

Heritage Statement

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

47 The Avenue

Gravesend

Kent

DA11 0LX

March 2026



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1. Introduction

This Heritage Statement has been prepared in support of a householder planning application for the **demolition of an existing rear projection and the erection of a rear/side extension with a roof lantern 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 identified by Gravesham Borough Council due to its architectural and historic significance. A conservation area context plan is included within this report to illustrate the location of the site within the designated conservation area boundary.

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 heritage asset and evaluates the potential impact of the proposed development on the character and appearance of the conservation area.

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
- consistent building lines and front garden settings.

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

The application property contains an **existing rear projection**, which appears to be a later addition to the building and does not form part of the original architectural composition.

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 is **not a listed building**, however it forms part of the wider historic townscape and contributes positively to the character of 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 streets were developed to accommodate the town's growing population.

Architectural Significance

Buildings within the conservation area share common architectural characteristics including:

- traditional brick construction
- pitched roofs with slate or tile coverings
- decorative Victorian and Edwardian detailing
- consistent scale and proportions.

Townscape Significance

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

- uniform building lines
- mature street trees and gardens
- a cohesive residential character.

The application property contributes to this significance primarily through its **front elevation and 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 overall form as part of the historic residential terrace/streetscape**.

The **rear of the property**, where the proposed works are located, is largely **private and not visible from the public realm**. Consequently, this area makes a **limited contribution to the public appreciation of the conservation area**.

The existing rear projection appears to be a **later alteration of limited architectural significance** and does not represent an important historic element of the original building.

6. Description of Proposed Development

The proposed development comprises:

- **demolition of the existing rear projection, and**
- **construction of a rear/side extension incorporating a roof lantern.**

The extension is designed to improve the internal layout and usability of the dwelling while maintaining the overall character of the building.

The works are confined to the **rear and side of the property**, ensuring that the principal elevation facing The Avenue remains unchanged.

7. Impact on the Significance of the Conservation Area

The proposed development has been designed to minimise its impact on the heritage significance of the conservation area.

Visibility

Due to its position at the **rear of the property**, the extension will have **very limited visibility from the public realm** and will therefore have minimal impact on the character of the conservation area.

Removal of Later Addition

The demolition of the existing rear projection removes a later addition of limited heritage value.

Scale and Design

The proposed extension remains **subordinate to the main dwelling**, ensuring that the original building retains visual prominence.

Materials and Appearance

The extension will utilise **materials sympathetic to the existing building**, ensuring compatibility with the surrounding historic environment.

Overall, the proposed development will **not harm the significance of the Pelham Road and The Avenue Conservation Area**.

8. Design Approach

The design of the extension has been informed by the following principles:

- retaining the architectural integrity of the existing dwelling
- limiting development to areas with low heritage sensitivity
- ensuring the extension remains subordinate to the original structure
- maintaining the established residential character of the conservation area.

The roof lantern has been incorporated to provide natural daylight while maintaining a **low visual profile**.

9. Consideration of Other Legislative Requirements

The proposal has also considered requirements arising from other legislative frameworks, including:

- **Building Regulations**, which require compliance with modern standards relating to structural safety, ventilation and energy efficiency;
- functional requirements for modern residential accommodation.

These requirements have been balanced carefully with the need to respect the heritage significance 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)** requires that development proposals affecting heritage assets conserve their significance.

The proposed development satisfies these policy requirements as it will preserve the character and appearance of the conservation area.

11. Conclusion

The proposed development at **47 The Avenue, Gravesend** involves the demolition of an existing rear projection and the construction of a modest rear/side extension with a roof lantern.

The proposal has been carefully designed to ensure that:

- the historic character of the property is retained
- development is confined to the rear of the building
- the extension remains subordinate to the original dwelling
- the character and appearance of the conservation area are preserved.

The development will therefore **preserve the significance of the Pelham Road and The Avenue Conservation Area**, in accordance with national and local planning policy.

Accordingly, the proposal is considered acceptable from a heritage perspective.