

Heritage Statement

Application Site: North Lodge

Project No: NL

Date: MARCH 2026



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INTRODUCTION

This Heritage statement has been prepared in support of a planning application for a proposed boundary wall and entrance gate within a conservation area.

The purpose of this document is to provide information on the site, explain the design rationale behind the scheme and provide details of the proposal. It should always be read in conjunction with the accompanying drawings and documents that have been submitted as part of this application.

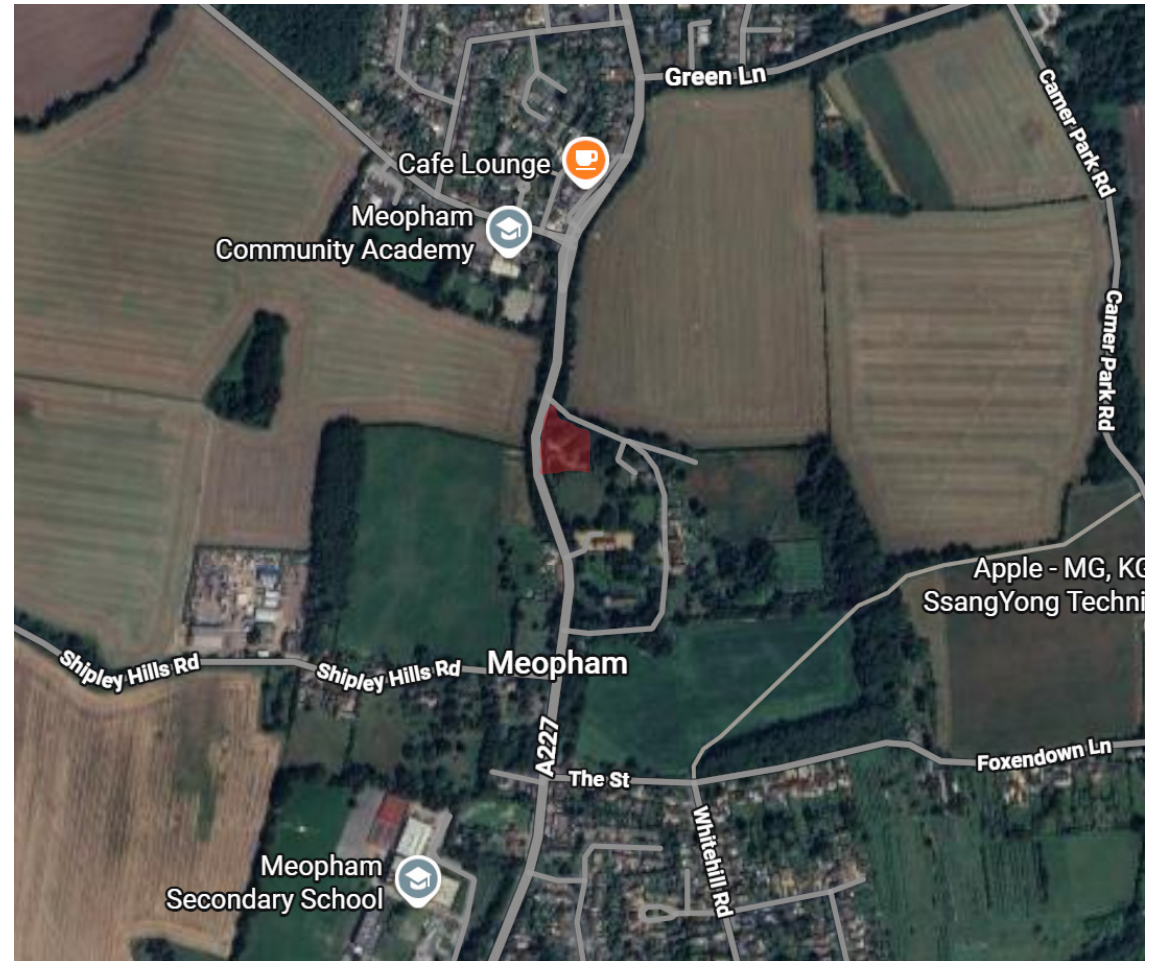
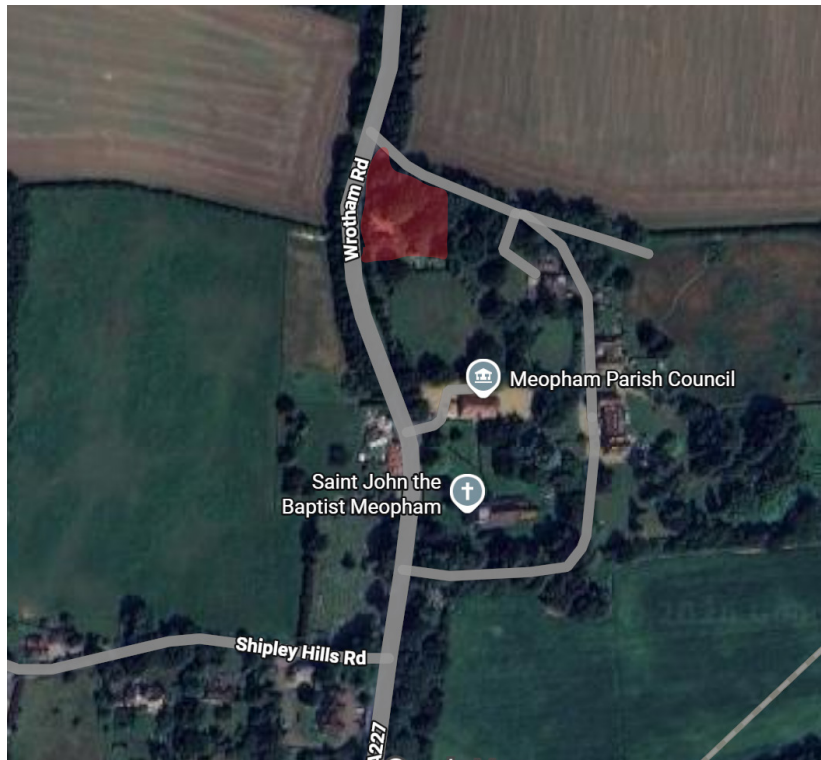
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LOCATION

