



Design and Access Statement

Document no. 49_DA12 3DP_01

Retrospective planning application for exterior modifications at:

8 St Katherine's Cottages

Forge Lane

Shorne,

Gravesend

Kent

DA12 3DP

Overview:

This retrospective planning application is made by agent:
Allison Franks BA (Hons) Arch, March

of:
Chestnut Green Cottage,
Racefield,
Close
Shorne,
Kent DA12 3EL

Tel: 0777 585 1533
Email: franks797@btinternet.com

for property owners and retrospective planning applicants:
Mr and Mrs B Watson

of:
8 St Katherine's Cottages
Forge Lane
Gravesend
Kent
DA12 3DP

for:

1. Retrospective planning consent for re-rendering of property
2. Retrospective planning consent for replacement fascia and soffit
3. Retrospective planning consent for relocation of gutter from cutting across gable into soak away
4. Retrospective planning consent replacement of existing double glazed windows with new double glazed casement windows as advised by conservation officer GLA.

Associated material:
Window detail drawing 49_Watson_DA12 3DP-Window details

Site Location:



The village of Shorne, Gravesend, Kent



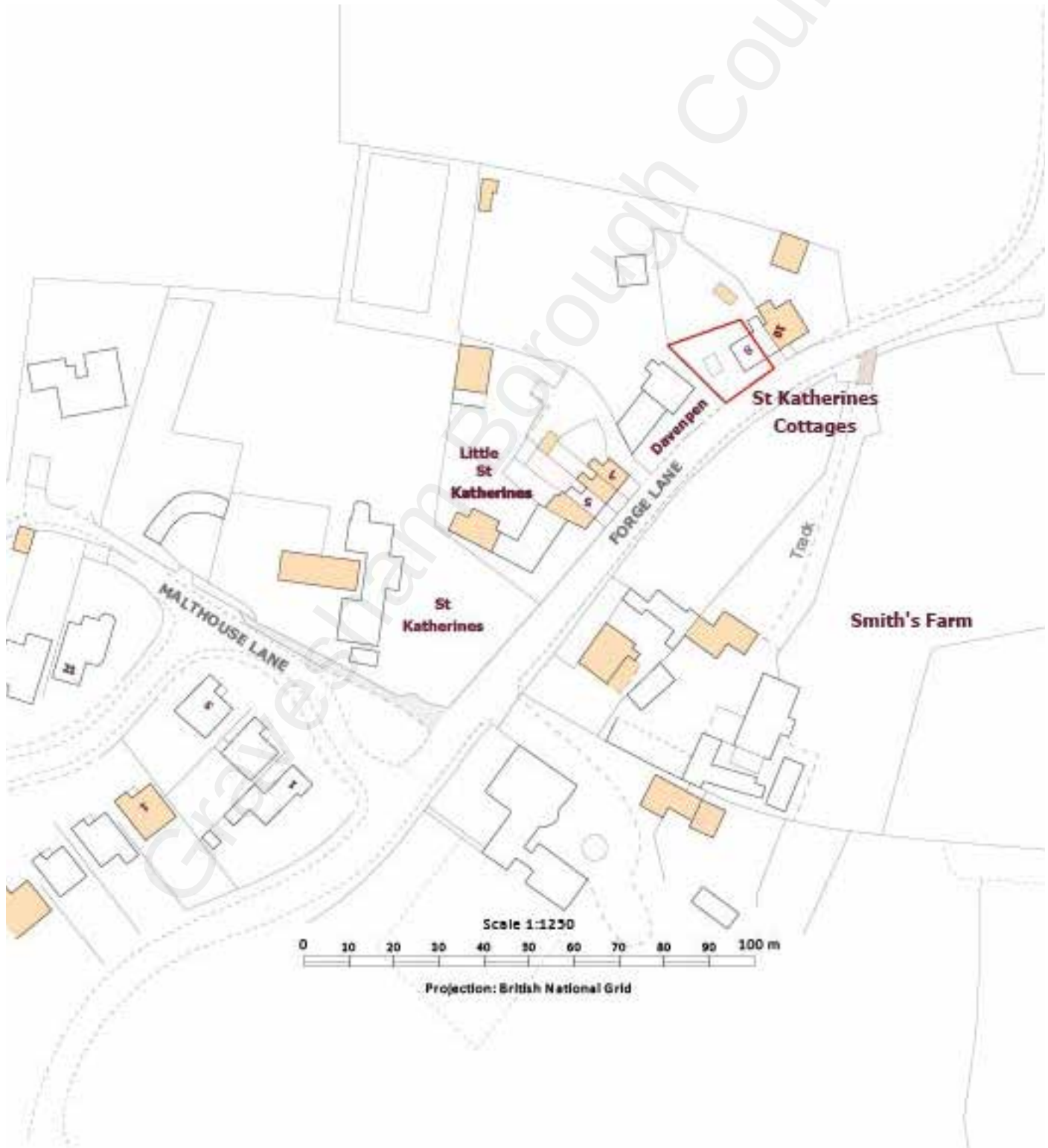
Location plan:



