



# 1 High Road, Wilmington, DA2 7EQ

Design, Access & Heritage Statement  
March 2024

# Project details



## **Client property address:**

1 High Road  
Wilmington  
DA2 7EQ

## **Resi address:**

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London Borough of Lambeth

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# Introduction & context

## Description of proposed works

Internal alterations, front infill extension, insertion of rooflights, facade alterations and all associated works at 1 High Road, DA27EQ

## Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 1 High Road, Wilmington, DA2 7EQ.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.



Photograph: Front elevation



Photograph: Bird eye view.

## Character of the area

The site is a two-storey detached lodge located on the north east side of Wilmington, which is predominantly a residential area immediately to the south of Dartford. The dwelling is well set back from the highway with a front garden space, which is part lawn and part tarmac leading to the front of the dwelling use as driveway. The dwellings within this area are well set apart and are mostly detached or semi detached dwellings with generous front gardens and driveways.

The Conservation Area is characterised by two contrasting elements- relatively large and consistently detailed houses set in a mature landscape; and three important, individual buildings – the church, Wilmington House and Coombe Cottage- the former two dominating the street scene.

The Conservation Area is important due to the local history it represents. Most of the houses were built within a short period of each other, and with the associated maturing landscape they form a local architectural and historic group built under the auspices of one builder. As a counterpoint, the three major buildings- Wilmington House, St. Michael and All Angels Church and Coombe Cottage- form their own settings and have their own history. Each is important in their own right- together they form an important historic core to the Conservation Area

. Any alterations or renovations to the unlisted and domestic buildings require care consideration in terms of location, mass, colour and texture. Any extension needs to carefully address the style and materials of the existing buildings to minimise their impact. Attention to the detailing of replacement windows is vital- particularly proportions of lights and vents, thickness of glazing bars and frames etc, and frame colour.

