

08/10/2024

Rev A



OLSON
DESIGN
GROUP

HERITAGE IMPACT & DESIGN STATEMENT



7-9 QUEENS STREET, GRAVESEND, | ODG

HERITAGE IMPACT AND DESIGN STATEMENT

For Mr Jash - Owner occupiers.

This statement is to support –

- Addition of second floor mansard extension and two storey rear extension to provide 1no. 1bed and 1no. 2 bed flats,

History & Development -

This Statement is prepared pursuant to part 16 of the NPPF, Conserving and enhancing the historic environment. Para 189 NPPF requires that applications should be supported by a statement describing the significance of any heritage assets affected. 7-9 is located on Queens Street near the centre of Gravesend town Centre. Originally constructed in the early 19th Century, it has been extended and altered to its current form. The original façade boasts a subtle architrave. The dwelling sits with a good sized rear communal garden that will be restored to include lawns, shrubs, hedging, bike store and a water feature. The Building is brick to the front and rendered or painted in areas. The building is set a good distance from local listed buildings.

LISTING -

N/A

PLANNING HISTORY -

Since 1955 there have been several Planning Applications for the property which have been successful, as tabled below.

- **Retention of aluminium shop front.**

7 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 20230861 | Received: Fri 11 Aug 2023 | Validated: Mon 27 Nov 2023 | Status: Application Refused

- **Application for change of use of ground floor from retail (Use Class E(a) to hot food-takeaway (sui generis), installation of ventilation/extraction ducting and relocation of external stairs to the rear.**

7 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 20210130 | Received: Fri 05 Feb 2021 | Validated: Mon 08 Feb 2021 | Status: Application Permitted

- **Conversion of the first floor from office into a one bedroom self-contained flat involving the installation of a replacement window in the side elevation at first floor level.**

9 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 20040134 | Received: Thu 12 Feb 2004 | Validated: Thu 12 Feb 2004 | Status: Application Permitted

- **Change of use of first floor for the manufacture of clothing**

9 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 19850277 | Received: Thu 18 Apr 1985 | Validated: Thu 18 Apr 1985 | Status: Application Permitted

- **Erection of a two storey extension at the rear in order to provide self containment for the living accommodation at first floor level**

7 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 19840617 | Received: Mon 16 Jul 1984 | Validated: Mon 16 Jul 1984 | Status: Application Permitted

- **Installation of a new window frame and door into existing shop front**

7 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 19840425 | Received: Mon 11 Jun 1984 | Validated: Mon 11 Jun 1984 | Status: Application Permitted

- **Change of use of first floor for manufacture of clothing**

9 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 19781070 | Received: Thu 07 Dec 1978 | Validated: Thu 07 Dec 1978 | Status: Application Permitted

- **Retention of display of non illuminated projecting box sign**

7 Queen Street Gravesend Kent DA12 2EQ

Ref. No: 19750570 | Received: Thu 21 Aug 1975 | Validated: Thu 21 Aug 1975 | Status: Application Refused

SIGNIFICANCE – The property forms part of the Queen Street Conservation area.

Client statement - *The property consists of x2 retail units with x2no. one bedroom flats, these have been in the family since the 1900's. Our vision is to turn both this property and no 11-13 into a well maintained and comfortable community of flats. The idea of having a communal garden that is a peaceful escape within the heart of the town centre will, we hope, be a welcome addition.*

Visual impact, detailed design and heritage considerations

The new design looks to improve on the visual impact of the site. Enhancing the façade, by restoring the natural brick and adding the slate hung mansard roof to reflect the proposed 2nd floor extension to 11 – 13 Queen Street to frame the subtle parapet coping. New walls will mirror existing materials seen on site and within the local streets, maintaining the street scene. Within the property there will be 1 no. 1 bed flat measuring 42.3m² alongside 1no. 2 bed flat measuring 67.7m².

Landscaping – Once completed the landscaping will be greatly improved with shrubs, lawns, bike shed, water feature and trees.

Impact on neighbouring amenity -

Works and access will remain within its own boundaries, meaning no impact will impose or encroach onto the neighbouring properties, but will enhance the outlook.

Highways and parking provision -

There is currently no parking on site, this will not change with the new design.

Conclusion -

The development proposed is a sensitive solution, providing the additional dwellings to support any local housing needs. The works are proposed in a wholly acceptable manner, using materials to match existing, recognising the historic merit of the building, wider site and locality. Lastly, the proposed building is to match the design and style of the neighbouring flats proposed at 11-13 and is designed to do no harm to historic fabric.

As such, it is respectfully requested that Listed Building Consent and Planning Permission are granted.