

Heritage Statement

A description of the heritage asset and its setting

The site is in a predominantly residential road not far from Gravesend town centre. It lies in the Pelham Road/The Avenue Conservation Area and is covered by an Article 4 direction; however, the building is not listed. The Conservation Area is part of an extensive late 19th/early 20th Century residential suburb. Housing in the area varies in type and scale. In The Avenue, within which the site lies, there are predominantly semi-detached houses, flats and individual design detached house. The property has a front garden is laid to lawn and tress behind a brick wall with railings and makes a positive contribution to the conservation area. The garden at the rear is accessible from the front and has an area of 110 sqm and is predominantly soft landscape with grass.

The proposed property is detached and is beside a large detached dwelling to the west and single storey commercial building to the east. The property is a three bedroom with one main bathroom on the first floor and downstairs cloakroom. The client wants to extend into the loft to form bedroom with en-suite / walk-in wardrobe and home office.

There will be no detrimental impact on the amenity and character of the area as a result of the proposal. The proposal would not result in any detrimental highways and environmental issues. The property will still have two off road parking spaces.

With regards to other amenities - schools, shops, bus stops, and other services and facilities are within a few minutes walking distance from the property thereby being a highly sustainable location for residents.

As assessment of significance

2F The Avenue is part of group of modern style detached dwellings and purposed built apartments and each dwelling is different.

Design concept for the proposed development

The development will require the roof line to be raised to accommodate the new bedroom, en-suite, walk-in wardrobe and office space, with new gable wall ends. The rear dormers will stretch the full width of the house. The external fabric of the building will be in keeping with existing.

Impact of the proposed development

With the proposed loft conversion and raising the roof and gable walls there will be minimum impact to the front elevation, the rear dormer will not be visible from The Avenue. 2E The Avenue roof line will be higher than the proposed development.