

HERITAGE STATEMENT



No. 10 St. Katherine's Cottages, DA12 3DR
APRIL 26

ARCHITECTURAL HISTORIAN &
CONSULTANT ARCHAEOLOGIST

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INTRODUCTION

This Heritage Statement sets out the heritage context, focusing on the setting and significance of the Conservation Area for the associated scheme (Forge Lane). The statement covers key heritage policy parameters, analysis of the proposed scheme and potential impact on the setting of the Shorne Village conservation area (accompanied by drawings by Kent Design Studio), to present a supporting heritage case.

SITE: No. 10 St Katherine's Cottages, Forge Lane, Shorne, DA12 3DR

PROPOSAL: A single storey rear extension to create a utility area.

- Proposed two storey side extension with associated internal alterations at first floor level and second floor level to accommodate a new bedroom and bathroom space..

Site Location Plan .



Site Location Plan. Katherine's Cottages (Digimap 2022)

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DESIGNATION

SITE: 10 St Katherine's Cottages, Forge Lane, Shorne, DA12 3DR

No. 10 St Katherine's cottages falls within the Shorne Village Conservation Area and designated Local Character Area. Although not designated the,

Section 66 of the *Town and Country Planning Act 1990* places a statutory duty that requires Gravesham Borough Council to have special regard to the desirability of preserving its setting or any features of special architectural or historic interest which it possesses.

In addition, the NPPF paragraphs requires:

Para. 190. decision takers should look for ways to avoid or minimise harm.

Para. 192. In determining applications, local planning authorities should take account of:

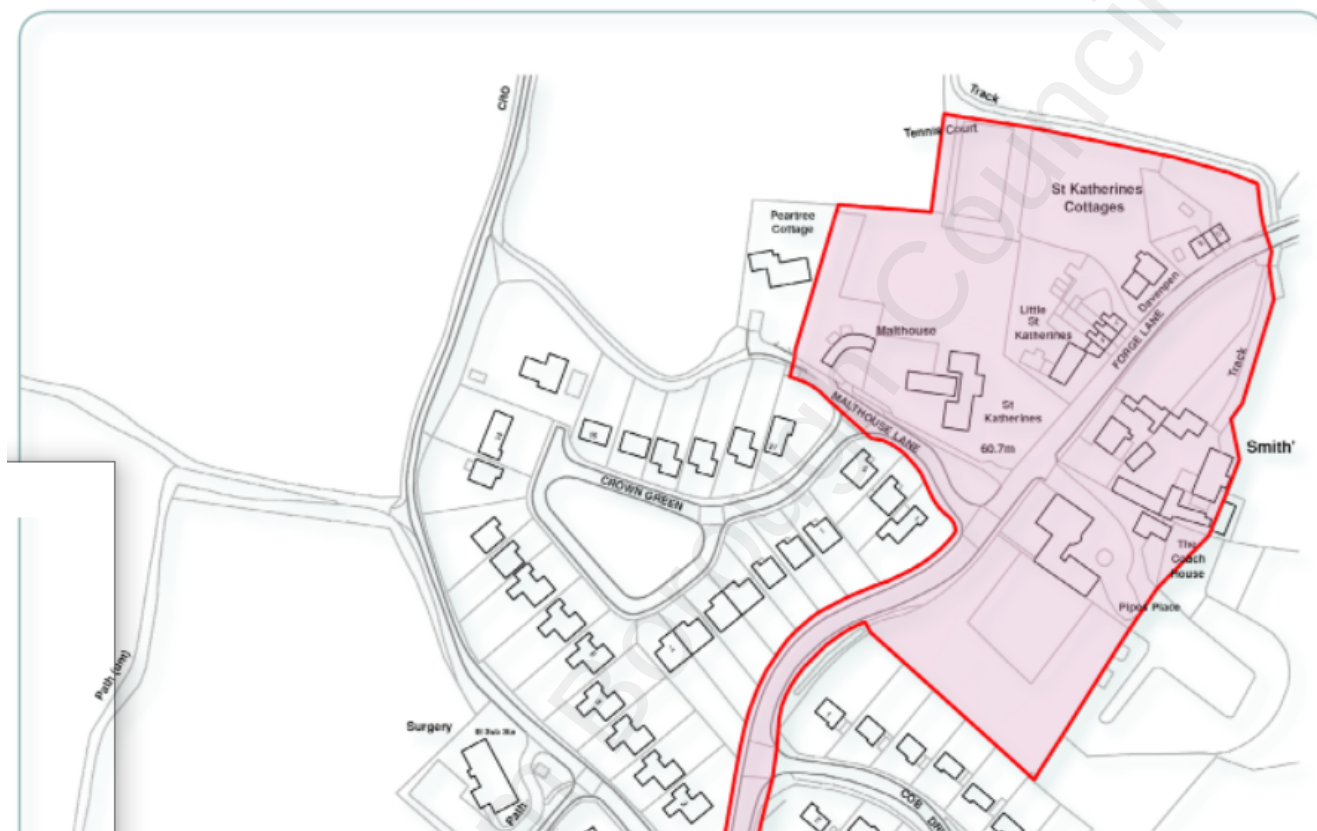
- the desirability of sustaining and enhancing the significance of heritage age assets and putting them to viable uses consistent with their conservation
- the positive contribution that conservation can make to sustainable communities including their economic vitality
- the desirability of new development making a positive contribution to local character and distinctiveness

