

14 Milton Place, Gravesend

Listed Building Consent

Design and Access Statement

20/03/2025



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1. Introduction

This Design and Access Statement has been prepared in support of a Listed Building Consent that seeks approval for a light refurbishment of the listed building located at 14 Milton Place in Gravesend.

The building is listed Grade II and it is located in Conservation Area.

The following sections explain the design principles and concepts that have been applied to the refurbishment to demonstrate the steps taken to appraise the listed property and how the design takes the property into account.

A Pre - Application Advice (ref. PRE20240199 on 25/09/2024) has been sought for this Listed Building Consent and an overall positive opinion was given in regard to the effort of reinstating and keeping the building as in its original glory.

2. Site

The application site relates to an end of terrace three storey building which is in use as a C3 dwellinghouse.

This building was listed on 03/07/1975 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.

No 14 Milton Place is an early to mid 19 century 3-storey brown brick with a parapet. It has 4 cemented fluted pilasters and rusticated ground floor and 3 altered sashes together with left side round-headed door case.

This listed building forms part of a terrace group of reverse "L" shape with nos 1 to 8 (consecutive) East Terrace forming the long bar and no 14 Milton Place (the application site) forming the short one.

No 14 Milton Place has single-storey extensions with lean-to roof on its south flank elevation. These additions do not form part of the original main building.

The current internal and external structural conditions of the application site show that the single storey side extension approved in 2004 was not implemented.

No 14 Milton Place is significant as an integral part of Milton Place and the wider Milton Place Conservation Area and the wider surrounding townscape. It shows a key phase in the development of this part of Gravesend and represents the mid 19th century stage of development of residential terrace properties.

The most significant part of the house is its well-preserved front façade, which forms a bookend and contributes to the character of the street and wider Milton Place Conservation Area.

The single-storey extension on the southern aspect of the building has no architectural or historical interest and thus makes no contribution to the significance of the house.

3. Design

Purpose of proposal

The purpose of the proposal is twofold: firstly, to increase the quality of accommodation required for a growing family and also to maximize the usable living space within the property. The added shower-rooms and recreational space will increase the liveability of the property

and its spectrum of usage for the family. As described in the schedule of works (appendix 1), all steps have been taken to preserve and maintain the building in its integrity.

4. Access

The primary access to the no.14 via the main front doors will remain unchanged.

The secondary access to the no.14 via the side garden door will remain unchanged.

Planning Policy Consideration

Any development of the site would be subject to national and local planning policy, including any supplementary planning guidance.

The proposals have been based on a detailed understanding of the significance of this listed building and its setting within the character and appearance of the Milton Place Conservation Area. The schedule of works proposed will conserve the significant of the house and will enhance its understanding and appreciation.

The proposal will not harm the character and appearance of the Conservation Area as the exterior of the house will be preserved. As such the proposal will accord with the local plan Core Strategy 2014 Policy CS20 (Heritage and Historic Environment), Policies TC2 (policy for Listed buildings) and TC3 (Development Affecting Conservation Areas).

The proposal also would not be contrary to the advice contained in part 16 (Conserving and enhancing the historic environment) and paragraph 167 (enhancing the energy efficiency) of the NPPF.

Conclusions

The proposed works will enhance the local streetscape by restoring the building to its former glory generally and the signage in particular will replicate a traditional feature which will be a key element within this.

The building lies near the centre of Intra, and the provision of a well maintained and actively used building at this location will greatly assist in the wider regeneration of the area.

Finally, the economic base of the area will be increased by the reuse of currently unused asset and additional jobs will be created within the renovated building.

5. Appendices

The following drawings and documents have also been submitted and are to be read in conjunction with this Design and Access Statement.

Appendix 1

Schedule of Works.

Appendix 2

Secondary windows

Details and specifications of:

Arctic Glaze – Slimline Hinged Unit, reveal fixed.

Appendix 3

High level window to be replaced in the basement

Details and specifications of:

Sanford Heritage Range Casement window, specific for Listed Properties.

Appendix 4

225 X 225mm Iron Cast black painted Heritage Air Brick Terminal.

Appendix 5

Howdens (supplier) proposed layout for the new kitchen.

Appendix 6

This Heritage Statement is to be read in conjunction with the existing and proposed relevant drawings as per following list and as part of the Listed Consent Application:

- 14MP01/EX Basement Existing
- 14MP02/EX Ground floor Existing
- 14MP03/EX First Floor Existing
- 14MP04/EX Second Floor Existing
- 14MP05/EX Roof Plan Existing
- 14MP06/EX Front Elevation Existing
- 14MP07/EX Rear Elevation Existing
- 14MP08/EX Side/South Elevation Existing
- 14MP01/PR Basement Proposed
- 14MP02/PR Ground Floor Proposed
- 14MP03/PR First Floor Proposed
- 14MP04/PR Second Floor Proposed
- 14MP05/PR Roof Plan Proposed
- 14MP06/PR Front Elevation Unchanged
- 14MP07/PR Rear Elevation Unchanged
- 14MP08/PR Side/South elevation Proposed