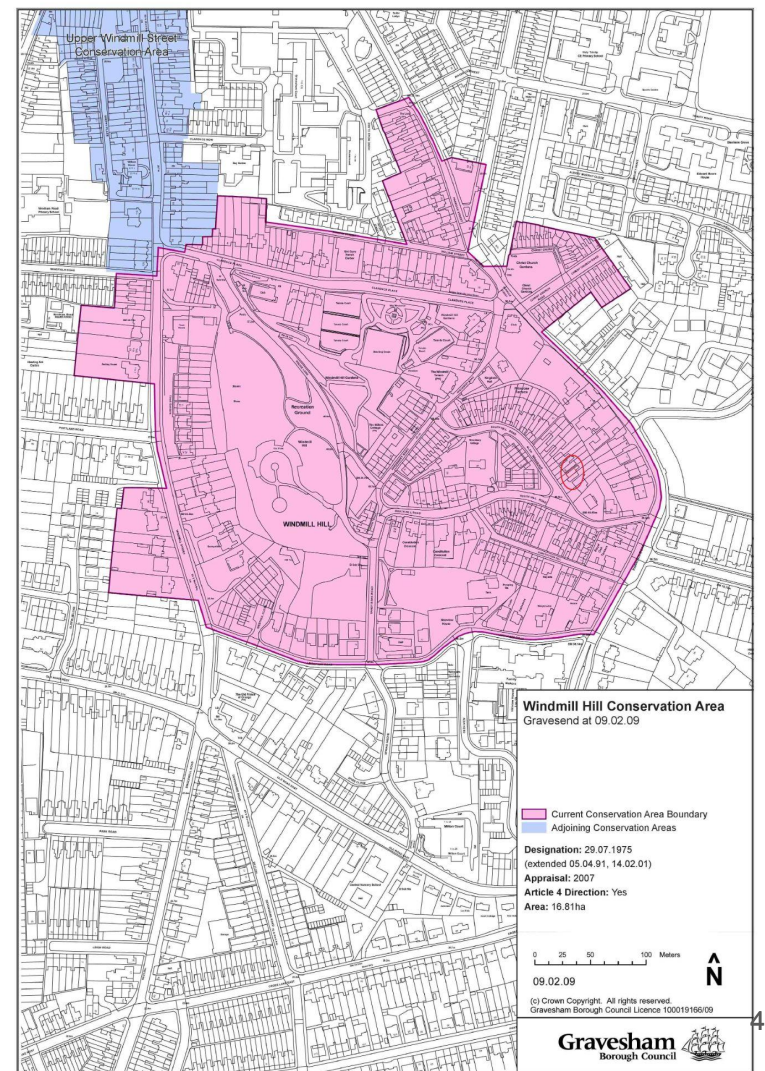
The Conservation Area Appraisal defines the Windmill Hill Conservation Area as follow:

Windmill Hill, Gravesend Conservation Area was designated on 29 July 1975 by Gravesham Borough Council. The boundary was extended to the north to include a stretch of Parrock Street in 1991, and was extended again to include two groups of buildings on the west side of Windmill Street following a review in 1999. The Conservation Area's boundary comprises the roads that skirt the base of the topographical landmark of Windmill Hill, including Leith Park Road, a section of Windmill Street and Clarence Place. The eastern boundary is formed by Parrock Road, connecting to the southern part of Parrock Street, and encompassing the streets around Christ Church Gardens.

The Windmill Hill Conservation Area lies to the south of the historic centre of Gravesend in Kent. The lower slopes of the hill are circuted by two of the historic arterial routes (Windmill Street and Parrock Road/Parrock Street) into the riverside town from the London to Rochester road. These roads once crossed open fields and untilled land. From at least the 14th century, the summit of the hill has been used as the location for beacons to warn London of impending invasion. Beacons on the hill have been mentioned in 1377 and 1719. The hill has been known variously as Ruggen and Rouge Hill. The beacon currently in situ was erected as part of the Armada celebrations in 1988.

The hill has been the site of farms and flour mills, and remnants of these buildings survive. The hill was named Windmill Hill in 1719 after the mills which stood on its summit, and two mills are known to have existed during the 18th century. The hill became an attraction for visitors to Gravesend from the late 18th century. Windmill Hill could be accessed directly by visitors arriving by steamer at the Town Pier, progressing along High Street and Windmill Street. Visitors to the town peaked in the first half of the 19th century; former agricultural and mill buildings were converted as the hill was developed into a resort attraction, such as The Millers Tavern PH. These historic structures provide a reminder of the rural history of the land, prior to the extensive residential development as Gravesend extended southwards during the 19th century.

The character of the Conservation Area is of a residential suburb, containing a large number of buildings of architectural and historic interest. The buildings are relatively unaltered and generally in a good state of repair. The topography has shaped the street pattern, with narrow lanes meandering up the steep slopes of the hill, and buildings arranged to take full effect of attractive views, both of Windmill Hill, and across the countryside of Kent. The two typical forms of buildings are paired villas and terraces, many of which are set back from the pavement line behind front gardens. These front gardens, together with other large private gardens contribute to the spacious and green character of the streetscene. Windmill Hill Gardens and Windmill Hill itself are significant green spaces within the town, and cater to various leisure and recreational uses.



Site Planning History

Application: 20221138
Refused



2023 (30 March 2023)
Retention of new UPVC
windows to the front, side and
rear elevations

Previous Refused Application Comment and Solution

Refusal Reason

1. The replacement of the existing timber windows with uPVC double glazed windows, would be a harmful alteration that would neither preserve or enhance the character or appearance of the Windmill Hill Conservation Area. As such the proposal is contrary to Policies CS19 (Development and Design Principles) and CS20 (Heritage and the Historic Environment) of the adopted Gravesham Local Plan Core Strategy Adopted Version (September 2014) and Saved Policy TC3 (Development Affecting Conservation Areas) of the Gravesham Local Plan First Review 1994. The development also conflicts with section 12 - Achieving sustainable development and well-designed places and Section 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework (2021).

Solution

The application site lies within the Windmill Hill Conservation Area but the building is not a listed building. The proposal is to replace the existing front uPVC sash windows with timber sash windows with same style with the other properties. It is therefore concluded that it will have no negative impact on the conservation area of any other heritage asset. The timber sash windows will preserve the existing character of the area.

Proposed Scheme Impact Assessment

Conservation Principles, Policies & Guidance

In 2015, the English Heritage (Historic England) has set the terms to a significant place under their 'Conservation Principles, Policies & Guidance', which demonstrates the methodology and guidance for new work and alteration to historic buildings and other heritage assets. The terms as follow:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Impact on the Conservation Area

The proposed scheme seeks planning permission to replace the existing uPVC sash windows with timber Sash windows .

The windows has been designed and assessed against the significance of the site and the character of the conservation area (paragraphs 189, 190, 193, 194 and 196 of the NPPF). The proposed scheme is considered to cause no harm to the character of the conservation area.

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