

17 Overcliffe Northfleet Gravesend Kent DA11 0EF

HERITAGE STATEMENT

The property is located between Gravesend and Northfleet on the main road between these two towns. The property is located on the south side of this road junction with St James Street in a largely residential area.

The Overcliffe Conservation area includes this road and the mixture of large villas and terraced residences situated along it.

The Overcliffe villas were built approx. 1864 and are arranged in pairs and No. 17 is detached. The building is not listed.

17 Overcliffe was used as a restaurant with living accommodation on the first floor in the early 2004 and ceased trading in 2011. The property was vacant for few years. The large rear garden was used as their car park.

The proposal seeks to conserve the 19th century details and making no changes to the original architectural detail such as the canted bays, steps up to the front door, rounded window arches to first floor, deep overhanging eaves, quoin details to corners and render paint. The proposal looks to preserve and enhance the existing building as much as possible, particularly on the street elevation.

The proposal seeks to preserve and retain the original build form and architectural details of the property. The domestic scale of the building is maintained and the original residential use is restored to the building in the form of one large house.

There are minimum internal changes to restore individual rooms to the ground floor and first floor bedrooms are retained with alteration for form a new bathroom and dresser to the master bedroom.

The proposal seeks to use the front three car parking spaces and use the existing side double gates for additional one space.

The boundary wall to the front and part of the side is repaired with new brick columns and infill with new black metal railing. The remaining side garden boundary wall is solid block work with render to provide privacy for the family.

There are provisions for bin storage on the side of the house.