Legal

This building is falls under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

SIGNIFICANCE of the Setting -

Shorne, Conservation Area Boundary



Gravesham Borough Council Rural Conservation Area Appraisal (SDP 2017)

1 STATEMENT OF SPECIAL INTEREST OF THE CONSERVATION AREA (2017 SDP)

Shorne is a small settlement just within an area of once heavily wooded hillside, an outlier of a south-west/north-east running ridge of high ground to the south-east of Gravesend. Positioned within the edge of the woods, part of it looks out to the north over gently rolling and open arable land which eventually gives way to low coastal marshes fringing the Thames estuary. Beyond this there are views into Essex. The village is aligned along one main route known as The Street, running between a former ridgeway along the top of the ridge to the south and the A 226 main road to the north. Shorne's special interest lies in its three discrete areas of small scale, historic, development and their settings, contrasted with its ridge-top area of former common land. The areas of development relate to south, central and northern parts of The Street as it passes through the village. The ridge-top area is reached

from the south end of the village up a steep track past the churchyard. A branch from this gives access to the church. Trees, hedges, and other mature planting form an essential part of the conservation area's character, both locally and in contextual terms.

History of the Built Environment/Vernacular within the Area (2017 SDP Gravesham Borough Council)

The 1819 OS map suggests that both sides of the short east/west running section of The Street leading in from Tanyard Hill and continuing as the lower part of Butcher's Hill, were once more heavily built up than they are today. The same OS map shows that then individual buildings were arranged in linear fashion at intervals along the eastern side of the north-running part of The Street. Over much of the length of this section of highway its eastern side is terraced up slightly with disconnected sections of early brick boundary wall still standing at the road-edge. Downhill to the east there are further, longer and larger, sections of early brick boundary walling parallel to The Street. These are the back garden walls of vanished properties once lining the highway. By the 1870s almost all the properties shown to either side of this central section of The Street on the 1819 OS map, had disappeared

Vernacular- Prevailing Character (2017 SDP Gravesham Borough Council)

6.2 Building form

As just noted, houses are often grouped in short terrace-runs, these often, but not always with relatively narrow individual house frontages. Up until the early 19th century such groupings show dwelling variety in elevation and roof form as a result of ad hoc plot development over time. This contrasts with the village's five short 19th century purpose designed housing terraces with their regular rhythm of opening-to- void in the walls. One or two freestanding substantial individual dwellings belonging to various historic periods congregate around St Katharine's chapel with additional landscape interest given by the grouping of traditional farm buildings at Smith's Farm.

6.5 Building materials

Shorne's traditional building materials range from timber-frame with plastered infill panels through plastered and weather-boarded frame to fair faced brick to whitewashed, pebble-dashed and stuccoed brick. Stone and flint occur in the church and the medieval chapel. They are used too in the Victorian house, St Katherine's. Flint is used in St Katherine's' former coachhouse, the Malthouse. It is also seen in boundary walling particularly around St Katherine's. Terracotta panels and sculpture are used at Pipes Place. Roofs are generally finished in hand made plain clay tiles with slate on some later buildings. Traditional lead-flats are used on flat roofed dormers and larger flat roofed areas. Pantiles are found on some late farm buildings. Modern synthetic materials – felt, concrete tile, asbestos sheet or asbestos sheet equivalent, galvanised corrugated iron etc – are seen on modern buildings and on the farm buildings of Smith's Farm.

