



# JEREMY S. ISHERWOOD

B.Sc. (hons.), B. Arch. (Wales), R.I.B.A.

## Chartered Architect

34 Chalky Bank

Gravesend, Kent, DA11 7NY

Telephone / Fax: 01474-533793

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**Proposed Spa Room at the rear of 3 The Avenue, Gravesend, DA11 0NA:  
Mr H. S. Randhawa  
Planning Statement**

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Number 3 The Avenue, Gravesend, is a semi-detached Edwardian property on the east side of the road, close to Gravesend's Town Centre. It lies within the Pelham Road and The Avenue Conservation Area. It is also subject to an Article 4 Direction. It forms part of a group of key unlisted buildings referred to in the Council's Conservation Area appraisal and is next door to number 1 The Avenue, which is identified in the appraisal as an important landmark building.

The site area measures 0.04 hectare (0.1 acre).

Planning permission was granted by your Council on 27 June 2002 under reference 20020395 for the erection of a detached storage shed in the rear garden. This takes up approximately half the width of the back garden. It is built of red brick walls with a slate-covered monopitch roof.

I designed a summer house at the rear of number 1 The Avenue a few years ago. This was granted planning permission by your Council on 27 April 2016 under reference 20160235 and conditions were approved on 21 June 2017 under reference 20170413. The summer house has since been built.

My clients would now like to erect a small spa room to sit alongside the storage shed permitted under reference 20020395 and the summer house permitted under reference 20160235. The site is currently paved with mass concrete. The footprint will measure 18.65m<sup>2</sup> and it will be just about large enough to house a hot tub measuring 2.36 x 2.36m. The new spa room will align with the front wall of the summer house and the rear of the spa room will face the blank gable end wall of number 2 Arthur Street West. It will be naturally lit by a white coloured uPVC sliding door facing obliquely to the back wall of the house about 17 metres away and directly to the boundary fence with number 1.

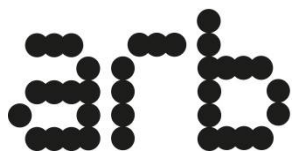
The spa room will have a monopitch roof similar to the existing storage shed. The low pitch of 15° is unsuitable for a slate roof covering and will be covered instead with Marley Wessex roof tiles, coloured Smooth Grey. The walls will be built of Staffordshire Blue engineering brick. The maximum height of the monopitch roof will be approximately 3.96 metres, with an eaves height of about 2.5 metres. The height of the proposal will be similar to both the adjoining storage shed and the summer house in the back garden of number 1.

The site is large enough to accommodate the proposed spa room and the proposal will not adversely affect the amenity of my clients or their neighbours. No existing trees or shrubs will be affected by the proposals.

I respectfully request therefore, that Full Planning Permission be granted for this application.

Jeremy S Isherwood

**Jeremy S Isherwood BSc (hons), BArch (Wales), RIBA**  
**Chartered Architect**  
**RIBA Chartered Practice**



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