



DESIGN & ACCESS & HERITAGE STATEMENT

Alterations & extensions to existing dwelling

**49 Pelham Road
Gravesend
DA11 0JA
for**

Ms R Baker

9th April 2025



Introduction

This statement has been written on behalf of our client Ms R Baker in support of a full planning application.

No.49 Pelham Road is a substantial detached dwelling with accommodation over 3 storeys. Part of the ground floor has been sub divided to provide accommodation for family members.

This planning application seeks approval to construct a two storey extension to the rear of the building in order to provide an open plan kitchen and family area at ground floor level and a breakout/winter garden area at first floor level.

Documents

This Statement is to be read in conjunction with the following drawings and information:

D-01	Site Location Plan & Block Plan as existing
D-02C	Floor Plans, Elevations & Section as existing
D-04	Block Plan as proposed
D-05E	Floor Plans, Elevations & Section as proposed

The Site and Context

No.49 Pelham Road is located on the northern side of Pelham Road, and lies within the 'Pelham Road and The Avenue' conservation area, & is subject to an Article 4 Direction.

The area is residential in character with predominantly large detached houses occupying generous plots set well back from the road. The majority of the buildings are believed to have been constructed between 1880 and 1910 in a variety of late Victorian styles including the Gothic revival style of no 49.

The application site is approx. 61m long and 15m wide, the site slopes gently to the rear.

On the side & rear elevations where the extension is proposed the existing building features walls constructed of red brick with blue/grey brick string courses & plinth detailing plus blue/grey brick segmental arches above openings and brick dentil course eaves details. The building still has timber sliding sash windows. The roof covering is slate.

The rear of the building has gained a number of single storey extensions including brick built steps leading to a first floor balcony/sitting out area. The detailing, materials and general condition of these additions are not of the same quality as the rest of the building.

Both sides of the building and the rear garden areas are closed off with high brick boundary walls.



The Proposal

The proposal is for the demolition of the existing rear extensions, & the construction of a two storey extension to the rear of the building in order to provide an open plan kitchen and family area at ground floor level and a breakout/winter garden area at first floor level. There will also be a patio area to the rear of the new extension.

The extension at ground floor level is to the rear and also to the side, up to the existing side boundary & in line with the existing brick boundary wall. The extension at first floor level is to the rear only.

Design, character and appearance

Red & blue/grey bricks & a slate covered pitched roof using materials to match those used on the existing main building, timber windows generally but with aluminium bi-fold doors to the ground floor kitchen & first floor winter garden.

Arched heads, soldier courses, string courses & stained glass details and features. A small balcony to the rear of the winter garden with a glass balustrade.