



STUDIO ON SEA

DESIGN, ACCESS AND HERITAGE STATEMENT

PROPOSED REPLACEMENT TIMBER WINDOWS & DOORS

AT

4 BATTLE STREET,
COBHAM
GRAVESEND,
DA12 3DB.

Project number: 1047

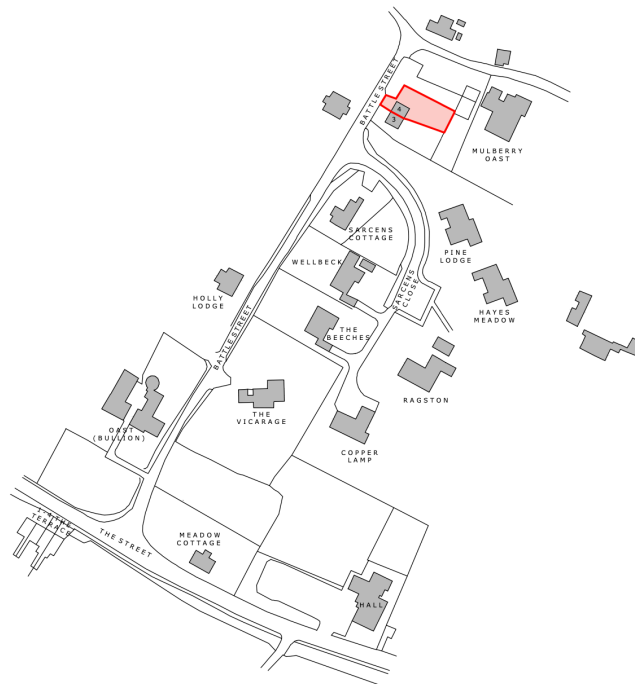
INTRODUCTION

This design, access and heritage statement has been prepared by Studio on Sea in support of an application for the approval of Reserved Matters from the previous outline planning permission.

This statement has been prepared on behalf of Pinnacle Homes South Ltd. Jack Coleman of Studio-on-Sea Ltd is a registered member of CIAT as an MCIAT Chartered Technologist with experience working within Conservation Areas and Listed Buildings including works to Grade II* buildings.

This statement has been prepared to provide a level of information proportionate to the level of works intended.

This application complies with planning guidelines through offering detailed information in respect to the proposed replacement timber fenestration works.

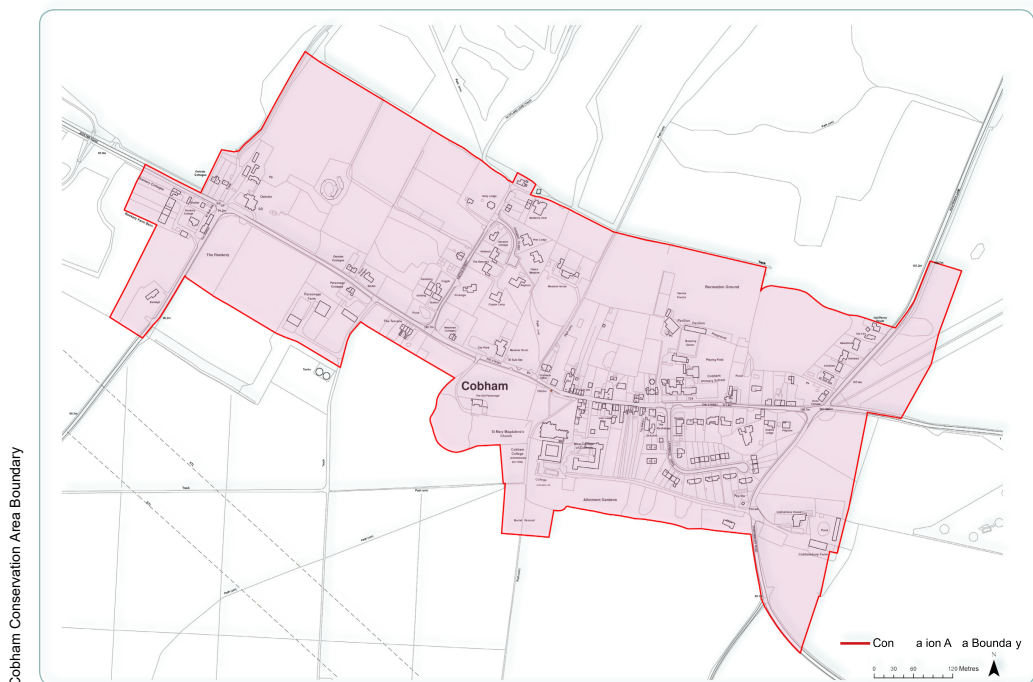


Site location plan (not to scale)

