

Heritage Statement

Demolition of existing rear projection. Erection of a rear/side extension with roof lantern.

47 The Avenue

Gravesend

Kent

DA11 0LX

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1. Introduction

This Heritage Statement has been prepared in support of a planning application for the **formation of a single off-street car parking space and installation of a dropped kerb at 47 The Avenue, Gravesend, Kent DA11 0LX.**

The application site lies within the **Pelham Road and The Avenue Conservation Area**, a designated heritage asset recognised for its architectural and historic interest. As such, the proposed works must demonstrate that they preserve or enhance the character and appearance of the conservation area.

In accordance with the **National Planning Policy Framework (NPPF)** and **Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990**, this statement assesses the significance of the conservation area and evaluates the potential impact of the proposed development.

This report addresses the Council's validation requirements by providing:

- a description of the significance of the heritage asset affected by the development
- an explanation of the contribution of the site and its setting to that significance
- an assessment of the impact of the proposed works
- an explanation of how the design minimises any potential harm to the conservation area
- consideration of other legislative requirements.

2. Site and Surroundings

The application property is a **two-storey residential dwelling located on The Avenue in Gravesend**, forming part of a well-established residential street within the Pelham Road and The Avenue Conservation Area.

The surrounding area is characterised by **late Victorian and early Edwardian residential development**, typically comprising:

- brick-built houses
- pitched tiled roofs
- traditional architectural detailing
- front garden spaces separating buildings from the highway.

These characteristics contribute to the distinctive historic character of the conservation area.

The property currently contains a **front garden area** facing The Avenue.

3. Heritage Designation

The site lies within the **Pelham Road and The Avenue Conservation Area**, designated by **Gravesham Borough Council on 15 February 1995**, with later extensions to the boundary in **2001 and 2009**.

The conservation area covers approximately **7.85 hectares** and is subject to an **Article 4 Direction**, which provides additional control over alterations that may affect the historic character of the area.

The significance of the conservation area derives from:

- its **cohesive late-19th and early-20th century residential streetscape**
- the **architectural quality of Victorian and Edwardian houses**
- **consistent building forms, materials and plot layouts**
- **mature landscaping and tree-lined streets**

The application property at **47 The Avenue** forms part of this historic residential streetscape. While the building itself is **not listed**, it contributes positively to the character and appearance of the conservation area through its scale, form and relationship with neighbouring properties.

The principal heritage value of the site is therefore derived from its **contribution to the wider townscape character of The Avenue and the surrounding residential streets within the conservation area**.

4. Significance of the Heritage Asset

The Pelham Road and The Avenue Conservation Area holds significance for several reasons.

Historic Significance

The area reflects the **late nineteenth-century expansion of Gravesend**, when suburban residential neighbourhoods were developed as the town expanded.

Architectural Significance

Buildings within the conservation area typically display:

- traditional brick construction
- pitched roofs
- decorative Victorian and Edwardian architectural detailing
- consistent building scale and proportions.

Townscape Significance

The conservation area benefits from a strong sense of place created by:

- consistent building lines
- front gardens and landscaped plots
- tree-lined streets
- a cohesive residential environment.

The application property contributes to this significance primarily through its **front elevation and its relationship with the historic streetscape of The Avenue**.

5. Contribution of the Site and its Setting

The property contributes to the conservation area primarily through its **street-facing elevation and the presence of a front garden that forms part of the wider streetscape character**.

Front gardens along The Avenue provide visual separation between buildings and the street and contribute to the green and spacious character of the conservation area.

The main contribution of the property to the conservation area therefore lies in:

- the architectural appearance of the dwelling itself
- its alignment within the established residential street pattern
- the continuity of the streetscape.

6. Description of the Proposed Development

The proposed development consists of:

- the **formation of a single off-street parking space within the front garden area**, and
- the **installation of a dropped kerb to provide vehicular access from the highway**.

The parking space will allow one vehicle to be accommodated within the property boundary.

The proposal represents a **minor alteration to the front garden area**, with no changes proposed to the main building or its architectural features.

7. Impact on the Significance of the Conservation Area

The potential impact of the proposal on the conservation area has been carefully considered.

Impact on the Building

The proposed works **do not alter the architectural form or historic fabric of the dwelling itself**.

Impact on the Streetscape

The alteration is limited to the **formation of a single parking space within the front garden**, which represents a modest change to the property frontage.

The proposal will not alter:

- the scale or form of the building
- the building line along the street
- the architectural character of the dwelling.

Visual Impact

The visual impact of the parking space is expected to be limited and will not significantly affect the wider character of the conservation area.

Context of the Area

The surrounding residential area contains a variety of front garden treatments and parking arrangements, reflecting the evolving needs of modern residential use.

Overall, the proposal is considered to result in **no harm to the significance of the Pelham Road and The Avenue Conservation Area**.

8. Design Approach

The proposal has been designed to ensure that the character of the conservation area is respected.

The design approach has focused on:

- limiting alterations to the minimum necessary to provide vehicular access
- retaining the existing character of the dwelling
- ensuring that the works remain modest in scale.

The proposal therefore represents a **small-scale intervention that does not detract from the historic character of the area**.

9. Consideration of Other Legislative Requirements

The proposal has also considered other legislative and practical requirements, including:

- **highway safety considerations** relating to vehicular access
- compliance with relevant **Highways Authority requirements for dropped kerbs**
- the need to provide practical parking solutions for residential properties.

These requirements have been balanced carefully with the need to preserve the character and appearance of the conservation area.

10. Planning Policy Context

Section 72 of the **Planning (Listed Buildings and Conservation Areas) Act 1990** requires that special attention be paid to preserving or enhancing the character or appearance of conservation areas.

The **National Planning Policy Framework (NPPF)** states that development affecting heritage assets should conserve their significance.

The proposed development satisfies these requirements as it represents a **minor alteration that will preserve the character and appearance of the conservation area.**

11. Conclusion

The proposal seeks permission for the **formation of a single off-street parking space and installation of a dropped kerb at 47 The Avenue, Gravesend.**

The development:

- does not affect the historic fabric of the building
- represents a minor alteration within the front garden area
- preserves the character and appearance of the conservation area.

The proposal therefore complies with the **Planning (Listed Buildings and Conservation Areas) Act 1990**, the **National Planning Policy Framework**, and relevant planning policies.

Accordingly, the development is considered **acceptable from a heritage perspective.**