

Heritage Statement

A description of the heritage asset and its setting

The site is in a predominantly residential road not far from Gravesend town centre. It lies in the Pelham Road/The Avenue Conservation Area and is covered by an Article 4 direction; however, the building is not listed. The Conservation Area is part of an extensive late 19th/early 20th Century residential suburb. Housing in the area varies in type and scale. In The Avenue, within which the site lies, there are predominantly attractively detailed semi-detached houses. The property has a front garden is laid to lawn behind a low brick wall (which would have originally had railings) and makes a positive contribution to the conservation area. The garden at the rear extends out to approximately 18m and is predominantly soft landscape with grass.

The proposed property will have 11 units of accommodation in the form of single rooms. Each room is secured with a lock and key so that residents have a space to call their own with shared kitchen with small sitting area, washing and toilet facilities.

There will be no detrimental impact on the amenity and character of the area as a result of the proposal. The proposal would not result in any detrimental highways and environmental issues.

With regards to other amenities - schools, shops, bus stops and other services and facilities are within a few minutes walking distance from the property thereby being a highly sustainable location for residents.

Although The Avenue is predominantly residential, there are three other HMO's, one social care, one Red Cross Centre, one childcare unit, three buildings converted into flats and one dental surgery. As such, the impact of these developments has not altered the character of the area. The property was granted planning for care home in 1991 which was not developed.

The property was built as a family house of red brick with stone features. The front door facade shares large stone arch with No. 23. The ground and first floor front rooms have bays and all the windows to the front facade are sash double glazed. To the rear of the property, a single-storey extension is built with yellow stock bricks to match the side and rear brickwork with weather struck pointing. The rear facade windows are all sash double glazed. The side façade is yellow stock brickwork with casement double glazed windows.

As assessment of significance

25 The Avenue is part of group of semi-detached building of similar style and age. The distinctive architectural features are the shared arch to the front door and two storey front bay windows.

Design concept for the proposed development

There will be no change to the external fabric of the building, stock bricks are even used for the rear extension to match existing brickwork and slate roof. There will be internal changes to divide large rooms into two using timber stud partitioning which can be removed later if required with minimum disturbance to the walls and ceilings.

Impact of the proposed development

With the proposed development for HMO use there will be no change to the original features. The rear extension will not be visible from The Avenue but will enhance the rear elevation.