

Heritage Statement for Single Storey Rear Extension, Hipped to Gable, and Rear Dormer at 59 St James Avenue DA11 0HB

1. Introduction

This heritage statement has been prepared in support of the planning application for a proposed single-storey rear extension, the conversion of a hipped roof to a gable, and the addition of a rear dormer for the property located within a conservation area in Gravesham. The document assesses the potential impacts of the proposed works on the historic and architectural significance of the property and the surrounding conservation area.

Site Description and Context

The subject property is situated within a designated conservation area, characterized by its historic and architectural significance. The area contains a mix of Victorian and Edwardian residential buildings, which contribute to its cohesive and distinct character. The property itself is a traditional single storey bungalow with a hipped roof that aligns with the surrounding architectural style.

3. Significance of the Property and Conservation Area

The conservation area holds value due to its historical development, architectural integrity, and visual coherence. The property, while not listed, is representative of the broader architectural style found within the area. Its historic layout and features contribute positively to the character of the conservation area. The area is characterized by uniformity in building materials, scale, and the rhythm of rooflines, contributing to its scenic and heritage value.

4. Proposed Development

The proposed development includes:

- A single-storey rear extension to provide additional living space, designed to be modest in scale and constructed using materials sympathetic to the existing structure.
- A conversion of the existing hipped roof to a gable to improve headroom within the loft and enhance the usability of the space.

- A rear dormer to accommodate modern living requirements without significant visual intrusion.

The proposed works have been designed with consideration to the conservation area's policies and objectives, ensuring that the alterations are reversible and do not compromise the original fabric of the property.

5. Impact Assessment

Single-Storey Rear Extension

The extension is designed to be subservient to the main dwelling, using materials that match the existing brickwork and roofing. It will have minimal visual impact from the street and will be set back from the property's rear elevation to ensure it does not dominate the existing structure.

Hipped to Gable Conversion

The alteration to the roof form has been carefully considered to match the proportions and roof pitches found in neighboring properties. The gable end will be designed to harmonize with the building's original architecture while allowing for improved internal space. This has also been approved under separate application for lawfulness hipped roof under reference no 20240633. Therefore this would be fallback position during the assessment of this application.

Rear Dormer

The dormer is designed to be discreet and positioned at the rear of the property. It will be constructed with matching materials, with design features that reflect the architectural details found in the conservation area. The scale of the dormer will ensure that it does not overbear the existing roofline and will maintain the property's visual integrity.

6. Conclusion

The proposed development seeks to enhance the usability of the property while respecting the character and significance of the conservation area. The design has been developed to ensure minimal impact on the architectural integrity of the property and the visual amenity of the surrounding area. The proposed alterations are sensitive to the heritage context and will contribute to maintaining the unique character of the conservation area without detracting from its historic value.

In summary, the proposal will support the continued use and upkeep of the property in a way that complements its heritage setting, while aligning with the principles set out in the conservation area policies.