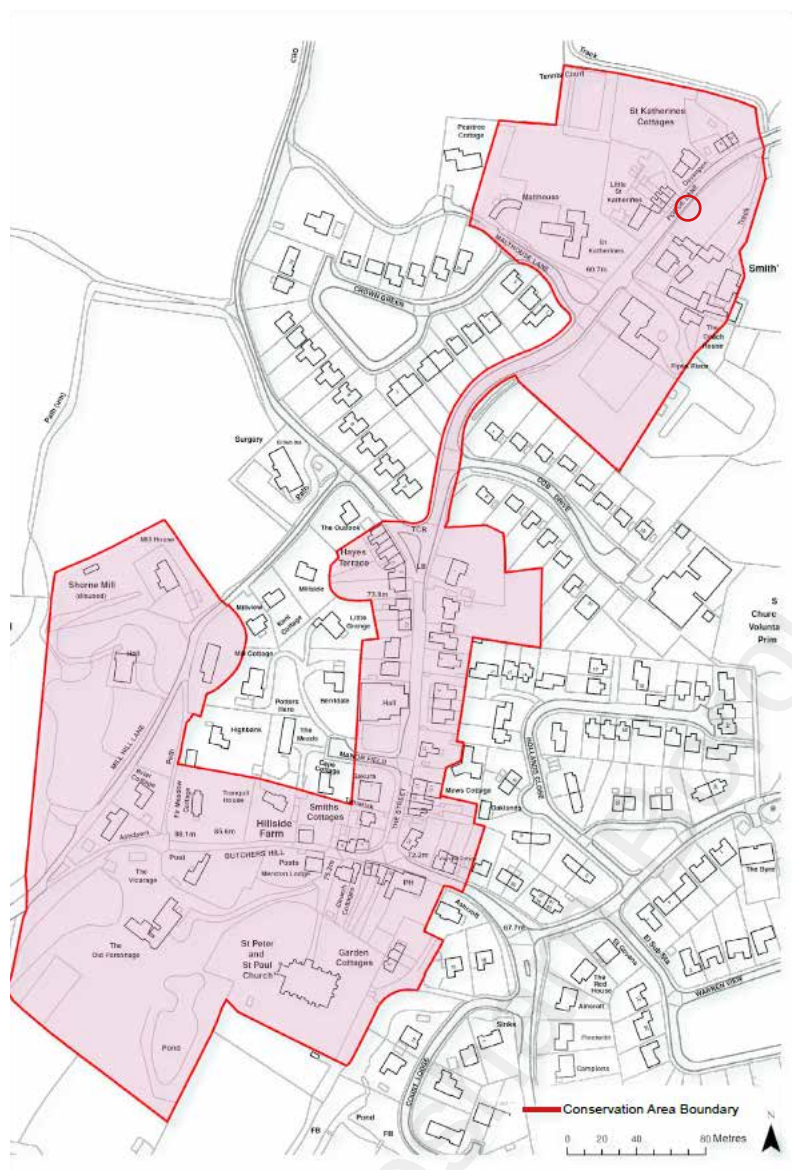
Drawing number: 49_DA12 3DP_LP01
Dated 14th August 2021

