

Design Access and Heritage Statement

Site Address: 3 Church Cottages, Higham, Rochester

Project No: BDS-CC

Date: May 2024



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INTRODUCTION

This document has been prepared by BD Studio in support of a full planning application to extend the ground floor of no 3 Church Cottages.

The purpose of this document is to provide information on the site, explain the design rationale behind the scheme and provide details of the proposal. It should always be read in conjunction with the accompanying drawings and documents that have been submitted as part of this planning application.

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LOCATION

LOCATION - SITE LOCATION



3 Church Cottages is located with a small enclave of houses in Church Street, which lies a mile north of Higham, Rochester.

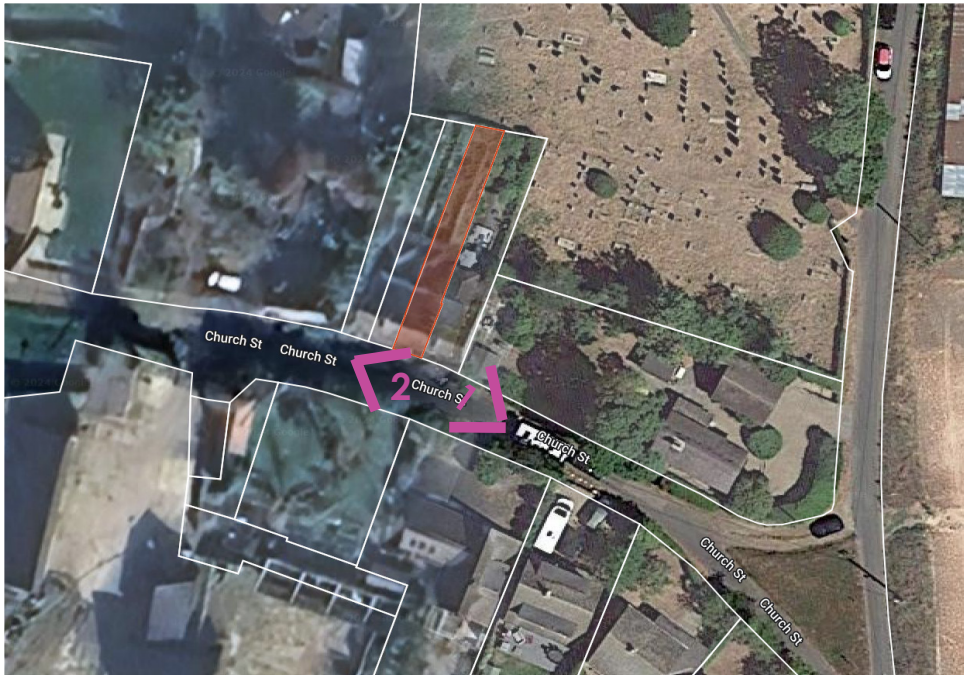
The site location is semi rural within close proximity of local amenities in Higham and Rochester and has good road links and access to Higham train station, which has a service to London, Rainham and Luton.



LOCATION - SITE LOCATION

The site is located north of Church Street within a long and thin plot.

The dwelling is a middle terrace cottage with on street parking to the front.



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SITE ANALYSIS

SITE ANALYSIS - HERITAGE

The site is located within the Church Street, Higham conservation area pictures top right.

This conservation area is of particular significance for its collection of historic buildings, its local character and its archaeological interest and potential. The area was originally built around a medieval priory which has been left to ruin but remains can be seen in some areas.

SITE ANALYSIS - LISTED BUILDINGS

The listed buildings include The Old Vicarage which is a grade II listed.

'C16 timber-framed 2-storey cottage faced in painted weatherboarding. Thatched roof with gable ends. Single-storey modern lean-to at rear. Horizontally sliding wood windows. Simple entrance door. Internally single fireplace bricked up but with oak 4 centred arched beam exposed.'

The Clerk's Cottage which is also a grade II listed.

'C16 timber-framed 2-storey cottage with rendered front and brick end walls with gable ends weatherboarded. Thatched roof. Single-storey slate roofed lean-to at rear. Central entrance door with sash windows either side. One dormer and window in east gable end. Some original beams exposed internally.'

The Church of St Mary which is grade one listed,

'Remodelled 1357, but evidence of Saxon and Norman work and C13 base. Windows renewed in 1863 "copying what was there before" in a flowing tracery. Ragstone with flint bands. Tiled roof and shingled spirelet. C19 south porch. Chancel and nave with chapel and south aisle of almost equal size now used as nave and chancel. No chancel arch but rood screen C14. Moulded and carved oak. Stone arcade of 3 bays. Also C14 south door, pulpit, and font. Arcaded recess in north wall. Two tomb chests C15 and C17.'



