

DESIGN, ACCESS & HERITAGE STATEMENT

Address:

6 The Avenue Gravesend Kent DA11 0NA

Client:

Mr & Mrs Luckhurst

Proposal:

Single Storey Rear Extension with Timber Pergola to Rear Garden.

Prepared by:

Peter Elsgood MSc of Elsgood Associates Limited

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Introduction

This Heritage Statement has been prepared on behalf of Mr. & Mrs. S. Luckhurst in support of this planning application for the erection of a single storey rear extension to provide a large kitchen/breakfast area on the ground floor at 6 The Avenue Gravesend Kent DA11 0NA. It will be in addition to the application form, drawings and Design & Access Statement submitted.

The Site Surroundings & Proposal

The application site is northern dwelling of a pair of semi-detached properties located on the western side of The Avenue approximately 100m north of its junction with Lennox Road East and 200m south of its junction with Pelham Road/ Arthur Street. The property is located within the Pelham Road/The Avenue Conservation Area but is not in itself a listed building. No mention of it is made in the Conservation Area Character Appraisal other than it is believed to have been erected sometime between 1874 & 1907 at the same time as similar designed properties in Pelham Road. The Avenue is a much quieter area than the Pelham Road part of the conservation Area which carries much greater traffic flows.

The property was originally constructed as a pair of semi-detached dwellings, along with the other dwellings on that side of the road (2 -16) in or around the early 20th century. Although post war infill at no.'s 2a-d has a detrimental impact on this part of the Conservation Area.

Planning Considerations

The main considerations of this case would be the impact of the proposals on the visual amenity of the Conservation Area generally and the impact on the amenity of neighbouring properties.

Impact of the Development on the Conservation Area

In respect of the impact on the character and appearance of the area, the property is non-listed building lying within the Pelham Road/The Avenue Conservation Area. The

proposal would not see any changes to the front elevation and consequently any impact on the street scene will be minimal because of its orientation.

The proposed extension has been designed with a traditional brickwork finish design, matching the existing dwelling with a large glazed elevation to the rear, enclosed by a parapet wall each side. Materials to be used will match the existing and neighbouring properties and others in the conservation area. Located at the rear it is unlikely to have a detrimental impact on the visual amenity of the Conservation Area and its refreshing modern view will complement the host dwelling. The details provided show that the site can accommodate the proposed development without having any detrimental effect on the street scene or the amenity of neighbouring properties.

Impact on Neighbouring Properties

The application site is clearly an asset worthy of preservation and restoration and the application proposal will see the building renovated without affecting the continuity of the street scene as no proposals for the front elevation are envisaged.

Conclusion

The applicants have taken on board all the Council's and National policies to provide a sustainable solution to the need to provide additional living space to the dwelling. The prospective layout and design are in keeping with the good design principles outlined in the NPPF and would not be out of character with the area and have no detrimental effect on the residential amenities of its neighbours. It will provide a mix of traditional and contemporary architecture which will add distinctiveness to the Conservation Area.