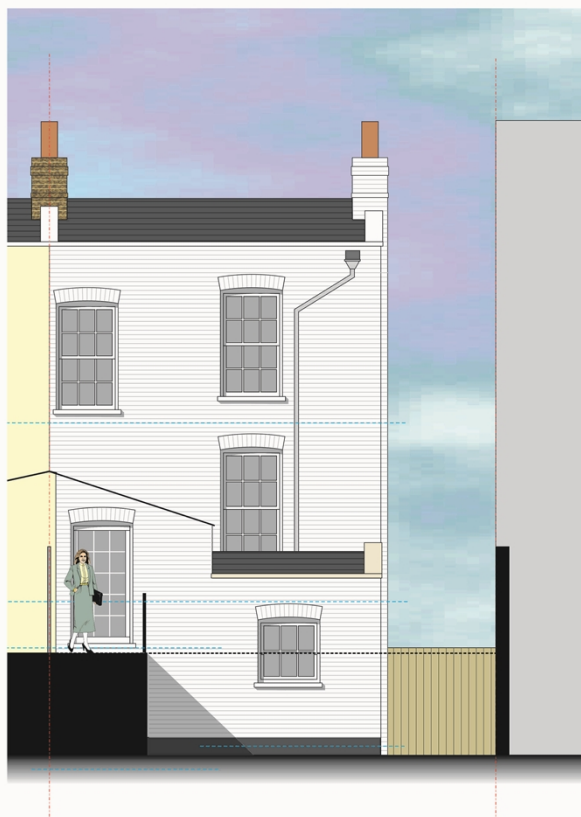




Planning, Design, and Access Statement

project:



Proposed single storey rear extension.

Location

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62 Wrotham Road
Gravesend
Kent
DA11 0QF

date:

March 2023

authority:

Gravesham Borough Council

a principle:

1. The purpose of the proposed works is to return the existing three storey listed residential building into a single-family dwelling including refurbishment and repair as well as a the erection of a mainly single storey rear extension to enlarge the kitchen to modern standards.
2. The scope of works includes the demolition of an existing non- original rear addition, which has fallen into disrepair.
3. The extension will comprise of a 1.5 storey pitched roof element and single storey dual pitched section with gable to match the host listed building.
4. 62 Wrotham Road is a Grade II Listed Building located on the eastern side of the highway but is not within a Conservation Area. The property forms one of a pair of semi-detached Listed Buildings.
5. A pre application response has been received from Gravesham Borough Council under ref: PRE20230011 which comprehensively sets out the polices that will be considered when determining a planning application in this case. As the property is Grade 11 listed Section 16(2) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended will be considered to ensure that the character of the area is preserved and its heritage assets that remain are maintained.
6. An important consultee will be the GBC Conservation Officer.

b amount:

1. The proposal seeks to provide an extension that is in keeping with the host building with alterations that respect its Grade 11 listing. A previous scheme under ref:



202221160 was refused. From the delegated report this revised proposal has been formulated taking into account the reasons for refusal. The pe-application response has revealed that this revised proposal is now acceptable.

2. Guidance has been given as to the external appearance and materials all of which have been adopted in the revised plans.

c layout:

1. The proposed extension is full width at the rear to a depth of 4300mm with a number of pitched roofs which respond to what may have been an existing outrigger similar the adjoining property.

d setting:

The existing building is one half of a listed pair of similar three storey buildings fronting Wrotham Road.

e appearance:

1. The proposed extension is formed of painted brickwork to match the host building with natural slate tiled roofs and York stone capping's to parapet walls.
2. There are very few original features within the building with the internal staircase and external stone steps being the main features remaining. The scheme includes the refurbishment and repair of both features. Details of what is proposed is shown on the accompanying drawings. The existing white painted timber sash windows still remain. It is intended to repair and restore the windows. Secondary glazing will then be introduced internally to match the sash openings.

CONCLUSION:

1. Based upon the foregoing considerations, and the positive Pre- Application response it is respectfully requested that planning consent should be issued in due course.