

Heritage Statement

26 Darnley Street, Gravesend, DA11 0PJ - Proposed side extension to existing 2 Storey Semi Detached House.

Introduction

This statement is in support of a Householder application to erect a side extension to an existing two storey semi-detached house.

The property lies within the Darnley Road Conservation Area but is not listed.

Context and Existing Heritage

Darnley Street and Cobham Street together form the most northerly section of the Darnley Road Conservation Area which is a Heritage Asset and needs to be preserved and wherever possible enhanced.

This part of the CA is closest to the town centre and railway station and is characterised by predominantly residential property of mostly late Victorian terraced and semi-detached two and three storey houses arranged in rectilinear parallel fashion.

that houses were developed in the last decades of the 19th and first decade of the 20th Century. and are in a variety of styles and finishes. There are modern replacement houses and a few commercial premises scattered throughout too.

The special interest in the Darnley Road Conservation Area is largely created by the group value of its buildings, their relative positions to each other, and their architectural features rather than the landmark qualities of specific buildings.

The two straight and parallel streets of Darnley Street and Cobham Street provide positive vistas into secondary streets. They are set subserviently off the longer established and grander Villa development along Darnley Road and are in themselves without remarkable buildings but are an important ingredient of the character of the CA as a whole.



Vista West Along Darnley Street

Properties in this area are in a variety of states of repair and many are split into multiple housing units or flats dispersed between the original single houses - such as the application property.



Vista West Along Cobham Street

Gaps between houses are common and vary in width and many have been blocked with barriers and gates or have single storey side extensions or garages and are presented in a wide variety of styles and finishes often of an ad-hoc appearance, contributing to the varied character of the CA.



Single & Two Storey Side Extension – 16 Darnley Street



Garage & single storey extensions at 24 & 25 Darnley Street

Proposal Property

The proposal property is a single 3-bedroom semi-detached property in a good state of repair and upkeep. It has an existing single storey rear and side extension set towards the rear and behind the main massing of the house. It provides a secondary access and has a forward-facing secondary entrance.



Proposal Property (side extension) & 27 Darnley Street (garage)

The adjoining property has a single storey garage abutting the proposal property's existing single storey rear and side extension at the boundary.

Project Description and Design

The proposal is to erect a single-storey side extension with pitched lean-to roof. The extension will be set back from the front façade of the house and aims to provide a subservient, discrete element against the dominant body of the house, providing a sheltered entrance and covered storage.

The structure will be finished with a dark grey cladding to the walls, chosen to offer a discreet contrast against the light grey of the existing house, and detailed to have a simple light-weight appearance with clean lines, with a simple grey timber door and grey pitched felt roof.

The design will not compete with the primary late Victorian characteristics of the house nor the wider character of the Conservation Area.

Conclusion

The proposed extension is a minor subservient element of discreet design, complimentary to the house and the local area. As such it will preserve and enhance the character of the Conservation Area.