



Heritage Statement

Land R/o 8 Burch Road Northfleet Kent DA11 9NG

Erection of a detached two storey block of 2 x 1 bed flats with associated parking, amenity space and landscaping.

Miss Verity Graham
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Gravesham Borough Council

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Heritage Statement

1.1 The site is located within the Overcliffe Conservation Area was designated on 1st February 1990 by Gravesham Borough Council and was extended on 14th February 2001. The Conservation Area includes the 19th century development directly to the west of Gravesend along Overcliffe (which becomes London Road at the Northfleet parish boundary) and parts of the adjoining streets of St James's Street, St James's Road, Lennox Road, Pier Road and Burch Road.

2.2 This character area is notable for the consolidated appearance of the varied terraced or semi-detached villas, built between 1843 and 1870 along the main road between Gravesend and Northfleet. Many of the buildings retain an impressive number of their original architectural features and the houses form an important coherent group of historic structures. However, in terms of the wider setting, the overall character has changed considerably since the area was first developed. This once prestigious location overlooking the Thames riverside has become a major traffic route, and views from the houses across towards the river are now compromised by the industrial development below the chalk cliffs.

2.3 Burch Road contains a grand row of terraced houses (nos. 2 – 8) along its eastern side. Opposite, and lying outside of the Conservation Area boundary is the former site of St Mark's Church, which is now occupied by the 1970s Apex House building. The surviving 19th century boundary wall to the former church and the surrounding mature trees contribute to the character of the adjoining Conservation Area. The Burch Road houses are among the finest unlisted buildings in the Northfleet and Gravesend area, and are currently on the Borough Council's Local List. Unlike the houses in London Road they have retained most of their balconies, although two were lost in the late 19th century when canted bays were added to the ground floors of nos. 2 and 3. The detailing on the buildings is elegant and hints at the original vision of Rosherville New Town as a prestigious suburb to Gravesend. The fine porches and steps up to the front doors are intact, as are many of the timber sash windows. Cross Road acts as a connecting road between Burch Road and Pier

Road and mainly contains the rear gardens of properties lining those streets. There are views of the rear elevations of the buildings on these two streets, and a number of unsympathetic alterations and extensions detract from the quality of the townscape in this area. The Nest is the much altered remains of an early 20th century outbuilding that has been redeveloped to create a single storey infill building

2.4 The application site itself is an enclosed garage and yard to the rear of No. 8 Burch Road and was formerly part of it but subsequently sold away and used independently of the frontage residential unit which has been converted to flats. The site is roughly rectangular in shape having a 10.6m frontage to Cross Street and a mean depth of 15m, and currently contains a storage building (former garage) and a concreted yard. Immediately to the west is a single storey detached building which is 'alien' to the character of the area.

2.5 There are no listed building in the Conservation Area although the three storey terraced villas (1 -8 Burch Road) are locally listed and have remained largely unchanged externally although the majority, including the frontage unit at No.8, have been converted with flats.

2.6 The proposal has been specifically designed to image the frontage detail to Burch Road with a projecting bay at ground floor level with wrought iron balcony at first floor level. The building would be constructed in block work with rendered finish and painted to reflect the Conservation Area. The property would have a flat roof hidden behind an ornate parapet. We are satisfied that the proposed building would reflect the character of the terraced villas fronting Burch Road.

James Barron BA(Hons) DipTP MRTPI
Planning Director
May 2022