6.6 Local details

Local village detail follows the general tradition of Kent's timber and brick vernacular architecture with no building or use of material that can be held to have a character unique to Shorne. Window and door design, and therefore appearance, is on occasion not in character with an historic host building. The survival of historic exterior joinery is quite common but in places inroads into appropriate character have been made by the introduction of off the peg timber and plastic windows and doors. The design and appearance of these is invariably unacceptable in conservation areas.

Significance of No 10. St Katherine's Cottages

Nos. 8,9 & 10 Forge Lane, St Katherine's Cottages form a group value of low value terrace structures of three workers two-storey- houses. The terrace houses represent an early Victorian example of industrial and mass produced housing at a time of great industrial, political and scientific expansion. The façades boast sash windows of neoclassical symmetry.

Architectural Attributes- No 10 is faced with a rough-cast light brown gravel throughout with surviving original, and some new, slate roofing. We know this formed a quick solution to rendering and there is clear evidence for repairs and replacements over time that 'give the brown rough-cast walls a slightly variegated appearance.'¹ There are two chimney stacks centred on the ridge. According to the 2017 Conservation Area

¹ Gravesham Borough Council Rural Conservation Area Appraisal (SDP 2017) p. 36

Appraisal, the 'front door has been converted to a window', this is now entered via a modern single storey extension. Moreover, the original elevation arrangements of nos. 9 & 10 had the front door to one side of the plan with basement, ground and first floor windows next to it, one above the other. Front door openings have low depressed arches over them, squashed in under the string course. Window openings have slightly arched heads.

Conclusion

Nos. 8,9 & 10 St. Katherine's cottages contributes in a low to moderate capacity to the Local Shorne Conservation area, as modest workers terraces of the Victorian period, yet their significance in Architectural merit does not warrant individual Listing as per the 1974 Appraisal. Moreover, their vernacular of workers terraces, represent a morphology of development and alterations over time. Therefore, although absent of designation, any works to the St. Katherine's cottages to preserve the appearance should be exercised.

