



London Borough of Gravesham Heritage Statement

Applicant: Alistair Sayers

Proposal: Proposed ground floor wraparound extension, two storey rear extension, floor plan redesign and all associated works.

Location: 25 and 26 South Hill Road, DA12 1LA

Heritage Statement

1. Introduction

Resi has prepared the following Heritage Statement, which should be read in conjunction with the drawings and additional supporting documentation, on behalf of the applicant Alistair Sayers, who wishes to propose a ground floor extension and two storey rear extension to the existing properties.

This document has been produced in support of planning permission, within a conservation area. The purpose of this document is to ensure that the Local Planning Authority, Gravesend, have a proper understanding of the proposal, which seeks to improve the internal layout, refurbish the existing living spaces and create a high quality single family dwelling.

2. Location and Context

This planning application is in regard to the semi-detached building comprising 25 and 26 South Hill Road. The application site is located at 25 and 26 South Hill Road, Gravesend. The property is located towards the top of South Hill Road as the road meets with itself, it sits alongside similar looking properties all being characterised as a row of three storey semi detached properties, it being the central building of a group of three nineteenth century villas. This property is not listed, but it is in the Windmill Hill Conservation Area.



Ref 1 Site location plan

3. The Proposal

The proposals on the ground floor aim to convert the existing layout of the properties into kitchen-diners suitable for modern family living. This will fill in the side return gap that exists between 25 and 26 which currently consists of a uPVC conservatory considered not in keeping with the existing property. The internal wall between the host building and the rear extension will be removed and supported with a steel beam to open up the space in both properties to allow for family living.

The first floor extension consists of an additional room for each property. This is to be used as a home office as the owners of the properties are working from home to a greater extent since the recent COVID-19 pandemic. Given the central location of the properties within a group of three similar villas on South Hill Road, particular care has been given to ensure symmetry of the design. Windows have been chosen to match the existing windows on both properties in both design and materials. A pitched roof has been added to the first floor extension with care taken to maintain the existing fenestration at second floor level.

The planning application also contains changes intended to address some of the unsympathetic historical amendments to the property. These proposals include removal of the render to the front and rear of 25 South Hill Road with associated repointing to revert the property to its original brickwork. This should further contribute to the symmetry of the property as well as enhance the character of the conservation area by bringing the property back in keeping with other properties in the area.

4. Materials

The proposal mostly seeks to match the existing materials of the existing. The extension to both properties has been designed to knit sensitively within the existing building and carefully considers the impact upon the neighbours, their outlook, overshadowing, privacy along with the street-scene.

5. Heritage Statement

The properties are thought to have been built in the early nineteenth century. Early ordnance survey six inch maps surveyed in 1863 (Kent X) show the presence of the villas.

Windmill Hill comprises a mix of historical 18th and 19th century properties as well as some 20th century residential infill. There are a number of grade II listed buildings, notably Constitution Crescent at the top of the hill. The layout of the area follows the topography of the hill with buildings arranged to take effect of the views from the hill and the front gardens and green spaces contributing to the character of the streetscene.

6. Historic Context and Planning History

Windmill Hill conservation area was first designated on the 16th January 1970. Gravesham has a total of 23 conservation areas, 11 of which are in the rural areas of the borough, and are generally valued by those living and working in them.

The existing ground floor extensions to both properties have previously been approved under the following planning approvals:

25 South Hill Road: 19900248

26 South Hill Road: 19850743

A recently approved planning application at one of the neighbouring properties 28 South Hill Road (20200499) provides a similar example of a two storey extension to create a home office at first floor level, albeit being a very different design to the current proposed application.

7. Refusal

Several changes have been made since the original planning application which are summarised for reference below:

- Changes to the front elevation to enhance the character of the conversation area.
- Changes to the roof of the porch on 25 to enhance the appearance of the existing side extension.
- Changes to the first floor extension in order to reduce the bulk of the extension and ensure the extension does not overwhelm the host dwelling.
- Changes to the house layout to define the now smaller first floor rear extension as a home office rather than the original application layout (converting the second floor front room to an office and creating the first floor rear as a bedroom) in order to clarify the intention is for the properties to remain as three bedroom properties.
- Changes to the roof of the extension to ensure the roof design is in keeping with the design of the main host dwelling, taking care to not have interference with the original fenestration within the host dwelling.

8. Conclusion

We hope Gravesham Council sees merit in our proposal and agree that the proposal for a ground floor wraparound extension and two storey rear extension would be of benefit to the existing property.