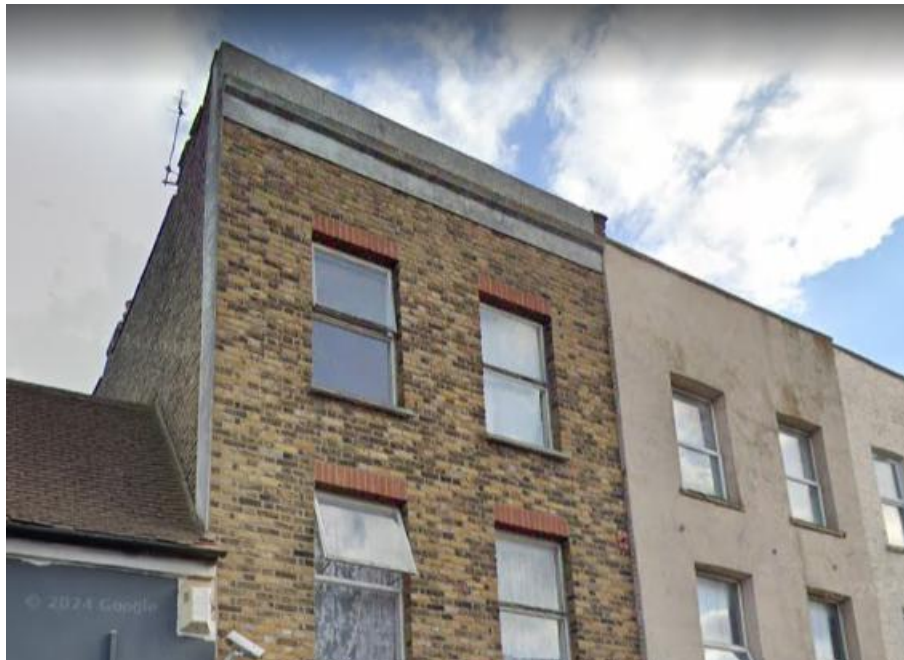


4/24/2025

Rev A



OLSON
DESIGN
GROUP

HERITAGE IMPACT & DESIGN STATEMENT



20 QUEENS STREET, GRAVESEND, | ODG

HERITAGE IMPACT AND DESIGN STATEMENT

For Mr Jash - Owner occupiers.

This statement is to support –

- Change of use from HMO to a 1no. 3 bedroom flat.

History & Development -

This Statement is prepared pursuant to part 16 of the NPPF, Conserving and enhancing the historic environment. Para 189 NPPF requires that applications should be supported by a statement describing the significance of any heritage assets affected. 20 is located on Queens Street near the centre of Gravesend town Centre. Originally constructed in the early 19th Century, it has been extended and altered to its current form. The dwelling sits with a rear communal garden. The Building is brick to the front and rendered or painted in areas. The building is set a good distance from local listed buildings.

LISTING -

N/A

PLANNING HISTORY -

Since 1955 there have been one Applications for the property which have been listed below.

20241004

Application to determine if prior approval is required for a proposed: Change of use from HMO to 3 bed flat, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class G.

First And Second Floors 20 Queen Street Gravesend Kent

SIGNIFICANCE – The property forms part of the Queen Street Conservation area.

Client statement - *The property consists of x1 retail unit with x1no. HMO and x1no 1 bed flats, with access to a further 1no. 2 bed flat above no.18 Queens st. These have been in the family since the 1900's. Our vision is to turn the HMO into a three bedroom flat after a recommendation from the housing department at the council.*

Visual impact, detailed design and heritage considerations

There will be no change to the external façade. Internally, any new walls will mirror existing materials seen on site and within the local streets, maintaining the street scene..

Landscaping – There will be no change to the landscape at the rear.

Impact on neighbouring amenity -

Works and access will remain within its own boundaries, meaning no impact will impose or encroach onto the neighbouring properties.

Highways and parking provision -

There is currently no parking on site, this will not change with the new design.

Conclusion -

The development proposed is a sensitive solution, providing the correct dwelling needed to support any local housing needs. The works are proposed in a wholly acceptable manner, using materials to match existing, recognising the historic merit of the building, wider site and locality.

As such, it is respectfully requested that Listed Building Consent and Planning Permission are granted.

PO/ODG 24.04.2025