Address: St Katherine's Cottages
Forge Lane,
Shorne,
Gravesend
Kent
DA12 3DP

Drawing scale 1:1250



Shorne conservation area boundary map:
and reference to St Katherine's cottages



Site:

- 8 St Katherine's Cottages
Forge Lane,
Shorne,
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Nos. 8, 9 & 10 Forge Lane, St Katherine's Cottages

This was a terrace of three workers two-storey-with-basement houses, in all likelihood with plans un-handled as for nos. 4-7 Forge Lane. It is rough-cast with light brown gravel throughout with surviving original, and some new, slate roofing. Repairs and replacements give the brown rough-cast walls a slightly variegated appearance. There are two chimney stacks centred on the ridge. The continuous red terracotta moulded string-course below the first floor windows confirms that the two storey range has always had its present form. (This feature is also found in the C. 1900 garden wall works at Pipe's Place.) Falling ground-level west of the road allowed the introduction of the basements. There is a short flight of steps (modern, insubstantial and metal) up from the street to the front door of the one surviving house with an original entrance from Forge Lane. The dwelling at the terrace's north end has had its front door converted to a window. It is now entered via a modern single storey extension added onto building's north gable. That to the south end, no. 8, is entered at basement level via a door in the building's south gable. It is not clear what pattern the original elevations of no. 8 followed. The original elevation arrangements of nos. 9 & 10 had the front door to one side of the plan with basement, ground and first floor windows next to it, one above the other. Front door openings have low depressed arches over them, squashed in under the string course. Window openings have slightly arched heads. The original windows may have been double hung vertical sliding sashes but could alternatively have been timber casements such as those in No. 9.

Site:



8 St Katherine's Cottages
Forge Lane,
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Views of property pre-works:



Heading out of village along Forge Lane looking to row of terraces to left

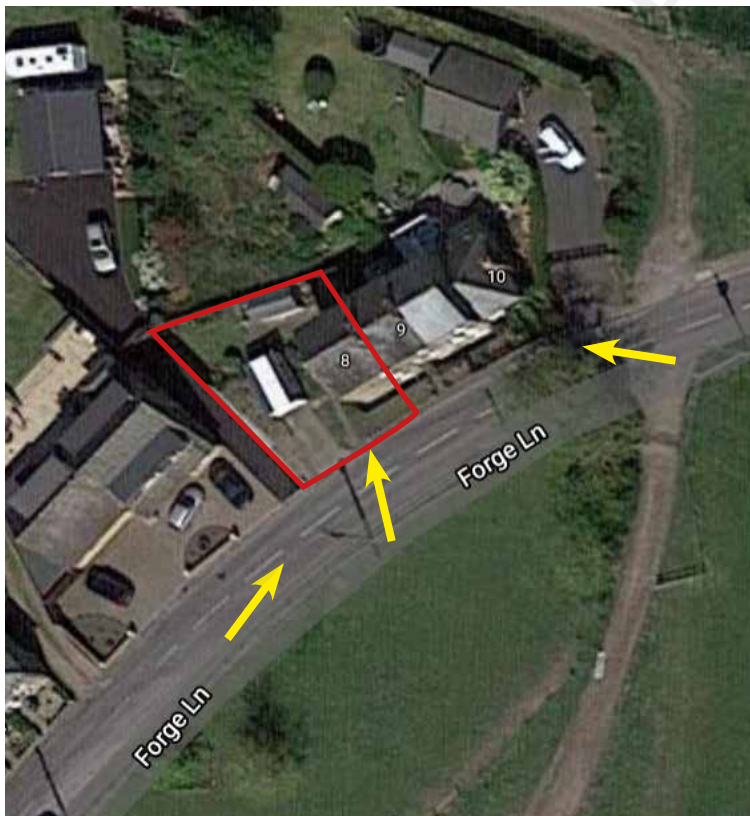


Looking north to south facing front of property along Forge Lane

Views of property pre-works:



