

R.P.ERVIN DESIGN AND CONSTRUCTION CONSULTANT

20211158

R.P Ervin
1 Jessamine Cottages
Vesper Hawk Lane
Smarden
Kent TN278PU

Conservation Officer
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend DA12 1AU.

RECEIVED

21 SEP 2021

Dear Sir

Re: 4 Constitution Crescent, South Hill Road, Gravesend, Kent, DA12 1JS

DESCRIPTION: The property is an early victorian regency style five storey town house constructed circa 1850 and is situated on the left side of a terrace consisting of three other properties which form a crescent.

The external finish of the original building is smooth stucco render with ornate mouldings.

The original front garden wall is constructed using flint and brickwork and is in a state of disrepair. The garden steps are of brickwork construction with a ragstone retaining wall on the back garden side. The steps appear to be of later construction and the wall has fallen into disrepair. At some time in the past previous occupants have constructed a 75mm block wall against the side lightwell railings and raised the ground level which has blocked off light to the lower rooms.

PROPOSAL: Part of the original front garden wall, the existing garden steps and the light well will be removed and the ground levels lowered as detailed. A new flint faced retaining wall will be constructed from the footpath to the new gates along with a new crossover to create an entrance driveway.

A retaining wall of hollow concrete blocks, smooth rendered and a new stair flight will be built to create a courtyard and access to the rear garden. The stair flight and adjacent retaining wall will be protected by a black painted wrought iron balustrade and railing of simple construction.

A channel approximately 275mm wide and 150mm deep will be formed on the right hand side of the courtyard adjacent to the side wall of the property with the base level the same as the original light well so as not to compromise the existing damp course arrangement and to gain access to the drainage.

A new set of Oak gates will be installed at the entrance to the courtyard to enhance the appearance of the proposal and to provide security.

External rendered finishes will be repaired to match the existing. See drawing number 2021/05/01 for details.

It is proposed to turn the remaining front garden into a pollinator patch wild garden which will be of great benefit to wildlife and insects. See attached plans and specification.

There is a serious lack of off street parking in the area and the proposal will take two vehicles off of the Public Highway.

The removal of the retaining wall will greatly improve the natural light to the basement flat and will be of great benefit to the occupants.

Note! These plans have been altered and adapted to comply with the recommendations and advice given by Mr Allen Cox a Gravesham Council Conservation Architect.

Yours faithfully

R.P. Ervin

Gravesham Borough Council