

Supporting Information

Heritage Impact Assessment



**3 Briton Road,
Faversham,
Kent,
ME13 8QH**

Property Description:

The property is a split-level 3-bedroomed house located on Briton Road in the historic Kent town of Faversham. Faversham is renowned for its rich heritage, characterized by its historic buildings, streetscapes, and cultural significance. The property in question is situated within a designated Conservation Area, reflecting the town's commitment to preserving its architectural and historic assets.

Proposed Development:

The proposed development entails a single-storey rear extension to the existing property. The extension incorporates a modern floor-to-ceiling glazing panel on the rear wall and two conservation area roof lights with a pitched tiled roof. We have extended 3m along the boundary in line with policy. Additionally, the materials proposed for the extension include brickwork to match the existing structure and a tiled pitched roof, which echoes the shape and form of the existing outbuilding.

Conservation Area Significance:

Faversham's Conservation Area designation underscores the significance of the town's architectural and historic heritage. It aims to safeguard the area's character, preserve its special qualities, and promote sensitive development that respects its context.

Impact on Setting:

The proposed single-storey rear extension aims to enhance the functionality of the property while respecting the character and setting of the Conservation Area. The use of modern glazing and roof lights is carefully integrated to complement the existing architecture without compromising its integrity. Consideration is given to the adjacent property, which has resulted in extended only the 3m allowance set by the Council. A lead lined box gully will divert rainwater discretely away from the boundary without the need for plastic gutters.

Architectural Compatibility:

The choice of materials, including brickwork matching the existing structure and a tiled pitched roof, ensures architectural coherence with the surrounding built environment. This approach maintains visual continuity and harmonizes the extension with the historic fabric of the Conservation Area.

Scale and Proportion:

The scale and proportion of the proposed extension are carefully considered to ensure it remains subordinate to the primary dwelling and does not overwhelm the surrounding context. Its single-storey nature mitigates any potential visual intrusion while providing functional benefits to the property.

Heritage Significance:

The development respects the heritage significance of Faversham by adopting design principles that blend modern elements with traditional features. This approach acknowledges the evolving nature of architectural expression while preserving the town's historic character.



Rear view

Conservation Area Policies:

Design Principle:

Conservation Area policies prioritize the preservation of historic character, architectural quality, and visual amenity. Developments within such areas are expected to demonstrate sensitivity to these principles.

Material Considerations:

The use of materials that harmonize with existing structures is encouraged to ensure coherence and visual integration. The proposed brickwork matching and tiled pitched roof align with this policy by maintaining consistency with the prevailing architectural style.

Scale and Massing:

Policies emphasize the importance of scale and massing in relation to the surrounding context. The single-storey nature of the proposed extension adheres to these guidelines by minimizing its impact on the streetscape and neighbouring properties.

Enhancement of Heritage Assets:

Conservation Area policies encourage developments that enhance the significance of heritage assets. The proposed extension contributes to this objective by respecting the historic character of the area while introducing modern elements that enrich its architectural diversity.

Conclusion:

The proposed single-storey rear extension to the split-level 3-bedroomed property on Briton Road aligns with the conservation objectives and policies applicable to the Faversham Conservation Area. Its design approach demonstrates a balance between contemporary functionality and respect for the town's heritage significance. With careful consideration of materials, scale, and architectural coherence, the extension is deemed to meet the criteria for development within a conservation area while enhancing the overall character and quality of the built environment.