Heading into village along Forge lane looking to row of terraces to right



1. Tired patched in pebbledash render
2. Black painted, non matched and worn soffit and fascia
3. Gutter cuts across gable into soak away
4. Thick framed double glazed windows not suited to conservation area

Views of property post-works:





1. Re-rendering matched to existing in texture, finish and colour
2. Replacement fascia and soffit painted to match to adjoining property existing
3. New downpipe directed to soak away at rear and removal of existing rainwater goods cutting across gable end
4. Sympathetically designed replacement double glazed casement windows in style and sourced from specialist supplier as advised by conservation officer.

Planning history:

There is no relevant planning history for this property

The property is pre-1920's but not listed. However it is in a Conservation Area.

Pre-application advice:

Sought from Rebecca Harrison at Gravesham Local Authority

REF: PRE20200291

For: Various works, 8 St Katherine's Cottages, Forge Lane, Shorne

Site description:

3 storey end of terrace house to west of forge Lane

Designations:

the property is in Shorne Conservation Area (Article 4 Direction)

Relevant planning guidance and other documents:

shorne Rural Conservation Area Appraisal Supplementary Planning document (2016)

Management Plan Rural Conservation Area Appraisals Supplementary Planning document (2016)

Post this application, an application has been submitted to replace the existing garage - ref PP-09396236, dated 14h May 2021

Regarding other proposed works, under the Article 4(1) Direction, effect from 12/11/2010, the schedule 'permitted development' relevant to their property in Forge Lane includes the alteration/removal or chimney or pots,; replacement of windows or doors and the pebble-dashing of walls.

Pre-application feedback:

Works would need planning permission as follows:

for:

1. Re-rendering of property

Acceptable in principle

Advise ensuring the chosen materials/finish/colour matches the existing terrace as closely as possible

2. Replacement fascia and soffit with uPVC

May be acceptable in principal

Advise using a product as close to timber as possible. Request for further details

3. Relocation of gutter from cutting across gable into soak away

No comment

More details required

4. Replacement of existing double glazed windows to front elevation with new double glazed casement windows

Refer Supplementary Planning guidance on windows and doors

Replace with one that matches the appearance of the traditional sashes/casements as far as possible

Historic evidence detailed in the Shorne Conservation Area Appraisal notes that the cottage windows may have been timber double hung vertical sliding sashes but could have been timber casements such as those at no. 9

Further details required.

5. Rebuilding of chimney with original stock bricks

No planning permission required

6. Replacement of front and rear doors

No planning permission required

Heritage officer feedback:

Due to all 3 cottages in the row of terraces having different windows, uPVC sash, uPVC casement and timber casement, Mr and Mrs Watson sought advice from Allan Cox, Heritage Consultant who submitted advice on 27th August 2020 by email to Peter Price at GLA.

He stated that the original windows would have been timber and flush casements as seen at number 9, which appear to be original. The window openings are narrower than at number 10, which has the sash windows. The design of casement window at number 9 is interesting as the ground floor one was designed to simulate a transom, (horizontal mullion) giving it the cross appearance. All would have had leaded lights although it is difficult to see if the original leaded glazing has been replaced at number 9.

I'm not sure how easy it will be to replicate this in uPVC as the frames will appear thicker, as they do in the existing windows at number 8. What I would urge is that the replacement windows are a flush casement window (Google to find manufacturers of flush casement windows) and not a storm window as presently installed. It may be possible to replicate the lead came pattern from number 9 and there should be no trickle vents.

