



Commercial Kitchens / Stainless Steel Wall Cladding / Ventilation / Gas Inter-Lock / Extraction Canopies

1st July 2026

Subject: Heritage Statement – Planning Application Ref: 20260657

Location: 12 Milton Road, Gravesend, Kent, DA12 2RE

Heritage Statement

This statement is submitted in support of the application for the replacement and upgrade of the commercial kitchen extraction system at 12 Milton Road, Gravesend. The site is located within a Conservation Area, and this statement has been structured in accordance with the Council's Local Validation List requirements.

1. Statement of Significance and Setting

12 Milton Road is located within a designated Conservation Area. The primary heritage significance of the building lies in its historic contribution to the street scene, specifically through its architectural features visible on the principal front elevation.

The rear elevation, where the proposed works are to be located, is of secondary importance to the overall significance of the building and the wider Conservation Area. Its setting is characterised by existing commercial infrastructure and faces a rear service area, which is largely screened from prominent public views.

2. Schedule of and Justification for the Proposed Works

The proposed works comprise:

- Removal of the existing legacy extraction equipment.
- Installation of high-efficiency filtration units, including an ESP system.
- Installation of an Exhaust Air Purification System featuring a pre-filter, bag filter, and activated carbon filter.
- Installation of streamlined external ductwork and a high-level discharge cowl to the rear elevation.

Justification and Planning History

12 Milton Road has a long-standing history as an established commercial restaurant unit serving the local community. The premises has historically utilised an external extraction system.

The proposed works are required following direction from Gravesham Borough Council to upgrade the system's acoustic and odour-mitigation capabilities. This replacement represents a necessary intervention to secure regulatory compliance, maintain public amenity, and safeguard the viable long-term commercial use of the premises.

3. Heritage Impact Assessment

The proposed development is strictly confined to the rear elevation of the property and replaces an existing system serving the same purpose. The visual impact on the significance of the heritage asset is therefore considered to be negligible.

The proposed equipment is functional, compact, and positioned so that it does not compromise the historic character, fabric, or appearance of the building's principal frontage or the wider Conservation Area streetscape.

4. Minimisation of Harm and Preservation of Significance

The works have been carefully considered to minimise any potential impact by:

- Locating all external components on the rear elevation, ensuring the principal historic frontage remains unaffected.
- Using modern, compact, and efficient equipment to reduce the overall physical impact of the installation.

- Replacing older legacy equipment with a more appropriate and compliant system.
- Supporting the continued active commercial use of the building, helping to prevent vacancy and preserve the vitality of the local Conservation Area.

5. Balancing Legislative Requirements

The proposed works represent a balanced solution to meet current environmental, health and safety, and building regulation requirements, while respecting the significance of the Conservation Area.

The upgraded extraction system will improve acoustic and odour control, preserve the character of the heritage setting, and support the safe, compliant, and sustainable operation of the premises.

6. Applicant / Proposal Note

First Priority Maintenance UK Ltd has prepared and submitted this proposal in relation to the proposed upgrade and replacement of the commercial kitchen extraction system. At this stage, First Priority Maintenance UK Ltd is acting in a design, specification, and proposal capacity only. The company is not confirmed as the appointed installation contractor, and any future installation works would be subject to the necessary approvals, permissions, and final appointment by the applicant.

We trust this Heritage Statement satisfies the Local Validation requirements. Please contact us directly if you require any further clarification.

Regards
Gabriele Cicconi
M&E Consulting Engineer
07751 545 245

First Priority Maintenance Uk Ltd
www.firstprioritymaintenance.co.uk
18B Church Street, Dunstable LU5 4RU
email: info@firstpriority.london
tel: 01582 585 174