**Church Hill, Wilmington Conservation Area, Character Appraisal & Management Proposals, March 1999**

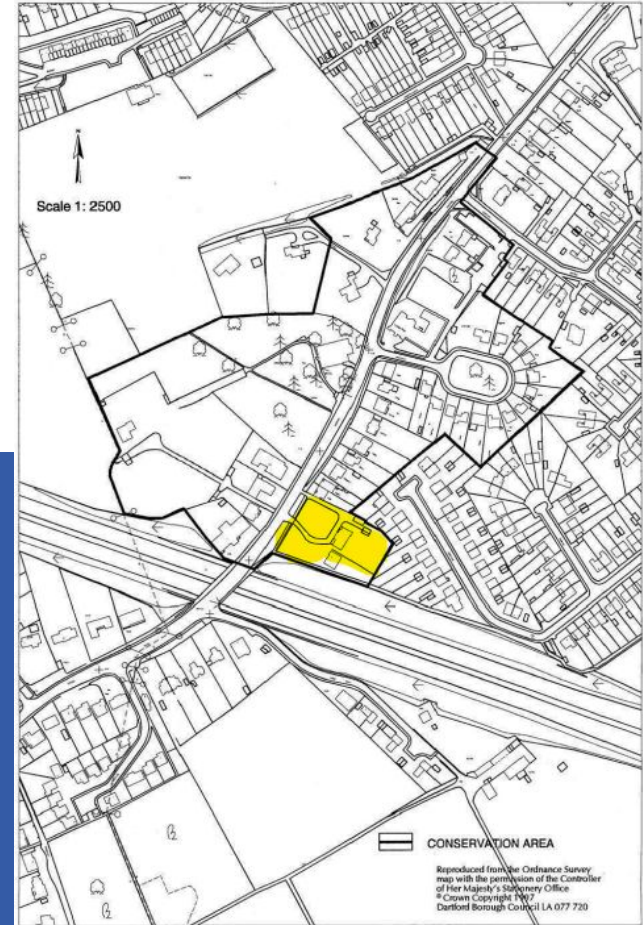
# Site analysis

## 2.1 Site location plan & Conservation area map



created on **edozo**

Plotted Scale - 1:1,250



# Site analysis

## 2.2 Site View



# Site analysis

## 2.3 Existing photographs



Front view



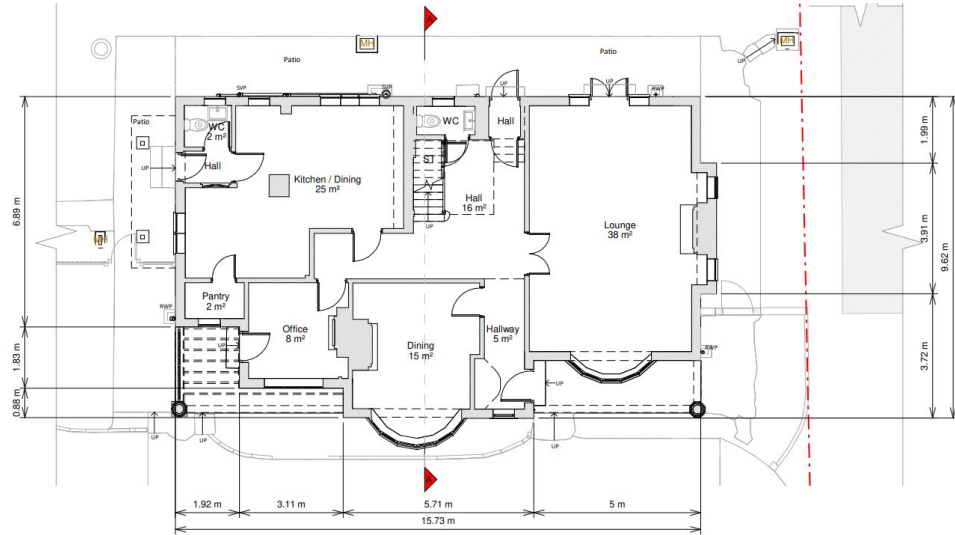
Side view

# Site analysis

## 2.4 Existing plans

The existing house is in good condition and boasts a generous amenity space and private location that is set off from the main street.

The ground floor plan is spacious but lacks a modern layout that is more suitable for a growing, modern family.



Ground Floor Plan

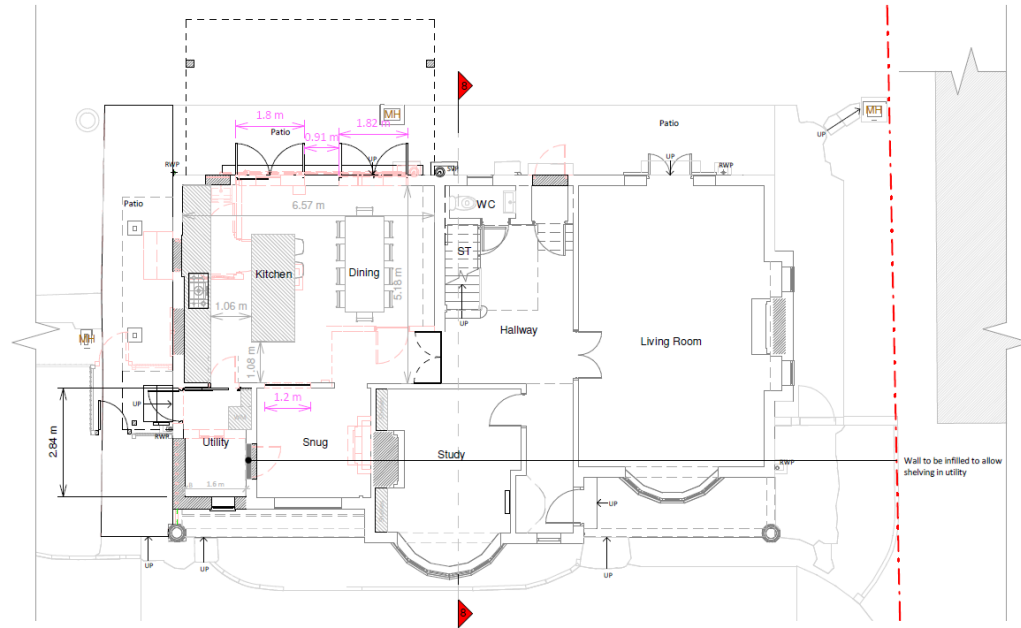


# Site analysis

## 2.5 Proposed plans

The proposed works have been designed in order to improve the dwellings spatial layout.