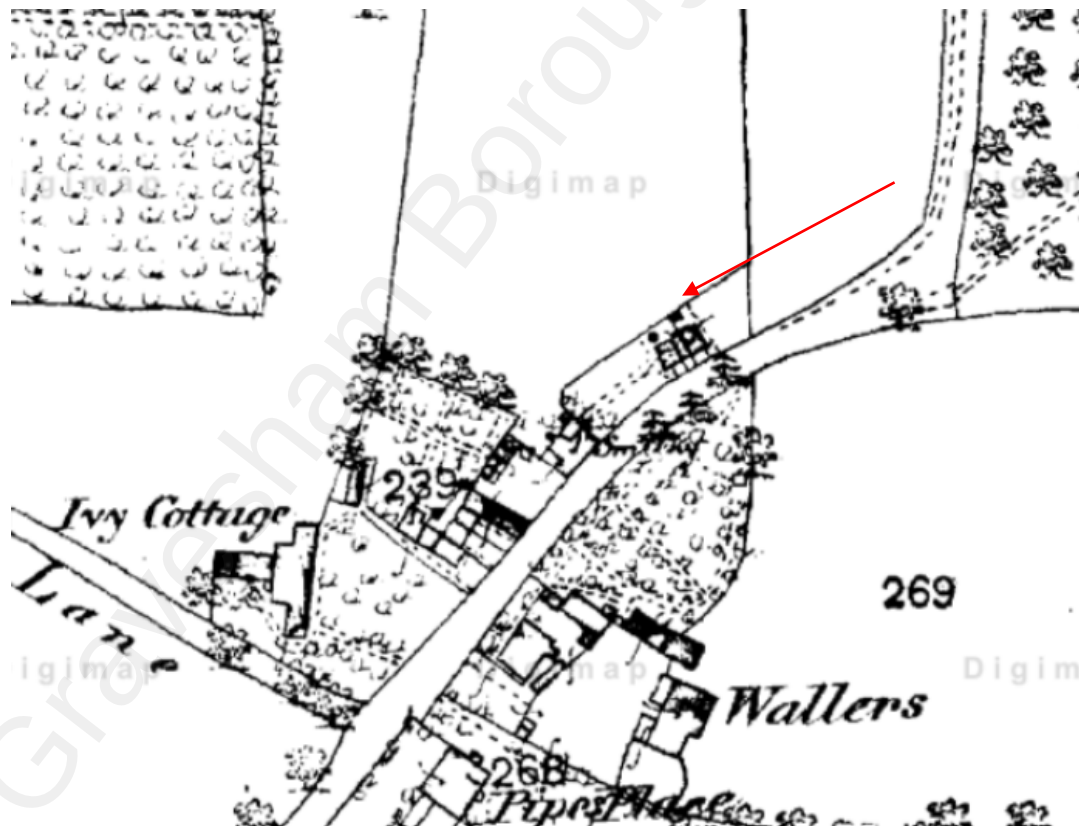


Figure 2, Historic Map 1860's - Source: Digi-Maps (2021)



Figure 3, 1970's Historic Map 1 - Source: Digi-Maps (2021)

Planning Policy

The relevant national and local planning policy is set out below:

National Level

NPPF (published 2019 Feb)

Chapter 2 - Presumption in favour of sustainable development (not necessarily combined)

Chapter 12 - Achieving well-designed places

Chapter 15 – Conserving and Enhancing the Natural Environment

Chapter 16 - Conserving and enhancing the built environment

Local Level

Local Plan

Gravesham Local Plan Core Strategy Adopted 2014

Policy EN5: Conservation Areas

Heritage and the Historic Environment

Policy CS20: Heritage and the Historic Environment

2.9 Heritage and the Built Environment

2.9.1 The Borough has a rich historic built environment, much of which derives from its extensive maritime, military, industrial and transport history. This includes conservation areas in both the older parts of Gravesend and Northfleet and in a number of the rural settlements. There are also a large number of listed buildings including several Grade I listed buildings such as Cobham Hall as well as a significant number of features of local historic and/or architectural value. Gravesham also has a number of Scheduled Monuments such as New Tavern Fort, known archaeological sites and historic landscapes, parks and gardens. The Borough's unique character is part of its attractiveness for investment. Therefore a positive approach to the historic environment will be needed to ensure that the historic character and distinctiveness of the Borough is conserved and enhanced.

2.9.2 In addition to the more historic built up areas, Gravesend and Northfleet have inter war, post war and modern housing suburbs as well as industrial areas. Some of the rural settlements also contain modern housing developments.

2.9.3 Over the plan period the Borough will experience significant change with the creation of new neighbourhoods along the riverfront, at Ebbsfleet and at Coldharbour Road, together with the revitalisation of Gravesend town centre. Change elsewhere is likely to be small scale, involving redevelopment proposals and infilling. There is a need to ensure that all new development is of a high quality. It should improve the existing built environment by protecting and enhancing local character and amenity and by creating new sustainable neighbourhoods with their own sense of place and distinctiveness which enhance their surroundings.

PROPOSED PLANS- HERITAGE IMPACT

Please refer to the full plans prepared by Kent Design Studio Ltd for details.

Proposed Works

A single storey rear extension to create utility area

Proposed two storey side extension with associated internal alterations at first floor level and second floor level to accommodate a new bedroom and bathroom space.

Please Refer to the accompanying planning documents and Drawings by KDS for visuals.

Assessment of Harm to the Setting and Built Environment of the Conservation Area

The proposed scheme in regard to the existing building and associated terraces, would maintain the architectural attributes of the Victorian Terrace vernacular, whilst subordinate to the original structures. (See Drawings for Proposed elevations). Granted the non-designated status, the proposed scheme retains the existing architectural attributes, including detailing and appearance in form and materials of the existing building. The external brown pebble dash fabric of the building would be retained in its current guise. The external façade with sash windows of the neoclassical influence, provides a group value of historic, evidential and aesthetic values, combined contribute in a low to neutral significance to the prevailing character of the Shorne Conservation Area. As such, the proposed scheme maintains and enhances the aesthetics, using matching constructional and structural additions, and aesthetics based on models of Victorian precedence to integrate into the existing building and natural environment.