SITE ANALYSIS - TPO's

All trees are protected under Tree Preservation Orders (TPO's) as they are located within a conservation area.

SITE ANALYSIS - FLOOD ZONE

The site is located in a flood zone 3, with a high risk of flooding or flooding from rivers or sea.

The area is sited on raised land at the edge of the reclaimed marshes that fringes the Thames estuary in this part of Kent.



SITE ANALYSIS - ENVIRONMENTAL

The site is not within Ancient Woodland or AONB land.

However, the site does lie inside the Metropolitan Greenbelt.



SITE ANALYSIS - PLANNING CONTEXT

Gravesham Local Plan Core Strategy 2014

CS01 – Sustainable Development CS02 – Scale and Distribution of Development

CS11 – Transport

CS12 – Green Infrastructure

CS18 – Climate Change Status Permitted

Permitted Decision Date 30.05.1996 30.05.1996 Gravesham Borough Council

CS19 – Design and Development Principles

CS20 – Heritage and the Historic Environment Saved Policies in the Gravesham Local Plan First Review 1994

TC3 – Development Affecting Conservation Areas

C13 – Extensions to Dwellings in the Countryside T1 – Impact of Development on the Highway Network

P3 – Vehicle Parking Standards

Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended) requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Paragraph 33 of the NPPF 2019 sets out that those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

Other Material Considerations National Planning Policy Framework 2019

Section 2 – Achieving sustainable development

Section 9 – Promoting sustainable transport Section 12 – Achieving well-designed places Section 13 – Protecting Green Belt land

Section 15 – Conserving and enhancing the natural environment

Section 16 – Conserving and enhancing the historic environment Supplementary Planning Documents

(SPD) SPG2 – Residential Layout Guidelines (2020)

SPG4 – KCC Parking Standards (2006)

Gravesham Landscape Character Assessment (2009)

Church Street, Higham Rural Conservation Area Appraisal (2017)

Conservation Areas Maintenance/Replacement Windows and Doors Guidance (2020) Technical Housing Standards –

Nationally Described Space Standards (2015)

SITE ANALYSIS - EXISTING BUILDING



Existing building is a 2 storeys 'two up, 2 down' style cottage. The construction of which is brickwork with pebble dash render, brown plain tiled roof and uPVC windows. In additions there are 2 small lean too style extensions, one is used as a porch and the other the downstairs WC.

The neighbouring properties both have a single storey extension to the rear of their properties shown top right.

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DESIGN

DESIGN - THE PROPOSAL

The proposal is to build an extension to the rear of the dwelling.

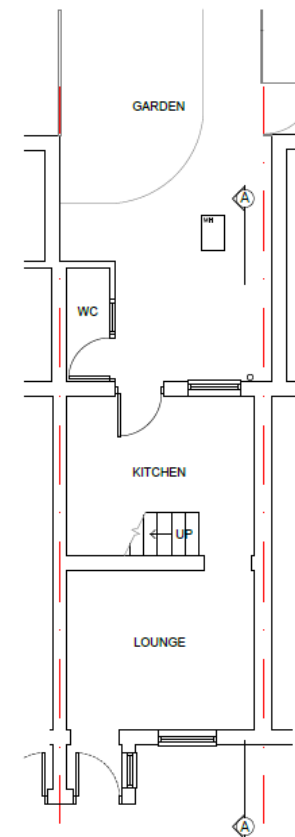
The extension will be single storey to accommodate a larger kitchen/dining room.

DESIGN - MASSING

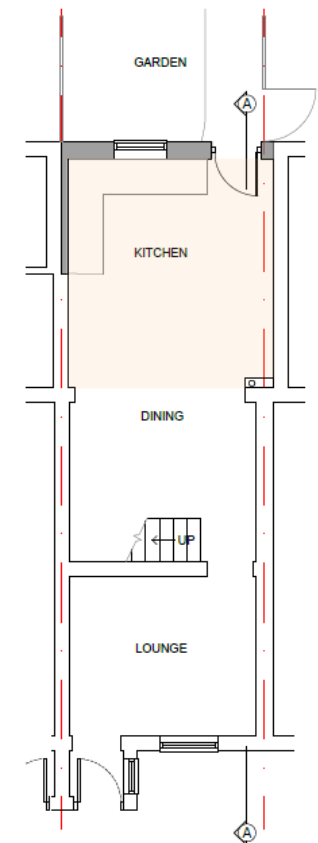
The massing of the extension will take on the form of the adjacent properties which is thought to be the most appropriate for the setting.