LOCATION - SITE LOCATION

The site is located east of Wrotham Road, which is the main road running through the village. Meopham is located 8 miles south of Gravesend and 10 miles west of Maidstone.

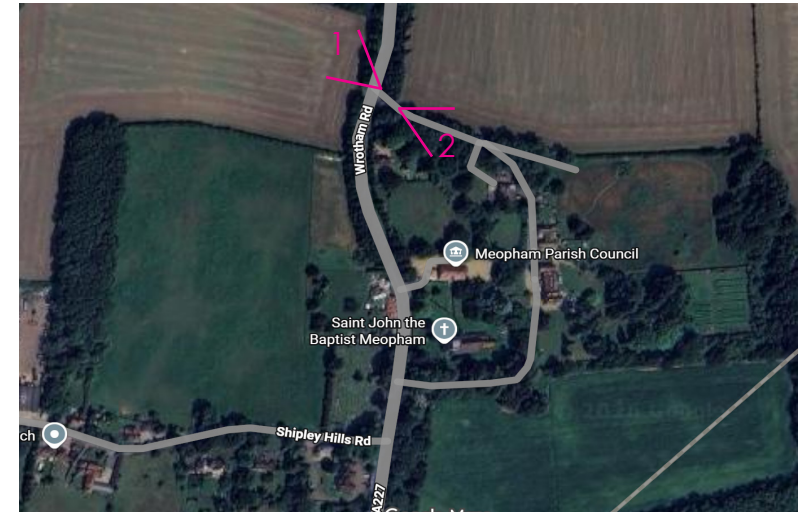
The village retains a strong rural character and is widely recognised for its historic buildings, traditional boundary walls, and village greens.



LOCATION - EXISTING SITE

The application relates to the entrance gate area of North Lodge. The boundary wall fronting Wrotham Road comprises a continuous 1.5m-high flint wall with two bands of red brick and a brick coping. This form of construction is characteristic of boundary walls found throughout The Street within the Meopham Conservation Area.

The existing entrance to North Lodge is currently formed by a timber post and split-rail fence which connects to the brick pier at the termination of the flint boundary wall along the main road. In its current form, the timber fencing appears incongruous with the character and detailing of the adjacent flint and brick walling. The applicant therefore seeks consent to remove the timber fence and replace it with a boundary treatment that is more sympathetic to, and consistent with, the prevailing materials and character of the Meopham Conservation Area.