The materials used are traditional and are subdued, with no strident colours. Architectural forms are traditional, with pitched, plain tiled roofs, natural brickwork with relatively small openings for doors and windows. Any alterations or renovations to the unlisted and domestic buildings require care consideration in terms of location, mass, colour and texture. Any extension needs to carefully address the style and materials of the existing buildings to minimise their impact



# General arrangement drawings

## 3.1 Plans, notes & considerations

### Plans

The proposal involves Internal alterations, front infill extension, rooflights at first floor level and all associated works at 1 High Road.

Church Hill conservation area appraisal states that The Conservation Area is important due to the local history it represents. Most of the houses were built within a short period of each other, and with the associated maturing landscape they form a local architectural and historic group built under the auspices of one builder. As a counterpoint, the three major buildings- Wilmington House, St. Michael and All Angels Church and Coombe Cottage- form their own settings and have their own history. Each is important in their own right- together they form an important historic core to the Conservation Area.

Any alterations or renovations to the unlisted and domestic buildings require care consideration in terms of location, mass, colour and texture. Any extension needs to carefully address the style and materials of the existing buildings to minimise their impact. Attention to the detailing of replacement windows is vital- particularly proportions of lights and vents, thickness of glazing bars and frames etc, and frame colour

### Notes

The proposed alteration will improve the existing settings, providing the occupants with a higher quality of living, furthermore it will improve the condition and quality of the windows by replacing the existing frames with bespoke ones constructed of quality uPVC. The orientation of the frames and glass panels will match existing windows and will be similar to those on other property

The design has been carefully outlined to comply with all planning guidelines. All materials to be of a high quality and durable, so the ageing of the materials integrates with the existing building.

# General arrangement drawings

## 3.1 Plans, notes & considerations

### **Considerations**

#### Access and transport

Access to the property is to remain unchanged.

#### Light and overshadowing

There will be no impact on the neighbours.

#### Privacy

There will be no impact on the neighbours' privacy.

#### Trees or shrubs

There will be no impact to trees or shrubs.

# General arrangement drawings

## 3.2 Existing materials

### Existing Materials:

Brickwork / Walls - Red bricks, white render timber close studding cladding walls

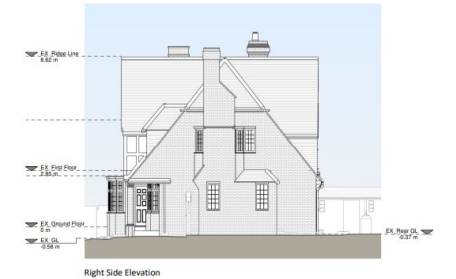
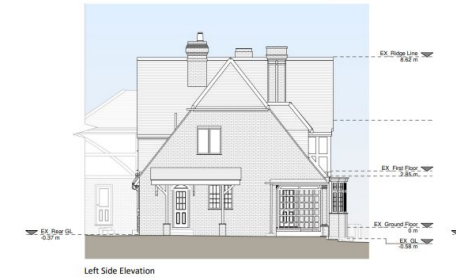
Pitched roof - Clay tiles

Flat roof - N/A

Windows - White uPVC

Doors - White uPVC

RWP's / Gutter's / Fascia's - Black uPVC downpipes, guttering and white painted timber fascias



# General arrangement drawings

## 3.3 Proposed materials

### Proposed Materials:

Brickwork / Walls - Red bricks to match existing

Pitched roof - Clay tiles

Flat roof - N/A

Windows - White uPVC, Aluminium framed uPVC Crittall windows

Doors - Aluminium framed Crittall doors.

RWP's / Gutter's / Fascia's - Black uPVC downpipes, guttering and white painted timber fascias to match existing.



# Heritage

In accordance with the NPPF, the impact of the proposed development on the significance of the conservation area has been carefully considered throughout the design development of the proposals, and in accordance with paragraph 199 of the NPPF great weight needs to be accorded to the preservation of the significance.

Considering the nature of the development with regards to the significance of the conservation area, and the contribution that the application site makes to the heritage asset, the proposals are considered to have a negligible impact on the heritage significance of the asset. Further, the proposals are considered to preserve the character and appearance of the conservation area, and no harm (for the purposes of paras.199-202 of the NPPF) to the asset is considered to arise from the proposed development.

# Our conclusion

We hope Dartford Borough council sees merit in our proposal and agrees that the proposed development would in no way be of detriment to the host dwelling, site, or the surrounding context for its proposed use. The intended development has been not only designed to provide a more dynamic and efficient use of space for the applicant but designed with respect towards the architectural features and details of the building, the character and appearance of the area.