

Westcot - Heritage Statement (13th September 2026)

Property:	Westcot, the Ridgeway, Shorne, Gravesend, Kent
Conservation Area:	Chestnut Green Conservation area
Property status:	Unlisted residential property
Proposal:	Replacement of existing aluminium sash style windows with white Roseview Ultimate Rose Heritage style sash windows and replacement of existing broken crazy paved solid concrete driveway with hard permeable Brett Regatta Silver Haze light to mid grey grey, block paving. Painting the rough cast rendering and bay window at the front of the property white with black fascias and guttering.

Introduction

This Heritage statement has been prepared in support of the proposed external alterations to Westcot.

The property is located within the Chestnut Green conservation area but it is not listed.

The proposals comprise:

The replacement of the existing aluminium traditional sash style windows with white Roseview Ultimate Rose sash windows, the replacement of the existing broken and deteriorated crazy paved concrete driveway with Brett Regatta Silver Hayes block paving, and painting the rough cast rendering and bay window at the front of the property white, with black fascias and guttering.

The proposals are modest domestic alterations to an existing dwelling. There is no proposal to extend, demolish or alter the overall footprint, scale, or height of the property.

This statement considers the heritage significance of the affected heritage asset, the contribution made by its setting, the likely impact of the proposals, the measures incorporated into the design to minimise any negative effects, and the way in which heritage considerations have been balanced with other relevant statutory and practical requirements.

Heritage assets affected by the development

The principal heritage asset affected by the proposals is within the chestnut green conservation area.

Westcot itself is not a listed building, however the property contributes to the character and appearance of the conservation area and is therefore relevant to the assessment of the proposals. The Chestnut Green conservation area is a historic rural settlement centred around Chestnut Green and extending along The Ridgeway. Its special character derives from its historic settlement pattern, historic buildings, rural surroundings, mature vegetation, traditional boundaries and the relationship between buildings, gardens, roads and the surrounding landscape.

The conservation area appraisal identifies the importance of the historic buildings and groups of buildings. Westcot and The Hendleys are identified as a late 19th century semi-detached bay windowed pair of houses on The Ridgeway.

Significance of the heritage asset

The significance of the Chestnut Green conservation area derives from a combination of historic architectural and visual qualities.

These include:

- The historic settlement pattern;
- The historic route of The Ridgeway;
- Surviving 18th and 19th century buildings;
- Traditional building forms and architectural details;

- The relationship between buildings and their front gardens;
- Mature trees, hedges and other vegetation;
- The relatively spacious and rural character of the settlement; and
- The relationship between the built environment and the surrounding countryside and woodland.

Westcot contributes to this significance through its traditional late 19th century architectural character and its position within the established group of properties along The Ridgeway. The building's sash style windowed form and traditional sash style windows help it relate to the neighbours' historic properties.

The existing windows are aluminium, but are already of a traditional sash style. Consequently, the principal contribution made by the windows to the appearance of the property is their traditional form, proportions and arrangement rather than the historic significance of the aluminium material itself.

The existing driveway is formed from concrete crazy paving and is currently broken and deteriorated.

The roughcast rendering, fascias and gutters are in need of painting as the existing paint is peeling off.

Contribution of the setting to heritage significance

Westcot sits within the established residential group along The Ridgeway. The relationship between the properties and the road, garden driveways, and wider rural landscape contribute to the distinctive character of the conservation area.

The Ridgeway itself is an important element of the historic character of the area.

Westcot's position within this group means that its architectural appearance contributes to the wider streetscape when viewed from The Ridgeway.

The front garden and driveway also form part of the visual setting of the property, the mature vegetation and established relationship between the dwelling and the road contribute to the spacious and relatively green character of this section of the road.

The proposed works have been designed to retain these relationships.

Assessment of the impact of the proposals on the heritage significance

Replacement windows

The existing windows are aluminium and are designed in a traditional sash style.

The proposal is to replace these with white Roseview Ultimate Rose sash traditional style windows.

The replacement windows will retain the established sash form and will be designed to repeat the existing window openings, proportions and arrangements.

The proposed windows have been chosen because the adjoining neighbours have previously installed Roseview Ultimate Rose windows and received conservation planning permission.

The proposed windows have therefore been selected with particular regard to the existing character of Westcot and neighbour property The Hendleys. The intention is to retain the visual qualities of the existing sash windows while replacing the modern aluminium units with new windows that provide improved performance and durability.

The visual change to the property will consequently be limited, as the established sash arrangement will remain.

The proposal is therefore considered to have no adverse impact on the significance of the conservation area.

Replacement driveway

The existing driveway is formed from concrete crazy paving and is currently broken and deteriorated.

The proposal is to replace the existing surface with Brett Regatta Silver Haze block paving on a permeable sub-base with permeable jointing aggregate and a layer of permeable geo-textile membrane.