Reason for retrospective planning request:

My clients purchased the property and were living in a motorhome on site whilst carrying out the works.

Following pre-app advice and conservation heritage officer advice there were restrictions due to business closures, restricted working hours and general difficulties securing trades people, materials etc due to the outbreak of Covid.

Furthermore, the owners were let down by their Architect who could no longer assist them due to his son suffering ill health, hence, they appointed me to look at applying for retrospective planning consent.

Having started the renovation works, my clients were left unable to secure trades to complete them nor source materials required in order to assist further in a full planning application. That along with the onset of winter and living in a mobile home adjacent to the property lead to the owners being forced to proceed with works, with pre-app feed back in mind, without having secured full planning consent.

Those works included:

1. Re-rendering of property with a material/finish/colour to match the existing terrace as closely as possible
2. Replacement fascia and soffit with a uPVC timber effect material.
3. Relocation of gutter from cutting across gable into soak away as shown in the image above
4. Replacement of existing double glazed windows to front elevation with new double glazed casement windows sourced from Linar, as advised and in line with advice received from the heritage officer

Reason for speedy renovation works pre planning consent:

My clients purchased the property and had a Home buyer report conducted in February 2020, see attached surveyors report reference PS002791 (attached)

The report highlighted that there were defects that needed repairing or replacing as follows:

1. RENDER

The render is extensively cracked and weathered and required immediate removal to facilitate brickwork cleaning and renovation or replacement.

THIS WORK SHOULD BE UNDERTAKEN FORTHWITH TO PREVENT DAMP PENETRATION AND RELATED DEFECTS TO ADJACENT CONSTRUCTION

2. RAINWATER PIPES AND GUTTERING

The rainwater fittings were reported to be plastic.

4. WINDOWS

The windows are plastic framed, double glazed and comprise of units of mixed age. They do not fully open nor close properly and need an overhaul to improve serviceability and minimise risk of leakage. Some have misted over time indicating a breakdown in their seals. The inability to open the casement windows was further highlighted as a safety issue in the even of an emergency.

REPAIR OR REPLACEMENT GLAZING WILL BE REQUIRED

5. CHIMNEY

The chimney stack is sealed to roof abutments with cement fillets and shared to the adjoining property. Mortar between bricks is eroding and needs repair soon to minimise the risk of water ingress and damp related to defects to adjacent construction. Furthermore the chimney pot bedding mortar is cracked and weathered and the cement fillets are cracked and need replacing.

Design & Access:

Site

Shorne Conservation Area, Gravesend, Kent

Property

End of terrace

3 bedrooms

Location

Forge Lane, Shorne

Siting

The building is set down below ground

Retailing wall to front

Small parcel of amenity land to rear i

Grounds

Sheds/garage since removed.

Off road parking for 2 cars

No large trees within the grounds

Relationship to adjoining properties

Large corner-type plot by comparison to adjacent terraces

Other properties of a similar style have been extended to the rear and in the side to create the 3 bedrooms.

Surrounding buildings

Mostly detached houses, barns and few bungalows in the immediate ½ mile radius

Access

Drive immediate access from Forge Lane

Links main roads to motorways

Less than 3 mile away to the centre of town

200 meters from a connecting bus services to Gravesend

Gravesend town centre 12 mins bus ride.

