

TUDOR AGENCIES

ARCHITECTURE

PLANNING

DESIGN MANAGEMENT

HERITAGE STATEMENT

21 DARNLEY ROAD
GRAVESEND, KENT

www.tudoragencies.com





Front 'Street' Elevation – 21 Darnley Road - Image courtesy of Google Maps

SITE ADDRESS : 21 DARNLEY ROAD, GRAVESEND, KENT, DA11 0RZ

SCHEDULE OF WORK :

The owner wishes to apply for change of use for the ground floor unit for a new gourmet burger bar / take away facility which would require minor internal alterations and the installation of new mechanical extraction at the rear of the property.

HERITAGE ASSET LOCATION / EXISTING USE

The property occupies a prominent location on Darnley Road which is classed as a conservation area, the property itself forms the end unit to an existing parade of long established shops / businesses. There are residential units at first floor level above each commercial premises and the area is largely residential with a scattering of shops and other businesses located along the street which is a stones throw from the main train station located across the street.

The existing use of the ground floor space is presently commercial and has been unoccupied since the first lock down, its previous use was a computer gaming centre / shop.

www.tudoragencies.com

SITE HISTORY

The property forms the end of an existing parade of shops located on Darnley Road. Externally the property has very little architectural interest other than front facade which features brick work and finely detailed brick arches over the external openings. Externally at the rear in keeping with such properties built around this period (19th Century) the exterior of the property is bland and non de-script.

HERITAGE IMPACT ASSESSMENT

The proposals will not adversely affect the property, the front exterior brick work and other architectural detailing in anyway. The interior of the ground floor, where these proposed alterations relate to, has been modernised over time for its commercial use so the changes to the layout will not compromise matters in anyway.

Furthermore it is considered the proposal will improve the longevity of the property and its continued use as a viable businesses premises to ensure the parade remains open and a feature within the street scene as intended.

HERITAGE SIGNIFICANCE

The building (asset) is significant as it lies within the Darnley Road conservation area which is characterised by 19th Century suburban residential development. The area is predominantly residential and 21 Darnley Road is typical of the late 19th Century houses which had their ground floor area converted into a shop forming a parade along the street.