

Heritage Statement

**Conversion of first, second, and third-floor offices to provide
3 single-occupancy studio flats.**

The Kings Veg, 7 King Street, Gravesend, Kent, DA12 2EB.

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1. Introduction

This Heritage Statement has been prepared in support of the planning application for the proposed conversion of offices into three studio flats at 7 King Street, Gravesend. The property is situated within the Gravesend Town Centre Conservation Area, necessitating an assessment of the significance of the heritage assets affected and the potential impact of the development.

2. Description of the Heritage Asset and Its Significance

The property at 7 King Street is located within the Gravesend Town Centre Conservation Area, which is notable for its historic and architectural significance.

The Conservation Area reflects the town's development as an important commercial centre along the Thames, characterised by 18th- and 19th-century buildings of architectural and historical interest.

7 King Street:

- While not a listed building, the property contributes positively to the character and appearance of the Conservation Area due to its period features, scale, and use of traditional materials.
- As part of a cohesive streetscape of similarly styled and scaled buildings, the property is considered a "non-designated heritage asset" of local significance.

3. Contribution of Setting to Significance

The setting of 7 King Street is integral to its heritage significance, forming part of the wider streetscape within the Conservation Area.

Key aspects of the setting include:

- **Architectural cohesion:** The building aligns with the neighbouring properties in terms of height, scale, and traditional design, contributing to the sense of historic continuity along King Street.
- **The public realm:** Elements such as the traditional shopfronts, paving, and scale of development enhance the historic character of the street and its relationship with the town centre.

The building's position within this historic streetscape enhances its value and that of the Conservation Area as a whole.

4. Impact of the Proposed Development on Significance

The proposed conversion is designed to minimise any adverse impact on the heritage significance of the building or the wider Conservation Area.

- **External alterations:** No significant changes are proposed to the external façade, ensuring that the character of the building and its contribution to the streetscape remain intact.
- **Internal works:** Alterations will be confined to the interior of the building to accommodate the new studio flats, with care taken to avoid impacting any original architectural features of note.
- **Change of use:** The conversion aligns with the traditional mixed-use nature of properties along King Street, where upper floors have historically been used for residential or office purposes.

5. Mitigation Measures and Design Approach

The proposal incorporates several measures to safeguard the heritage significance of the building:

- **Retention of features:** The external fabric of the building will be preserved, with repairs carried out using traditional materials and methods where required.
- **Sensitive internal design:** Internal changes are designed to respect the original layout and minimise intrusion into any historic fabric.
- **Enhancements:** The development will improve the condition of the property, including sympathetic upgrading of windows and energy efficiency measures that do not compromise the historic character.

6. Balancing Legislative Requirements

The design carefully balances the need to respect the building's heritage significance with compliance with modern legislative requirements.

- **Building regulations:** Essential upgrades for safety and energy efficiency will be implemented in a manner sensitive to the building's historic fabric.
- **Accessibility:** The inherent constraints of the historic structure are recognised, but reasonable measures will be taken to improve accessibility where possible, in line with the principles of the Equality Act.

7. Conclusion

The proposed development is designed to preserve and enhance the character and significance of 7 King Street, ensuring its continued contribution to the Gravesend Town Centre Conservation Area. By avoiding detrimental external changes and implementing thoughtful internal modifications, the proposal supports the sustainable reuse of this heritage asset.

It is respectfully submitted that the application demonstrates a sensitive approach to conservation and should therefore be supported.