

Listed Building Design and Access Statement (proportionate to the development)

27 Shrubby Road, Gravesend, Kent, DA12 1JW.

Grade II listed and within the Windmill Hill Conservation area.

Background

1. Windmill Hill was designated a conservation area in 1975. Within the 2007 Windmill Hill Conservation Area Character Appraisal report, the area was described as:

“The character of the Conservation Area is of a residential suburb, containing a large number of buildings of architectural and historic interest. The buildings are relatively unaltered and generally in a good state of repair. The topography has shaped the street pattern, with narrow lanes meandering up the steep slopes of the hill, and buildings arranged to take full effect of attractive views, both of Windmill Hill, and across the countryside of Kent. The two typical forms of buildings are paired villas and terraces, many of which are set back from the pavement line behind front gardens. These front gardens, together with other large private gardens contribute to the spacious and green character of the streetscene. Windmill Hill Gardens and Windmill Hill itself are significant green spaces within the town, and cater to various leisure and recreational uses.”

Within section 9.8 a paragraph on parking it states

“The loss of front gardens, and boundary walls and railings is detrimental to the appearance and historic character of the area.”

Within a section 9.11 a paragraph on Boundaries states

“Boundary walls and railings make an important contribution to the appearance and character of the Conservation Area and their removal should be resisted”.

Current state of Shrubby Road

2. Shrubby Road is one of the primary roads on the ‘Hill’ running from Clarence Place up to near the top of the lower reaches of the hill at Rouge Lane.
 - a. An unattractive factory building was replaced by a new terrace of houses between the 2 pubs in the 1990’s.
 - b. The Millers public house has been empty for many years and is undergoing conversion to a domestic home but had planning issues, now resolved but is still empty.
 - c. Many houses are now Landlord owned and rented. Most tenants care for the appearance of their houses – some don’t.
 - d. Number 19, over the road from us at 27 has been empty for several years and partially renovated but is overgrown and unsightly.

Windmill Terrace

3. 27 Shrubby Road is the middle house of a terrace of 5 grade II listed houses, also known as Windmill Terrace. They were built around 1845 and were used as holiday/short term rentals for London visitors to the ‘Shrubby Tea Gardens’ and the Windmill Hill area including the hotel and tea room and maze during the end of the 19th Century.

- a. At some point all 5 houses were owned by the same person/company and had the same works done to all 5. This included concreting to the front access steps from the front gates up to the front access doors at upper ground floor.
- b. All 5 have a room in the roof (possibly original, possibly added at the same time (we know it to be pre 1930's).
- c. The upper ground floor dividing walls were removed with supporting beams.
- d. They also had bathrooms fitted to the rear room of the lower ground floor (replacing the outside toilets) which necessitated raised floor for some due to the drain levels as the ground level slopes down hill down the road.
- e. The main attraction of the terrace from the front elevation is the attractive yellow brick, the superb arched sash windows to the upper ground floor and for 2 of the 5, the front railings.

27 Shrubby Road

4. 27 Shrubby Road is the middle of the terrace
 - a. At 27 Shrubby Road, most original internal features are missing, although there is a nice arch in the hallway and coving to the front upper lounge.
 - b. The bathroom was moved to the 1st floor rear probably in the 1970's.
 - c. The front wall circa 1970's is built on top of the original coping stone base. Likely the railings were removed in the 2nd world war period. The red brick wall is in poor condition.
 - d. Number 26 has had railings fitted into new coping stones under planning application 19950789
 - e. Number 28 into original copings under the planning application 19960265 which was joint application for 27 and 28 although approval was given separately (19960264/5) only 28 was completed.
 - f. We intend to complete the railings works for 27 and will produce a wonderful set of 3 houses.
 - g. The lower ground floor at 27 has been extensively modified over the years, including modern coving, stud and plaster boarded walls (covering the chimney alcoves) and has modern internal, non-descript doors. Fireplaces have been removed and skirting boards replaced.
 - h. The proposed works we believe would create no detriment to the almost non-existent listed character of the interior of the building, indeed it would provide opportunity to remedy some of the previous poor taste changes.

The layout of the proposed lower ground floor would be very similar to that currently at 11 Shrubby Road, shown in drawing 27 – 070 - 001.

There is no change to existing access except for the provision of the pedestrian gate in the original position.

Yours sincerely

Andy and Deborah Mills

27 Shrubby Road.

20th March 2025