

Heritage Statement

The Railway Bell Public House Anglesea Place Gravesend Kent DA11 0RR

Proposals

The revised proposal is for the erection of a detached Class E building on the vacant land between the public house and the Tesco Express Store fronting New Road.

The Railway Bell

The Railway Bell is a stand alone Grade II listed building located within the former Hospital & Commercial Quarter Conservation Area which no longer exists. The Pub itself is still listed and any development needs to be considered in the light of protecting this heritage asset.

It is understood that the building itself was constructed in 1853 as the Marquis of Anglesea and was renamed in 1910 as the Railway Bell. When originally listed in 1952 it comprised a two storey building of timber frame construction with white weatherboard walls under a slated roof. It had three sash windows within moulded architraves with a single vertical split at first floor level with three door openings with cornicing and canopies on the ground floor and three sliding sash windows to match those at first floor level. Little has changed to the main building in the intervening years with the exception that two of the doors were closed with a replacement on the corner with Garrick Street in 1983 (19830612). It would appear that at some time between 1963 and the 1983 application two single storey extensions were added to the rear of the property to provide toilets and a kitchen area.

Over the years this end of the main shopping street (New Road) has seen new retail development that has dominated the Railway Bell with a three storey height stark blank wall immediately to the north and Arcage Shopping Centre to the east.

The building is now isolated and has no direct relationship with any other building within the former Conservation Area. As such it is only necessary to consider if and how the proposal would impact on the setting of the listed building.

This narrow plot of land has remained undeveloped and without any beneficial use since the New Road frontage was developed and the one-way system was

put in place. This has since been modified to provide a transport hub serving the railway station and bus interchange. Thus further isolating the pub.

It is now proposed to 'infill' the gap with a purpose built retail unit which has been designed to incorporate all the features of the listed building. It will be two storey in height fronting Garrick Street with a heritage timber shop front on the ground floor with white weather boarding to the upper floors to complement the listed building without over dominating it. The north and south elevations will be blank in order not to impact on the residential accommodation over the pub and its balcony amenity area above the existing kitchen. There will be a single storey extension to the rear of the retail area to provide additional retail space. This extension will be constructed in yellow stock brick and with sliding sash windows to complement the pub and remaining historic buildings in the area. It would have a flat roof enclosed by low parapet walls with brick on edge copings. A metal staircase from the rear yard area will be provided to serve the first floor storage and staff areas for the retail shop.

We are satisfied that the proposal will have no material impact on the visual amenity or structural amenity of the listed building and will result in the beneficial use of an otherwise neglected area.

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