

Echo Lodge, 29 Parrock Road, Gravesend, DA12 1QE

Heritage Statement

Listed Building Consent (Window Replacement)

1. Site and Listing Description

Echo Lodge, 29 Parrock Road, Gravesend, DA12 1QE is a Grade II listed semi-detached dwelling located within the Windmill Hill Conservation Area in the Borough of Gravesham, Kent.

It dates from circa mid 1800s and occupies the west side of the building as a whole (Group value with No 31). The property is a 3 storey vandersanden majestic style brick home with gable front with blank pointed arch above and 1st floor canted bay window. There are three further sash windows to the left of the entrance door and one stained glass window to right of entrance.

The listing entry 1089030 specifically mentions special architectural or historic interest.

SEE APPENDIX ONE FOR SITE PLAN AND EXTERNAL PHOTOGRAPHS

2. Existing Window(s)

The existing windows are of differing design to the front elevation. To the left of the Entrance door:-

Two white painted timber framed twelve-pane Georgian-style windows comprising two vertically aligned timber sashes with multiple glazing bars.

One white painted timber framed window with 4 panes comprising one vertically aligned timber sashes with glazing bars.

To the right of the Entrance door:-

There is one wooden framed stained glass window.

THESE WINDOWS WILL REMAIN UNTOUCHED

One window to be replaced:-

The window that requires replacement is the Canted Bay window to the front elevation to the right of the Entrance door. The window is of wooden construction, formed of three principal vertical panes set within angled side returns. The central section contains a fixed timber-framed pane with a top-opening fanlight above. Each of the two side sections incorporates a lower casement opener with a fixed glazed panel positioned above. All elements are of timber construction, with slender glazing bars and detailing consistent with the architectural character of the building. The window is in very poor condition with decayed frames and sills, distorted frames, and failed joints. This is causing water ingress which in turn has created a damp/mould presence to the internal wall below.

[SEE APPENDIX TWO FOR CONDITION PHOTOGRAPHS](#)

3. Proposed Works

It is proposed to remove the existing deteriorated window and install a new timber window of the same overall dimensions, proportions, and glazing pattern.

Key details:

- Material: Softwood frame, Hardwood sill
- Design: To match existing – see appendix 3 for drawings
- Glazing: Single glazed
- Finish: Painted white

All profiles, mouldings, and sightlines replicate the historic design. The work will be undertaken by a qualified joiner experienced in conservation repairs, 4 Wood Joinery in Fawkham

[SEE APPENDIX 3 FOR DESIGN DRAWINGS](#)

4. Justification for the Works

A detailed inspection has shown that the existing window is beyond economic repair due to rot, warping and water ingress.

Replacement is therefore necessary to maintain the weather-tightness and integrity of the elevation.

The proposed window will match the original design, materials, and appearance, ensuring that the special architectural and historic character of the building is preserved.

5. Impact on the Listed Building's Significance

The proposed replacement is like-for-like in design and material and will not alter the architectural proportions or decorative detailing of the façade.

It therefore preserves the character, appearance, and significance of the listed building and the wider conservation area.

6. Policy & Guidance Context

The proposal complies with:

- Planning (Listed Buildings and Conservation Areas) Act 1990 – Sections 7 & 16.
- Gravesham Local Plan policies for heritage assets.
- National Planning Policy Framework (NPPF) paragraphs 199–208.
- Historic England Advice Note 2: Making Changes to Heritage Assets.

7. Conclusion

The replacement window is justified on condition grounds, designed to match the original, and will preserve the building's special interest.

The works are therefore fully in accordance with national and local heritage policy, and Listed Building Consent is respectfully requested.

Appendices

1. SITE PLAN AND EXTERNAL PHOTOGRAPHS
2. CONDITION PHOTOGRAPHS
3. DESIGN DRAWINGS