



**Architects**

**Refurbishment of an existing Listed building  
including reinstatement of basement windows  
and internal alterations to form three additional  
flats**

**at**

**39 The Terrace  
Gravesend  
DA12 2BA**

## **Heritage Statement**

**05/04/23**

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39 The Terrace is a detached Grade II Listed building of three storeys and a basement. The description on the Listed Buildings Register, entry Number: 1089000 is as follows:

*Corner house to The Terrace and Harmer Street. Circa 1840, probably designed by the Brighton Architect Amon Henry Wilds in 1830-5. 3 storeys brown stock brick, the ground floor painted. Parapet, cornice and stringcourses. 3 sashes facing the Terrace and 3 facing Harmer Street, all with glazing bars intact. Round-headed windows in arcading on the ground floor. Round-headed doorway on each front with semi-circular fanlight. Iron balconettes on The Terrace front. Iron balcony, probably added, on the Harmer Street front.*

Adjacent to the rear of the building are the original stables. These also form part of the listed building curtilage.

The existing use of 39 The Terrace is three dwellings: one on each floor level. The basement is used as access only to utilities and some storage.

The applicant intends to retain the historic alterations and additions to the Listed building, as well as restore the existing fabric such as carrying out repair works to the facing brick, making good the fixtures and repairing the roof and windows where necessary.

The basement will be partly converted into habitable accommodation with original window locations being reinstated. New private stairs will be installed to access these areas as shown on the plans.

## **Proposed Development**

The proposed scheme design is intended to retain as much of the historic fabric as possible. As such, the access to the upper floors via the steel stair is to be retained, as is the rear outrigger and basement stair. The use of the original front door on Harmer Street (the door is existing) is to be reinstated for the entrance to the ground floor flats.

The boundary walls are to be retained as existing as are the basement flight of steps.

Internally each of the floor levels are to be divided into two flats retaining existing walls, partitions and fitted cupboards as far as possible. A chimney breast on the ground floor is to be removed as are two other partition walls.

It is proposed to retain nibs and heads of the partitions to be removed, so they can be recognised as original partitions of the building and the heritage of the building recognised within the refurbished areas.

All new joinery, fixtures and fittings will be in keeping with the original such features of the property.

**End.**