THE SITE / CONTEXT

Battle Street is a small hamlet located southwest of Cobham village, situated within a conservation area that includes both the village and the hamlet. This area is designated as part of the Green Belt and falls within the North Downs Area of Outstanding Natural Beauty. Additionally, the conservation area is subject to an Article 4 Direction, established in July 2009, which mandates planning permission for;

Enlargement, improvement, or other alteration to a property
Altering or removing existing chimneys, or constructing new ones
Changing existing roofing materials, and/or inserting roof lights
Painting, rendering, or pebble dashing walls, or changing architectural features such as cornices, window surrounds etc, and the installation of satellite dishes
Altering existing windows or doors, or installing new ones, including building a porch.
Constructing hard surfaces
Removing, constructing, or altering boundary walls, gates, or fences
Erecting sheds and the like, or oil storage tanks etc



Cobham Conservation Area map (not to scale). Sourced Gravesham Council.

Battle Street is characterised by a narrow, banked, tree-lined road with subtle access points to the residences along it. The lush greenery surrounding Battle Street is a vital aspect of this part of the Conservation Area.

4 Battle Street is located on the northern extent of Battle Street, West of Mulberry Oast & North of Sarcens Cottage.

Within the locality there are several listed heritage assets, specifically;

Meadow House

Meadow Cottages

The Terrace.



Listed building map (not to scale). Sourced Historic England.

The nearest heritage asset being Meadow House, this being circa 130 meters away from the application site.

Meadow House listing - sourced from Historic England;

Meadow House.

Meadow House, The Street.

*Grade: II**

Date listed: 2st November 1966.

TQ 66 NE COBHAM THE STREET 5/27 (north side)

21.11.66 Meadow House

II*

Built in 1770 by Bonham Hayes brother of Richard Hayes owner of "Owletts". Red brick with hipped slate roofs. Central block of 2 storeys and semi-basement with symmetrical facade with parapet, flanked by single-storey pavilions linked by screen walls. Central porch up 8 steps with iron railings. Doric columns support a pediment above a 6 panel door below semi-circular fanlight. Sash windows with glazing bars. To each pavilion a round-headed window flanked by recesses giving the effect of a Venetian window. Above these lunette shaped recesses within pediments set above string courses. North front faced in mathematical tiles. Interior mostly of C20.

Listing NGR: TQ6698968623

THE SITE - IMMEDIATE

4 Battle Street is not a listed building & does not share any boundaries with any listed buildings. The application site as previously stated is within the Cobham Conservation Area.

The dwelling is semi detached & is the northern dwelling of the pair. 3 Battle Street is immediately south of the site.

The dwelling is set back from the highway by a modest front garden. The building is two story with habitable space within the roof, red facing brickwork with blue headers. Clay tiled floor with modest barn ends are typical rural & vernacular roof form.

Traditional white timber fenestration with glazing bars in traditional modules are present throughout. The principle elevation facing the highway consists of a simple elevational composition. The elevation is formed of a pitched roof in clay tile, brickwork walling from ground level to eaves. Several openings forming windows and doors in traditional timber joinery. A modest scaled single story side extension is formed to the north utilising the established palette of materials present on site.

Please refer to accompanying flood map for planning within appendix to confirm site is within Flood Zone 1, an area defined as having a low probability of flooding.

PLANNING HISTORY

19871111

Retention of a single storey side extension to form dining room and utility room and the erection of a 1.8 metre close boarded fence along part of the north western curtilage of the site fronting Battle Street.

Approved.

PROPOSALS

The application seeks for the replacement of the existing windows and doors with new bespoke timber joinery, maintaining the established existing forms, modules, style and materials.

The Gravesham Local Plan - Conservations Areas. Maintenance/ replacement windows and doors guidance supplementary planning document has been consulted to inform the design and proposed fenestration.

