



Building Drawings

PELHAM ROAD
Design & Access Statement

Two Storey Extension and Subdivision of Existing Dwelling
November 2025

In respect of

2 Pelham Road
Gravesend
KENT
DA11 0HW

Client

Mr T Searles

Job Reference

25091TS

1. Introduction

This Planning, Design & Access Statement accompanies a full planning application for the construction of a two-storey rear extension and the subdivision of the existing dwelling at 2 Pelham Road into five self-contained residential flats. The document explains the reasoning behind the proposal, demonstrates compliance with the relevant national and local planning policy framework, and assesses how the development preserves the character and appearance of the Pelham Road / The Avenue Conservation Area. The proposal represents a sustainable form of development within a highly accessible urban location and makes efficient use of an existing residential property.

The site is marked with a red dot on the image below.



2. Site Context and Description

The application property is a two-storey residential dwelling located within a predominantly residential area close to Gravesend town centre. The locality consists largely of late-Victorian and early-20th-century dwellings, many of which have undergone extensions, external alterations, or conversion into flats. The wider area benefits from easy access to public transport, including Gravesend Railway Station, as well as local shops, services, and employment opportunities.

The site falls within the Pelham Road / The Avenue Conservation Area, an area characterised by cohesive architectural forms, traditional scale, landscaped frontages, and a range of sympathetic external finishes. Although façades along Pelham Road vary, many incorporate light-toned or white painted or rendered surfaces. In keeping with this established character, the proposal includes rendering the front elevation of No. 2 Pelham Road in white, improving the building's contribution to the streetscape.

The dwelling benefits from a substantial rear garden, and the proposed extension will be positioned entirely to the rear elevation, ensuring there is no change to the primary public-facing aspect of the conservation area.

3. Designation and Site Status

The site lies within the Gravesend Urban Area and is not located within the Green Belt, nor is it a listed building. Its primary designation is its inclusion within the Pelham Road / The Avenue Conservation Area, which requires that development preserve or enhance the area's special architectural and historic interest.

There are no known planning permissions that materially alter the form or character of the existing property, although the surrounding area demonstrates an established pattern of alterations, conversions, and extensions which set a clear and supportive context for the proposal.

4. Relevant Planning Policy Framework

4.1 National Planning Policy Framework (NPPF 2023–2024)

Key provisions relevant to this application include: Paragraph 11 (sustainable development), Paragraphs 60–62 (boosting housing supply), Paragraphs 119–122 (efficient use of land and buildings), Paragraph 130 (high-quality design and amenity), and Paragraphs 199–208 (heritage conservation).

4.2 Gravesham Local Plan Core Strategy (2014)

Relevant policies include CS01, CS02, CS08, CS09 and CS19.

4.3 Gravesham Local Plan Saved Policies (1994)

Relevant saved policies include H5, H6 and P3.

5. Planning Assessment

5.1 Principle of Development

The conversion of the existing property into five residential flats represents an efficient and sustainable use of urban land and is strongly supported by the NPPF and the Gravesham Local Plan. The property is located within the urban area, close to services and transport, making it well suited for increased residential density. Saved Policies H5 and H6 specifically support the subdivision of larger dwellings into self-contained units where design, amenity, and character considerations are met.

5.2 Design, Scale and Appearance

The two-storey rear extension has been designed to read as a natural continuation of the existing house while remaining subservient in scale. Its location at the rear ensures that it has no visual impact on the conservation area's public realm.

To ensure full architectural compatibility, the extension adopts a matching brick finish, carefully replicating the existing brick banding detail, which is a characteristic design feature of the original dwelling. The roof form has been designed as a traditional pitched roof finished with matching tiles, mirroring the profile and appearance of the main roof. The window openings utilise uPVC sliding sash windows to echo the

proportions and traditional style of the existing sash windows, thereby ensuring continuity of design language.

In addition, the proposal includes white render to the front elevation, which reinforces the cohesion of the building within the conservation area and aligns it with the many neighbouring properties that use similar light-toned finishes. Together, these elements ensure that both the extension and the external alterations enhance the building's architectural integrity and preserve the character of the conservation area.

5.3 Heritage Considerations

The site's presence within the Pelham Road / The Avenue Conservation Area necessitates a heritage-led approach. The extension is located entirely to the rear and does not affect any public views within the conservation area. The faithful replication of materials, detailing, and window proportions ensures that the character and appearance of the conservation area is preserved. Rendering the front elevation in white constitutes a visual improvement and reinforces the established rhythm of Pelham Road. The proposal therefore accords with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and with NPPF heritage policies.

5.4 Residential Amenity and Layout

The development avoids any harmful impacts on neighbouring properties. The extension is proportionate, avoids overshadowing or overlooking, and respects established garden depths. Internally, each flat meets or exceeds the Nationally Described Space Standards, ensuring good levels of daylight, privacy, and functionality. The proposal therefore accords with Policies CS09 and CS19.

5.5 Parking, Highways and Sustainability

The property benefits from a pair of existing off-street parking spaces accessed from Darnley Road, which remain available for use by future occupiers if required. This provision supplements the highly sustainable nature of the site, which is well served by public transport due to its proximity to Gravesend Railway Station and local bus routes.

Cycle parking will also be provided, promoting sustainable transport choices. Given the accessibility of the location and the presence of two existing off-street spaces, a flexible approach to parking standards is appropriate in accordance with Saved Policy P3 and NPPF Paragraph 113. The reuse of the existing building fabric, combined with improved thermal performance, further advances the sustainability objectives of Policy CS01.

6. Planning Balance and Conclusion

The proposed development at 2 Pelham Road constitutes a well-designed, heritage-sensitive and policy-compliant scheme. The two-storey rear extension has been carefully designed with matching brickwork, replicated banding detail, sliding sash windows and a tiled pitched roof to ensure it integrates seamlessly with the original dwelling. The white rendering of the front elevation enhances the building's contribution to the conservation area. Residential amenity is preserved, sustainability is supported, and two existing off-street parking spaces accessed from Darnley Road are available to serve the development.

The proposal aligns fully with the NPPF, the Gravesham Local Plan Core Strategy, and relevant saved policies, while delivering high-quality accommodation in a sustainable location. For these reasons, it is respectfully requested that planning permission be granted.