Existing Use

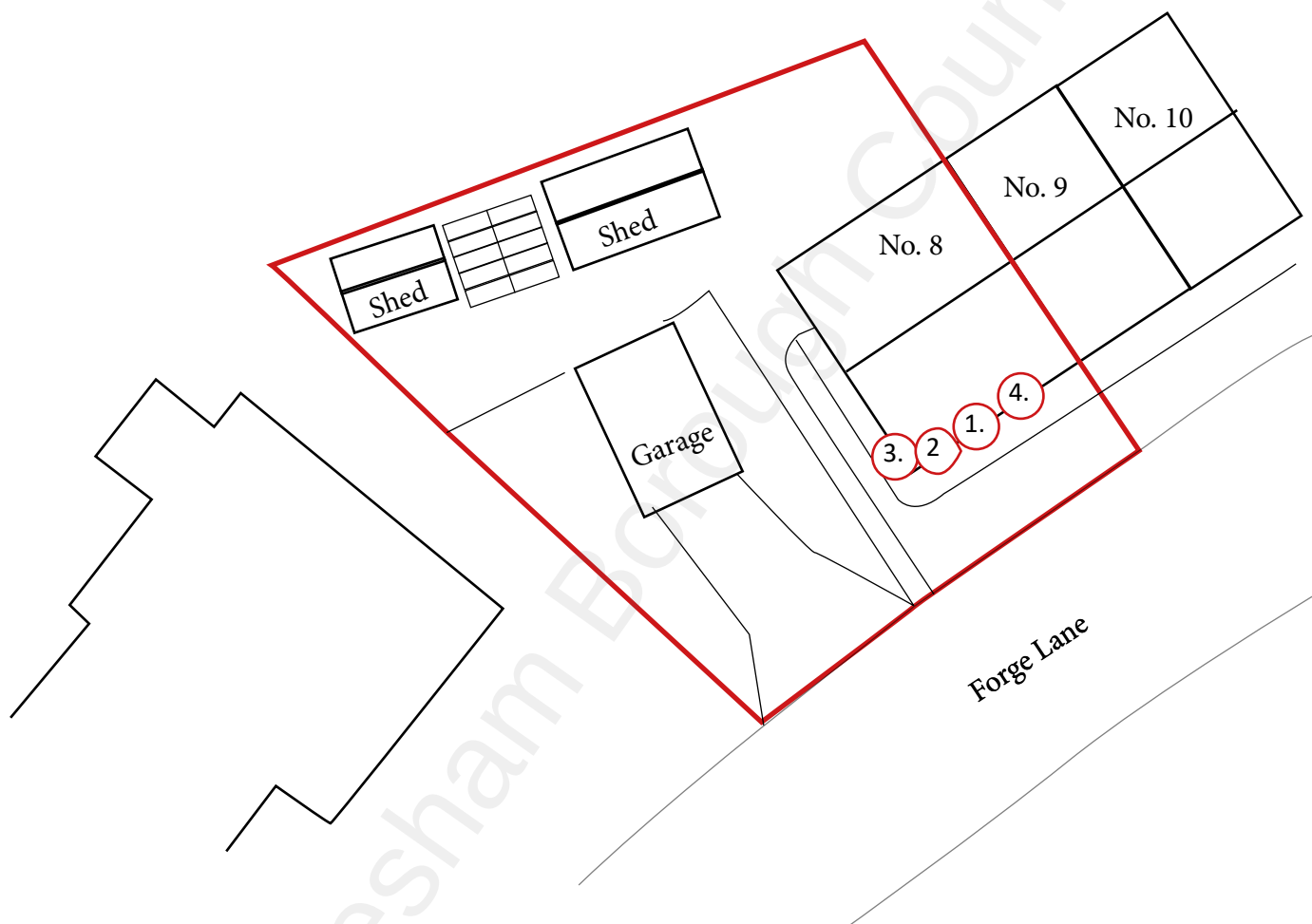
Residential

Recently refurbished internally and externally to a very high standard

Site layout:

Scale 1:100 @ A4

NORTH



LOCATION & DETAILS OF WORKS PLAN

1. Removal of failed render and rendering throughout
2. Replacement fascia and soffit painted white
3. Removal of existing rainwater goods across gable end and replacement downpipe connecting to front rainwater goods to soak away to rear
4. Replacement of 3 double glazed windows with more sympathetically designed and detailed flush casement units all aligned vertically to front of property

Scale bar