PROPOSED REAR ELEVATION
1:100



EXISTING GROUND FLOOR PLAN
1:100



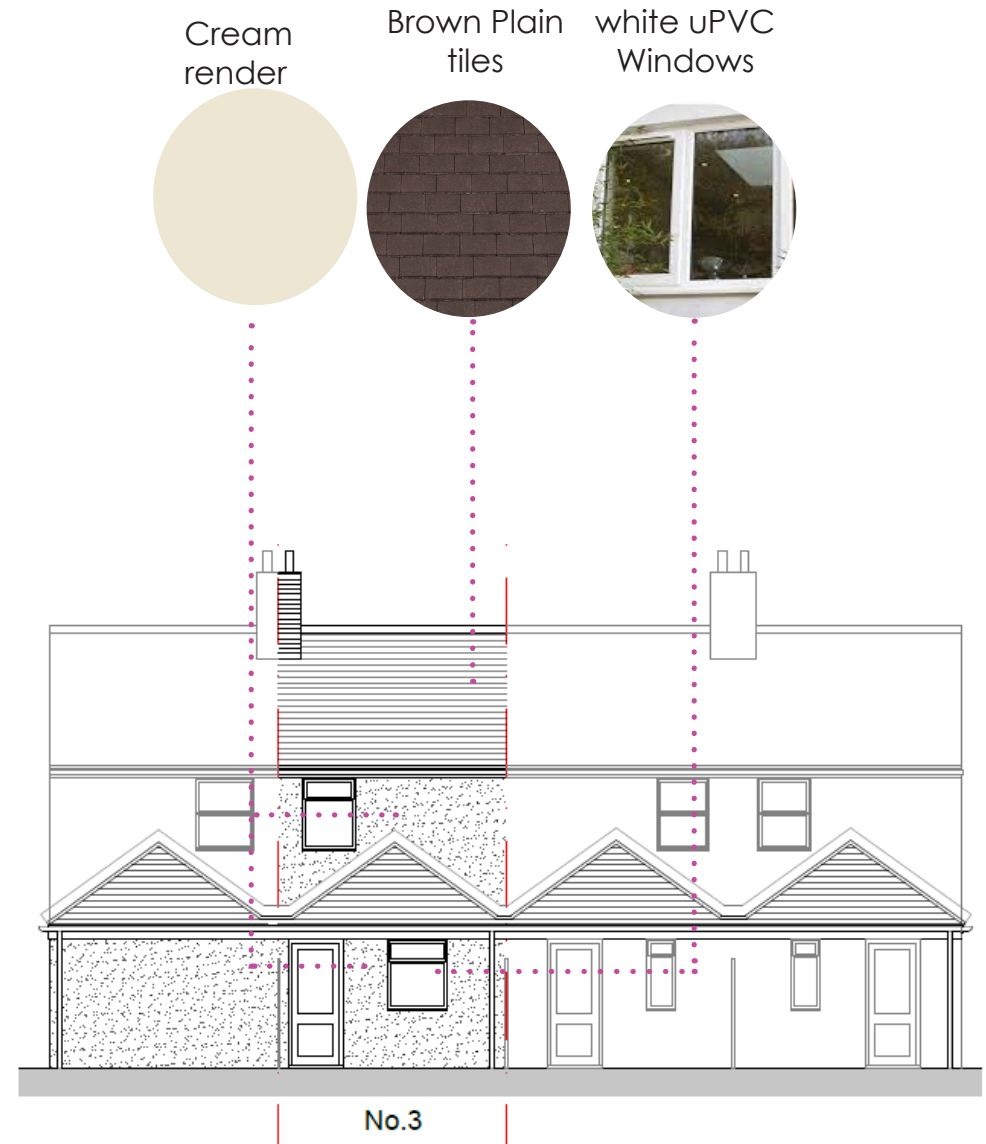
PROPOSED GROUND FLOOR PLAN
1:100

DESIGN - MATERIALS

A selection of high quality materials has been used in the design. These have been carefully selected to match the neighbouring property and will be finished to a high standard.

All front and rear elevations will have a render upgrade to match the neighbouring property with cream render.

Brown plain tiles and white uPVC windows will be used in the extension to match the existing dwelling.



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CONCLUSION

CONCLUSION

To conclude, the design of the extension has been carefully considered and in-fills an area of garden which has similar extension either side of the property.

The proposal sits well within the site and is not thought to adversely effect the adjacent house or neighbours.

The materials and massing are in keeping with the existing building and architectural context of the site. It is considered an appropriate proposal in a heritage setting, causing very little impact on the adjacent listed buildings and conservation area.