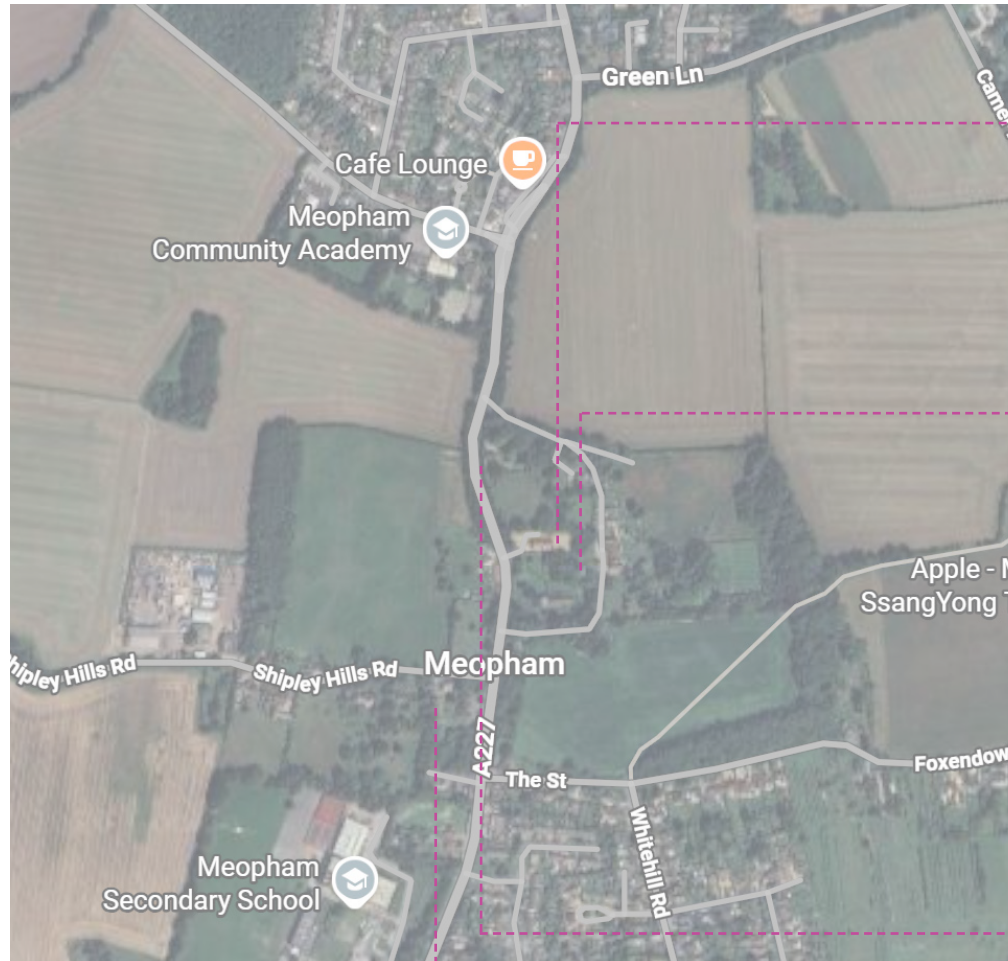
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SITE ANALYSIS

SITE ANALYSIS - SITE CONTEXTUAL STUDY

The architectural context of Meopham reflects its character as a rural village. The dwellings are predominantly large, detached properties, typically constructed using traditional materials such as brick and stone.

This material palette, together with the scale and spacing of the properties, contributes to the village's distinct rural character and sense of place, reinforcing the streetscape within the Meopham Conservation Area.



SITE ANALYSIS - HERITAGE

The site sits inside the The Street Meopham Conservation Area. Additionally there are 2 listed buildings within close proximity to the site. These are Saint John The Baptist Church and Church Cottages opposite.

The design process will carefully consider the context of the listed buildings and the surrounding conservation area.

SITE ANALYSIS - TPO's

All trees within the site are protected due to their location within a designated conservation area. The proposed will be designed to ensure that no harm will come to any existing trees.

SITE ANALYSIS - FLOOD ZONE

The land is not situated within a flood zone.

SITE ANALYSIS - ENVIRONMENTAL

The site is not located within an Area of Outstanding Natural Beauty (AONB), it does however, fall within Metropolitan Green Belt land. (Image right)



Conservation area



Green Belt

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DESIGN

DESIGN - PROPOSAL

The proposal involves the removal of the existing timber boundary fence and its replacement with a flint and brick wall, carefully designed to complement the style, scale, and detailing of the adjoining wall fronting Wrotham Road. This approach seeks to reinforce the visual continuity of the streetscape and respond sensitively to the historic character of the Meopham Conservation Area. The proposed wall will replicate traditional construction techniques, incorporating flintwork with horizontal bands of red brick and a brick coping, thereby ensuring compatibility with the materials, proportions, and rhythms characteristic of surrounding boundary treatments.

In addition to the wall, a timber entrance gate framed by brick piers is proposed. This entrance treatment is designed to provide a more formal and legible point of access, in keeping with the vernacular architecture of the area, while enhancing security for the occupants. The gate and piers will be proportioned to reflect the scale and detailing of existing features within the conservation area, creating a visually cohesive composition that respects the historic setting.



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CONCLUSION

CONCLUSION

The proposed replacement of the existing timber boundary fence with a flint and brick wall, together with the introduction of a timber entrance gate with brick piers, has been carefully designed to respect the character and appearance of the Meopham Conservation Area. The proposals respond positively to the historic context, retaining traditional materials, detailing, and proportions that are characteristic of the streetscape.

The development aligns with the objectives of the Gravesham Local Plan Core Strategy 2014, in particular: CS01 – Sustainable Development, by promoting high-quality and context-sensitive design; CS19 – Design and Development Principles, through the use of materials and detailing that reflect the local vernacular; and CS20 – Heritage and the Historic Environment, by preserving and enhancing the significance of the conservation area. The proposals also accord with saved policy TC3 of the Gravesham Local Plan First Review 1994, which seeks to ensure that development within conservation areas preserves or enhances their character.

At a national level, the proposals are consistent with the guidance in the National Planning Policy Framework 2024, including Section 12 on achieving well-designed places and Section 16 on conserving and enhancing the historic environment. The scheme also considers relevant supplementary planning guidance, conservation area appraisals, and other material considerations produced by Gravesham Borough Council and Kent County Council.

Overall, the proposals will result in a development that is sympathetic to the historic and architectural character of the area, contributes positively to the streetscape, and improves the functionality and security of the dwelling, while fully respecting planning policies and heritage considerations.