
Heritage Statement

21A Cobham Street, Gravesend, Kent DA11 0SB

Introduction

This Heritage Statement has been prepared on behalf of Mr. Grixx in support of this planning application for the Erection of basement and ground floor rear extension to provide space for an additional residential unit at 21A Cobham Street, Gravesend, Kent DA11 0SB.

In addition to the application form and certificates the following documents have already been submitted.

Application plans:

- Drawing No. 001 (Location Plan with Existing and Proposed Block Plans)
- Drawing No. 002 (Existing Floor Plans and Elevations)
- Drawing No. 003 (Proposed Floor Plans and Elevations)
- Heritage Statement

The Site

The site is located within the Darnley Road Conservation Area which was designated on 01 February 1990 and runs parallel to the Pelham Road/The Avenue Conservation area. The area sits towards the north of the Conservation Area.

The appraisal outlines the period in which most of the buildings were built as being primarily between 1874 - 1907 although some of the building identified as being of interest being constructed between 1800 and 1874.

The application site itself is a three-storey semi-detached residential building with a lower ground floor believed to have been erected around the turn of the 20th century. The application site is currently used as two flats.

The proposal envisages providing a lower ground floor and ground floor rear extension to mirror the extension at the adjoining property which is 22 Cobham Street. The existing ground floor residential unit will be extended to form a one bed flat (41.6 sq.m) to improve the quality of the existing flat. The lower ground floor will be extended and converted to a 1 bed flat (52.1 sq.m). The proposed elevation is considered to have no impact to the frontage or street scene and has no impact on the conservation or its historic setting as there is no change proposed.

We are satisfied that the proposal has no effect on the visual impact of the building and the Conservation Area as a whole. The detail provided clearly shows that the site can accommodate the proposed development without having any detrimental effect on the street scene or the amenity of neighbouring properties.