

Proposal for Rear Roof Extension

3 Milton Road

Gravesend

Kent

DA12 2RE

Planning Statement

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1. Introduction

This Planning Statement is submitted in support of a planning application for the construction of a rear roof extension and internal layout changes, primarily focusing on the improvement of the staircase at 3 Milton Road. The property is part of a late 18th-century building, now subdivided into 1-5 Milton Road, located within the King Street Conservation Area in Gravesham's Town Centre Opportunity Area.

2. Site Description

3 Milton Road is situated within the King Street Conservation Area. The property forms part of a historically significant row of buildings dating back to the late 18th century. The site is strategically located within the Town Centre Opportunity Area (Policy CS05) and Gravesham's Primary Shopping Area (Policy CS08). Although 3 Milton Road itself is not a listed building, it contributes to the historical character of the area. The property has recently suffered fire damage, presenting an opportunity to restore and enhance the building while preserving its historical character.

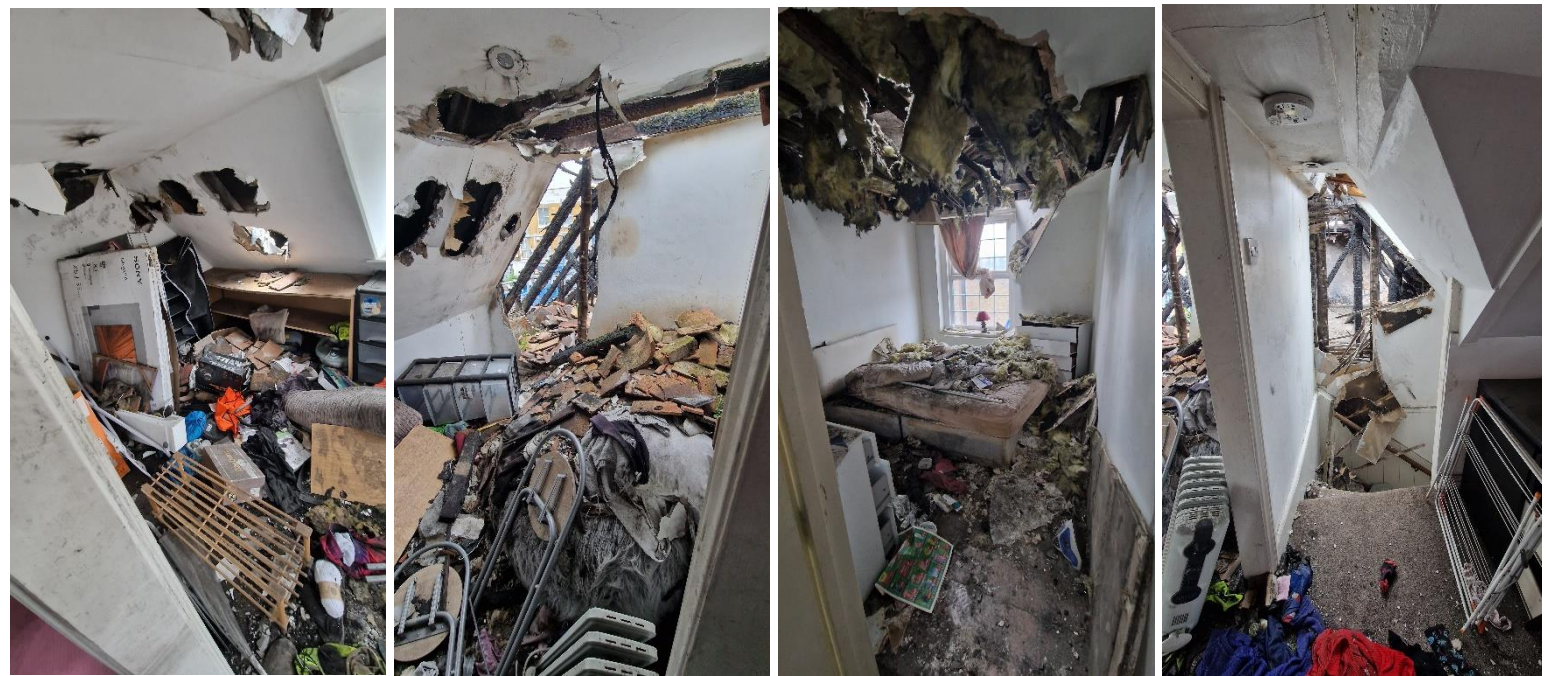
3. Current State of the Property

The property at 3 Milton Road has recently suffered significant fire damage, affecting both the exterior and interior of the building. The following issues have been identified:

- **Fire Damage:** The fire has caused substantial damage to the roof and several internal structures.
- **Staircase Condition:** The existing staircase is a safety hazard and does not comply with current building regulations. The fire damage has further compromised its structural integrity.

Photographic Survey:

- Photos showing the extent of fire damage to the roof and interior.



- Photos illustrating the hazardous condition of the existing staircase.



4. Proposal Overview

The proposal includes:

- Construction of a rear roof extension to provide additional habitable space.
- Improvement and reconfiguration of the internal staircase to enhance safety and comply with current building regulations.

5. Heritage and Conservation Considerations

Given the location within the King Street Conservation Area, key considerations include:

- Preservation of the architectural and historical integrity of the building.
- Ensuring the development does not adversely impact the character and appearance of the conservation area.
- Sensitive design that respects and enhances the heritage context.

