

HERITAGE STATEMENT

ADDRESS OF SITE: 2a Darnley Street, Gravesend, DA11 0PJ

GRID LOCATION: 564650 Easting, 173852 Northing

HERITAGE ASSET: Conservation Area (CA) - Darnley Road Conservation Area

APPLICANT: Mr S Benning, 18 High Street, Gravesend, DA11 0BA

AGENT: Technical Design Ltd, 152 Fifth Avenue, London, W10 4DU
Contact: Shane Thomson, 07770 762 566

LOCATION:

The historic town centre of Gravesend is a town in northwest Kent, England, situated 21 miles (35 km) east-southeast of Charing Cross (Central London) on the south bank of the River Thames and opposite Tilbury in Essex. The property is located within the Darnley Road Conservation Area which abuts the south west of Gravesend town centre.

DARNLEY ROAD CONSERVATION AREA:

The Darnley Road Conservation Area was designated by Gravesham Borough Council on the 1st February 1990. It is characterised by 19th century suburban residential development in Darnley Road, Darnley Street and Cobham Street. With Darnley Street and Cobham Street mainly filled with continuous rows of terrace houses or tightly grouped paired villas. Typically, the buildings are two or three storeys over a raised basement with narrow front gardens, raised pavements and kerbside parking.

Due to the relatively close proximity of buildings to one another and the flat topography the views of the Conservation Area are limited to the vistas along roads. One of the principal positive views being the view in both directions along Darnley Street. There are no listed buildings with the Conservation Area, however there are a number of buildings identified as being buildings of townscape merit which make a positive contribution to the special interest of the Conservation Area.

2 DARNLEY STREET:

2 Darnley Street is identified as a building of townscape merit, due to street appeal and distinctive local building materials and details. The main features being the locally made yellow stock bricks to upper floors with stucco render to raised ground and basement canted bay. Round headed first and second floor windows with heavy dressings and keystones and traditional timber framed sash windows.

DESIGN AND ACCESS STATEMENT

SITE AND SURROUNDINGS:

The site is located within the Pelham Ward of Gravesham Bourgh Council and is situated approximately 320m (approx. 3 min. walk) from Gravesend Station with close proximity to local shops and amenities. Also, benefiting from fast train access to central London and surrounding areas by public transport. The site is located within the Darnley Road Conservation Area, though the property itself is not listed. The property is surrounded with a substantial mix of established 2, 3 and 4 storey terraced and semi-detached dwellings with a mix of new build to both sides of the street and set back from the pavement by approx. 3.0 meters

The property is a typical Victorian period terrace house located in the middle of residential terrace to the south side of Darnley Street at the edge of the conservation area with the rear elevation facing the flank wall of no.17 Wrotham Road.



The original construction pre-dates the 1900's with the Darnley Street elevation complete with the original Victorian detailing to the doors and windows.

The existing property comprises of four floors formed into two leasehold maisonette flats with 2b occupying the raised and lower ground floors accessed via the front lightwell and 2a arranged over the first and second floors with a private entrance hall accessed from the raised ground floor. The applicant also holds the Freehold for the property.

DESIGN AND ACCESS STATEMENT

EXISTING PROPERTY:

The property currently comprises of living room, kitchen and bathroom at first floor with two bedrooms located at second floor level accessed by an existing staircase with a compromised ceiling height following the pitch of existing roof above. The clear height above the final flight of the staircase varies between 1650 – 1950mm which is well below the clear height of 2000mm stipulated within Part K of the Building Regulations.

DESIGN STRATEGY:

Having received a refusal for a previous planning application seeking permission for a full width rear dormer (App No. 20220899), we have submitted a revised planning application in line with the pre-application advice received (App No. PRE20230222). We have addressed the concerns raised on the original application with regards to the scale and massing by reducing the visual presence of the roof extension whilst still achieving the additional ceiling height over the existing staircase.

A pair of single dormers have been introduced to the rear of the property with one over the stairs to address the ceiling height over the staircase, and with the other dormer positioned over the currently inaccessible roof space allowing the existing Master Bedroom to extended into this space. The proposed enlarged Master Bedroom area would be 13.94 m² (measured to a min. height of 1.5m) this would exceed the min. Size of 11.5 m² outline in the technical housing standards.

The proposed roof extension has been setback 700mm from the existing eaves measured along the roof slope, with no part of the proposed works exceeding the existing ridge line.

Along with these proposed works the applicant is planning on undertaking an extensive refurbishment to the entire interior at first floor level replacing and modernising the existing kitchen and bathroom suite.

EXISTING AREA SCHEDULE:

Existing Internal Floor Area	
Ground Floor (Entrance Hall)	7.00 m ²
First Floor	32.90 m ²
Second Floor	24.30 m ²
Total	64.20 m ²

PROPOSED AREA SCHEDULE:

Additional Floor Area:	
Second Floor	3.55 m ²

Additional Roof Volume:	
Dormer	11.50 m ³

DESIGN AND ACCESS STATEMENT

EXISTING MATERIALS:

The Darnley Street façade consists of locally made yellow stock bricks to upper floors with stucco render to raised ground and basement canted bay. Round headed first and second floor windows with heavy dressings and keystones and traditional timber framed sash windows.

The rear façade consists of painted stucco rendered walls with uPVC windows and pantile roof cladding to the pitched roof.

PROPOSED MATERIALS:

The proposed dormer will be formed by a new timber framed structure clad with composite cladding panels with a flat roof similar in form and appearance to the existing material palette.

The new windows within the proposed dormer to be white uPVC windows to match existing windows to the rear façade.

CONCLUSION:

The existing character and visual appearance of Darnley Street will remain unaltered, with the proposed dormers not visible above the existing front parapet. Externally the dormers will be built to a high standard to be in keeping with similar developments within the conservation area.

In closing, we believe the additional habitable space and the improved head height over the existing staircase provided by the two dormers will no doubt have a positive impact on the overall quality of the residence and combined with the extensive internal refurbishment will prove to be a great asset to the conservation area.

We trust the proposed application has addressed the grounds of refusal of application no. 20220899 and will be considered favourably.