

97a Windmill Street, Gravesend, DA121LE

'Installation of 3 x conservation style skylights to the rear roof pitch'

Heritage Statement : Feb 2023

Agent : Plan It UK

Statutory Address:

97a Windmill Street

Gravesend

DA121LE

Conservation Area : Windmill Hill Conservation Area



Introduction:

Plan It UK have been instructed to prepare a heritage statement for the purposes of obtaining planning permission for the development of 3 x conservation style skylights to the rear roof pitch.

This application seeks planning permission in Windmill Hill Conservation area following a pre application which received a positive response.

This heritage statement sets out why the proposal is considered acceptable in planning terms and why it should be supported by the Council.

In terms of structure, this statement provides a summary of the site and history. Against this background, this statement addresses the following:

- Site and surroundings;
- Proposed Development;
- Planning Justification

This statement concludes that the proposed development is compliant with national and local planning policy and legislation and should be supported by the council.

Site and Surroundings

This proposal relates to a three-storey building divided into 3 no flats; 97, 97A and 97B. This particular work relates to 97A located at the first floor of the building. Externally, it uses yellow bricks, concrete roof tiles and timber framed sash windows.

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 untilld land.

Proposed development

The proposed development seeks planning permission to install 3 x conservation style Velux windows to the rear roof pitch.

Amenity of Future Occupiers

The addition of openings would create more light for the occupiers of this flat which would be of benefit.

Access

No access is being altered to the building and the internal layout is remaining as existing.

Neighbouring Amenity

The very nature of rooflights located on pitched roofs makes them obliquely angled and so the development would not result in direct overlook, particularly as it would face the front facades of the dwellinghouses along Tivoli Mews

Style of Glazing

The proposed Velux windows will be conservation style to fit between the existing roof Purlin's. Dark in colour to blend into the existing roof with a central bar running through the centre.

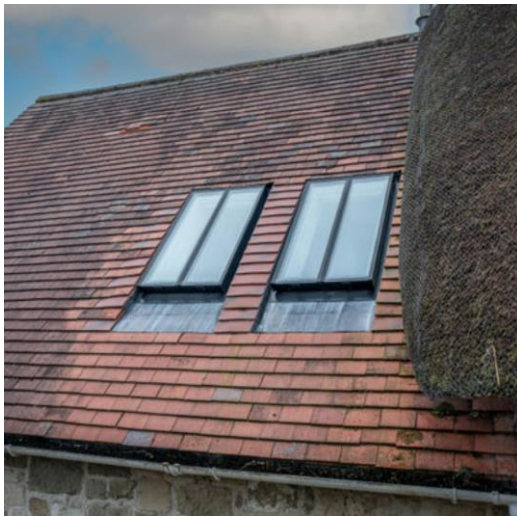


Image 1 : This image is for reference only as a manufacturer has not yet been chosen.