The proposed scheme meets and positively responds to the below Local Policy SO14 *Design Considerations* set out under the *Gravesham Character Area Appraisal (2014) SO14, CS19*

Design Considerations

SO14 Ensure that all new development makes a positive contribution to the local character and distinctiveness of the Borough, minimises the risk of crime, responds to climate change and integrates into the existing built, historic and natural environment.	CS01 - Sustainable Development CS12 - Green Infrastructure CS15 - Housing Density CS18 - Climate Change CS19 - Development and Design Principles
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Proportion, Scale and Mass:

The proposed scheme in design meets and positively responds in ensuring a low impact upon the Shone Conservation Area and the surrounding built environment.

The proposed works utilises the existing built footprint to ensure the plot in which the property sits is not compromised. It is considered the proposed works responds and integrates harmoniously in longitudinal plan in accordance with Victorian terrace precedence of the nineteenth century. Moreover, Historic map analysis from the early 1820's suggests that both sides of the short east/west running section of The Street leading in from Tanyard Hill, were once more heavily built up than they are today. A built environment of longitudinal typology and terrace vernacular. The proposed scheme offers a modest 19% gain in footprint. This is considered to represent an appropriate addition for the development of the site and in scale, proportion integrates into the existing building and natural environment. The proposed dimensions are complementary to its extensive demesne land and ancillary buildings, representing a negligible impact on the setting of the Conservation Area. 'Significance is not only from a heritage asset's physical presence, but also from its setting.'(NPPF).

The architectural attributes represent a harmony yet distinct subordinate form in eaves height to the existing building. The pitch and eaves height of the two-storey side extension will match that of the existing, with

existing chimney extended on the outside of the proposed two storey extension to ensure the existing character of the house is maintained. Although No. 10 St Katherine's cottage is a non-designated heritage asset, the NPPF and Historic England Guidance to Alteration and Addition of a Heritage Asset sets out the importance of 'authenticity' and that 'replicating a particular style may be less important'. It is good practice for new work to avoid direct 'replication' and to dominate the original asset or its setting in either scale, material or as a result of its siting. The proposed scheme meets all requirements.

The scale and mass of the single storey extension is considered appropriate in scale and mass to ensure minimal impact and respects the form and character of the existing row of terraces within the conservation area. The new additions will be visually subservient with the existing hedgerow offering sufficient screening and landscaping buffering to limit visual impact on the conservation area.

Materials:

The proposed material palette will best match those of the existing building to ensure the significance of the conservation area is preserved

The proposed materials are:

- Matching render in material and colour
- Slate roof tiles as per the Conservation Area
- White conservation sash windows (front) Matching- Conservation Roof Windows
- White UPVC windows (rear) Matching

Conclusion

The significance and prevailing character of the Built Environment of the Shorne Conservation Area has been set out and largely relates to its landscape and mixed architectural vernacular.

The proposed scheme represents a sympathetic and sensitive development, which would preserve St Katherine's cottages modest architectural features and would preserve the terrace character and appearance of the area, including setting. Moreover, the proposed works in height and scale represents an authentic development that respects the ratio between building heights, scale and proportion. The proposed scheme meets and positively responds to the design considerations set out by Gravesham Borough Local Plan Core Strategy 2014 CS19/CS20.

The proposed scheme in regard to the existing building and associated terraces, would maintain the architectural attributes of the Victorian vernacular, whilst subordinate to the original structures. (See Drawings for Proposed elevations). Granted the non-designated status, the proposed scheme retains the existing architectural attributes, including form and materials of the existing building. The external façade with sash windows of the neoclassical influence, provides a group value of historic, evidential and aesthetic values, attributes that contribute to the prevailing character of the Shorne Conservation Area. As such, the proposed scheme maintains and preserves a sensitive matching development, utilizing matching materials of Victorian precedence to ensure a scheme that integrates into the existing structure and natural environment. Therefor the scheme meets the design principles of the Gravesham Borough Local Plan Core Strategy 2014 SO14.

Given the above, it is considered the proposed works would not result in any material harm to the special architectural or historic interest of the area or setting. In this regard, the proposal would help sustain and preserve the future use of the setting for its most optimum and viable use.

SOURCES

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/heag023-making-changes-to-heritage-assets/>

Gravesham Local Plan Strategy 2014

NPPF 2019

DigiMaps 2021

GoogleMaps 2022

Kent Design Studio

TABLE OF FIGURES

Figure 1: Kent Design Studio (2022)

Figure 2 DigiMap 2021

Figure 3. DigiMap 2021

Gravesham Borough Council