6. Principle Considerations

- **Housing Need:** The proposal addresses the need for modern, safe, and functional living spaces within historic properties, contributing positively to local housing supply.
- **Density of Development:** The rear roof extension is designed to be in keeping with the existing scale and massing of the building, ensuring it does not result in overdevelopment.
- **Design and Impact on Conservation Area:** The design of the rear roof extension will be sympathetic to the existing architectural style, using appropriate materials and detailing to blend seamlessly with the historic fabric of the building. The extension will match the original rear roof line of 4-5 Milton Road, maintaining visual coherence and architectural harmony within the row of buildings. The staircase improvement will be internal and will not affect the external appearance.
- **Amenity of Future Occupiers:** The proposed changes aim to improve the internal layout, providing a safer and more comfortable living environment.
- **Neighbouring Amenity:** The rear roof extension has been designed to minimize any impact on neighbouring properties in terms of overlooking, loss of light, or overshadowing.

- **Parking and Highways:** The proposal does not include changes to parking or access arrangements, thus having no adverse impact on local parking and highway conditions.
- **Other Material Planning Considerations:** The proposal has considered all relevant policies and guidelines, ensuring compliance with local and national planning frameworks.

7. Justification for Rear Roof Extension

The rear roof extension is proposed to increase habitable space, which is a reasonable enhancement for modern living standards. The design respects the historic character of the building and seeks to preserve its significant architectural features. The use of matching materials and careful detailing will ensure the extension is harmonious with the existing structure and consistent with the rear roof line at 4-5 Milton Road.

8. Justification for Staircase Improvement

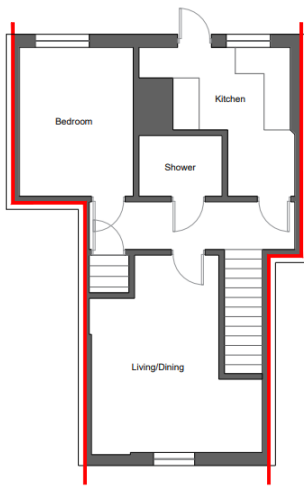
The existing staircase is a safety hazard and does not comply with current building regulations. The proposed reconfiguration aims to:

- Improve safety for current and future occupiers.
- Ensure compliance with building regulations.
- Enhance the overall functionality and accessibility of the property.

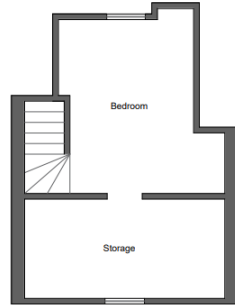
9. Fire Damage Restoration

The property at 3 Milton Road has suffered fire damage, and this proposal presents a perfect opportunity to restore the building to its former glory while incorporating modern safety and usability standards. The restoration will be carried out with meticulous attention to preserving the historical character of the building, ensuring that the rehabilitation keeps the original architectural details as close to existing as possible.

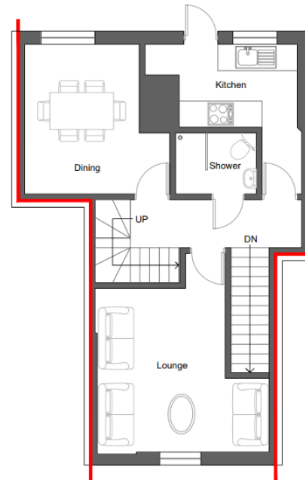
10. Plans and Elevations



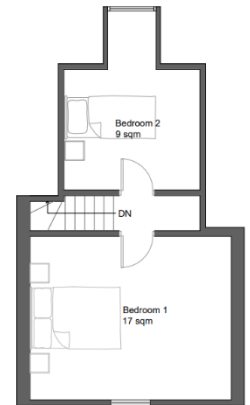
Existing First Floor Plan



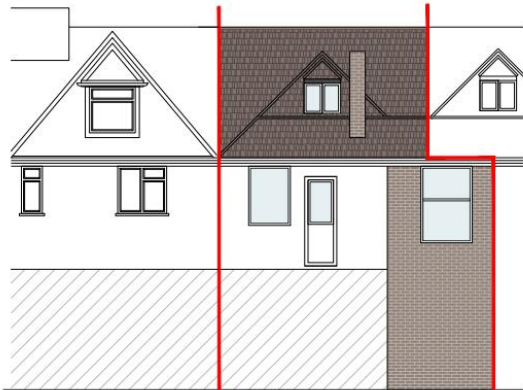
Existing Loft Floor Plan



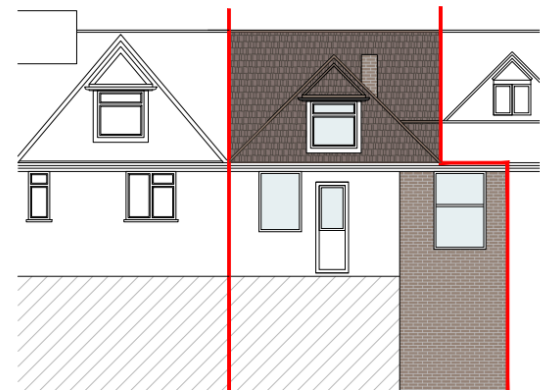
Proposed First Floor Plan



Proposed Loft Floor Plan



Existing North Elevation (Rear)



Proposed North Elevation (Rear)

11. Conclusion

The proposed rear roof extension and internal staircase improvement at 3 Milton Road are designed to preserve the historical and architectural significance of the building while enhancing its functionality and safety for future occupiers. The sensitive and well-considered design ensures that the character and appearance of the King Street Conservation Area are preserved and enhanced.

We respectfully request that the planning application be approved, considering the detailed heritage and planning justifications provided in this statement.