The design principles for the proposals are as follows;

Traditional joinery maintaining established modules and composition to preserve and enhance the Cobham Conservation Area.

Sustainability, energy efficiency and security -the proposed replacement windows will be highly efficient in respect to energy conservation. The proposed timber windows will be slimline double glazed units to enable the host dwelling as a whole to perform better from an energy efficiency stand point. By having vastly improved performing glazed areas the buildings energy use will reduce, meaning the building is more sustainable compared to its current energy usage.

Security - new windows and doors will have improved construction as well as locking mechanisms. Crime is an increasing concern especially in rural areas. The proposed windows and doors will improve the overall security of the dwelling for the foreseeable future.

CONCLUSION

This heritage statement is informed by extensive research into the Cobham conservation area and the supplementary documentation informing the proposed fenestration.

The site itself is a significant distance from heritage assets, the proposals themselves would have no impact upon Meadow House, circa 130 meters away.

In conclusion the application for the proposed replacement timber windows and doors are modest in terms of scale. The proposed have been carefully considered inline with the councils requirements and advisory literature '*Conservations Areas. Maintenance/replacement windows and doors guidance supplementary planning document*'.

Potential harm has been minimised through the design process by utilising traditional window compositions, modules, materials and finishes. The proposed replacement windows and doors will maintain and enhance the aesthetic within the Conservation Area.

APPENDIX



Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	566911/168726	17 Oct 2024 14:29

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

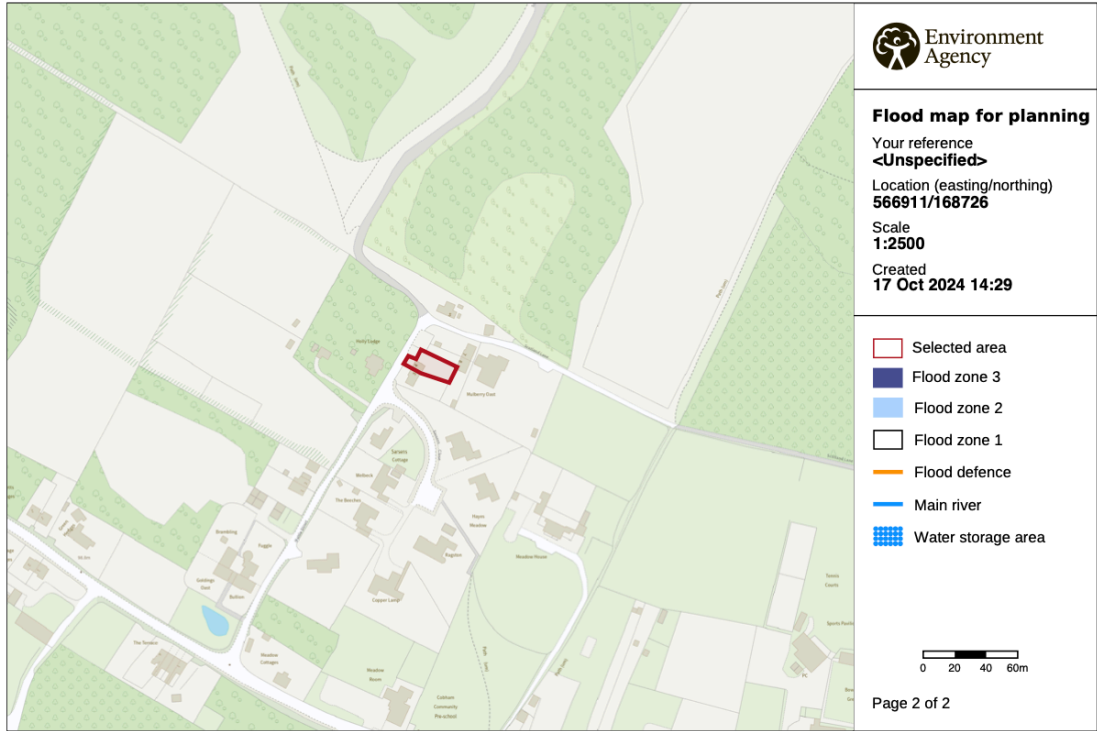
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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