The driveway will remain in its existing general location and will continue to provide vehicular access and parking for the dwelling.

The planting areas will remain in the same location but will be lower than the driveway and planted. The driveway can be naturally graded towards the planted area that sits along the full length of the boundary, this will be fully planted with appropriate plants for the situation.

The front garden and driveway form part of the visual setting of the property and therefore the planting area is an important part of the rural landscape.

The proposed block paving has been chosen to match and mirror the neighbouring property, The Hendleys, having the same block paving already installed.

Measures taken to minimise negative impacts

Replacement windows

The existing windows are aluminium and are designed in a traditional sash style.

The proposal is to replace these with white Roseview Ultimate Rose sash traditional style windows.

- Retaining sash style arrangements and retaining existing window openings
- Using white finish compatible with existing
- Replacing modern for more traditional
- Using the same windows as next-door

The object is to retain architectural character.

Replacement driveway

- Retaining the existing location
- Replacing an existing deteriorated surface rather than removing a significant historic feature
- Using the same material as next-door.

Painting of rendering, fascias and gutters

The roughcast rendering, fascias and gutters are in need of painting as the existing paint is peeling off.

The roughcast rendering and bay windows will be painted with breathable white paint, and the fascias and gutters will be painted black.

The proposals seek to improve the appearance and condition of the property without changing its established relationship with The Ridgeway.

Preservation and enhancement of the heritage significance

The proposals have been designed with the objective of preserving the elements of Westcot that contribute to the significance of the conservation area.

The traditional sash appearance of the windows will be retained, ensuring continuity with the architectural character identified within the conservation area appraisal.

The replacement driveway will remove a visibly deteriorated surface and provide a more cohesive appearance of the two halves of the semi-detached building.

The works will not alter the scale or form of Westcot, or alter the visible connection to The Ridgeway.

The proposed works have been designed to retain the relationship with the wider area.

Assessment of the impact of the proposals on heritage significance

Replacement windows

The existing windows are aluminium, the replacement windows will retain the established sash appearance, and respect the existing window openings.

When viewed from The Ridgeway the replacement windows will maintain the architectural rhythm of the building.

The proposal is therefore considered to have no adverse impact on the significance of the conservation area.

Replacement driveway

The existing driveway is crazy paving broken and deteriorated.

The proposed driveway will provide an opportunity to improve the visual condition of the property and maintain its positive contribution to the conservation area.

Painting of rendering, fascias and gutters

There will be no change of heritage significance as the proposal is just to refresh and maintain the existing paintwork.

The proposals will therefore preserve the significance of the heritage asset and make a modest positive contribution to the appearance and condition of the property.

Balance with other legislative and practical requirements

The proposals have been developed having regard to both the conservation of heritage significance and the practical requirements of maintaining a safe, secure, durable and energy efficient modern home.

The design has therefore sought to achieve a balance between retaining the historic and architectural character of the property and meeting appropriate modern residential requirements.

Building regulations and modern performance requirements

The replacement windows and driveway will be designed and installed to meet applicable building regulation and relevant technical requirements.

Equality and accessibility requirements

No alteration is proposed that would adversely affect access to the property.

The proposals seek to ensure that the dwelling remains safe, usable and suitable for modern residential occupation while respecting its conservation area setting.

Security, durability and maintenance

The current windows are not safe or secure. The new windows will provide modern standards of security and weather resistance while keeping the appearance of historical sash.

Overall heritage assessment

The proposals have been assessed against the significance of the Chestnut Green conservation area and the contribution made by Westcot to that significance.

The Proposals will:

- Retain the traditional sash character of Westcot
- Replace modern aluminium windows, rather than the original historic timber windows which would have been removed many years ago
- Improve the condition and appearance of the property
- Replace deteriorated crazy paving
- Avoid changes to the scale of buildings and preserve the established relationship between the property and its neighbours
- The proposals are therefore considered to have no harm to the significance of the Chestnut Green conservation area.

Conclusion

Westcot is an unlisted late 19th century residential property which makes a positive contribution to the character of the area.

The significance of the area derives from its historic settlement pattern, historic building, traditional, mature vegetation, gardens, roads and wider rural settings.

The proposed replacement windows have been carefully selected to retain the existing traditional sash character of the property. The existing windows are modern aluminium sash style rather than surviving historic timber joinery. The proposed Roseview Ultimate Rose windows will therefore retain the established architectural appearance while providing improved modern performance, durability, security, and weather resistance.

The proposed replacement of the broken crazy paving will improve the appearance and condition of the existing frontage while retaining its established location and function.

The painting of the roughcast rendering, fascias and gutters, will improve the appearance of the property and protect it from the elements.

Modern requirements, including, safety, security, durability and accessibility considerations, can be accommodated without compromising the heritage character of the property.

It is considered that all the works will preserve the character and the appearance of the Chestnut Green conservation area.