

Heritage Statement.

146 Milton Road, Gravesend, Kent, DA12 2RG.

This property is Grade 11 Listed. The listing describes the building as:

Circa 1850. Corner building. 3 storeys stock brick, ground floor stuccoed. 4 sashes to Milton Road elevation, 1 sash in the rounded angle between the 2 street elevations, 9 sashes to the Grove and a further 6 sashes in a 2 storey extension in matching style on this elevation. Parapet and dentilled cornice. Glazing bars intact. The 1st floor windows have moulded architraves. The ground floor has round-headed windows set in arcading. Doorcase with Tuscan columns set in the angle.

The building is within the Harmer Street Conservation Area. The Conservation Area Appraisal 2009 mentions the property a number of times and refers to materials used locally which are also used in the construction of the building:

The post office and former bank building on Milton Road were constructed after the Harmer Street development, once plans had been dropped to extend the scheme southwards. The buildings are designed on a more lavish civic scale with extravagant window dressings and doorcases and round headed sash windows.

The use of yellow stock brick; Ground floor design of Harmer Street • terrace to two different designs, i.e. rusticated stucco render with central round headed sash windows, and timber panelled with central rectangular windows;

Wrought iron balconies;•

Console brackets and stone ball finials on • shopfronts and public house facades;

Round corners on corner buildings (no.29 • The Terrace, nos. 145 and 146 Milton Road);

Sash windows;

Cement storey bands;

Glass brick pavement lights for basement rooms.

The areas principle features are listed as:

Urban character;•

Cohesive qualities of four storey terraced • buildings, dating from 1836 – 40, with three storey crescent at southern end. Earlier three storey terrace in The Terrace, and commercial buildings in Milton Road framing the set-piece;

The clock tower as a landmark building;•

Buildings arranged with a common • building line on the back of the pavement;

Mainly a domestic scale of building on • narrow plots;

Shallow pitched roofs covered in slate;•

Terrace buildings stepped up in pairs from • north to south along Harmer Street;

Use of yellow stock brick, which is • sometimes rendered or painted;

Simple rectangular shapes often with • shops on the ground floor level, some of them with traditionally designed timber shopfronts (Harmer Street and The Terrace):

Simple rectangular shapes, with a mixture of modern (Berkley Crescent) and traditional timber (Harmer Street and The Terrace) shopfronts;
Sash windows, retaining their original glazing pattern and divided into small panes, giving a predominantly vertical emphasis;
Some modern infill (East Crescent Road) with a more horizontal emphasis, contrasting with the height and narrowness of the buildings on the main streets;
Hanging signs and other traditional Gravesend features such as tiled elevations on public houses and rounded corners.

The areas negative features:

- Poor quality shopfronts and signage; •
- Poor maintenance of the remaining timber shopfronts;
- Some poorly maintained and/or vacant buildings with no identified use, notably behind Harmer Street and no.1a to e Harmer Street;
- The loss of many businesses and shops in the area;
- Negative appearance of the rear of properties, partly due to multiple-occupancy of houses in Harmer Street;
- Loss of architectural features, notably some iron railings on the first floor of the buildings;
- Unsympathetic modern infill development in East Crescent Road;
- Poor environmental quality in East Crescent Road;
- Speed and volume of traffic down Harmer Street, and traffic congestion at the clock tower.

The building is noted as being a positive building and a focal building.

The drive through under the building and two buildings to the south of this underpass are within the conservation area.

There has been previous alterations to the building, both internal and external.

External changes include the creation of a new door to the rear of the building and within the underpass. Also, a new rear door was permitted to the rear of the building which leads from the kitchen to the courtyard area at the back of the building.

To the east side there was previously a service till and night safe.

The alterations proposed are to create a side door to the elevation facing The Grove in the position where the window sill height is higher than the other windows. We believe this is the location of the former night safe and that the window was altered to have a higher sill level due to the night save below the window. Alternatively the windows between the green painted stucco rendered brick piers to the right. The photograph below shows the proposed door position.



Additionally, it is proposed to construct a pergola on the decking to the side of the building. The pergola will be of aluminium frame which will be glazed to the side and rear elevations with doors to the north elevation. There will be a material roof which can slide opened on dry, warm days.

The pergola is to be free standing and fixed down to the decking only and not to the building.

The alterations will enhance the business and therefore enable the use to succeed which then assists in the preservation of the building.

Should the use change then the pergola can be removed without damage to the building and the windows, wall and render restored.

END