

Heritage Statement

May 2022

**Conversion of existing offices into flats and erection of new building
at the rear of the site to provide 4no.1b2p flats and associated
parking**

*49-50 Windmill Street
Gravesend, Kent DA12 1BG*



Number 49, 50 within Listed Terrace 38-50 Windmill Street

1.0 Historic England Listing

Grade: II

List Entry Number: 1025880

Date first listed: 03-Jul-1975

Statutory Address 1: ST GEORGE'S TERRACE, 38-50, WINDMILL STREET

The building or site itself may lie within the boundary of more than one authority.

Parish: Gravesham (District Authority)

National Grid Reference: TQ 64760 73846

1. 5277 WINDMILL STREET (East Side)

St George 's Terrace Nos 38 to 50 (consec) TQ 6473 NE 3/208 II GV

2. Mid C19. 3 storeys and basement stock brick. Parapet with moulded eaves cornice. Nos 43 and 44 have a raised panel flanked by scrolls with the name of the terrace. Nos 38-41 and Nos 45-50 project slightly. No 42 has an added slate mansard roof with 2 dormers. Stringcourse between 1st and ground floors. 2 sashes to each with most glazing bars intact. Cast iron "heart and honeysuckle" motif balconettes remain to Nos 38, 39, 48, 49 and 50. Mainly later shopfronts to ground floors but No 38 has a round-headed sash and doorcase. No 38 also has a 1-storey extension in matching style. Nos 48 and 49 have 1 large sash on the ground floor and No 49 has a 2 storey extension with 1 window in matching style which is No 50.

Nos 38 to 59 (consec) and the Emmanuel Baptist Church form a group. (The Emmanuel Baptist Church is a local interest building).

Listing NGR: TQ6476273876



2.0 Relevant Policies Relevant to Heritage Report

Gravesham Local Plan Core Strategy (September 2014):
CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review (November 1994):
TC2 – Policy for Listed Buildings
TC3 – Development Affecting Conservation Areas

National Planning Policy Framework (February 2019):

Section 16 – Conserving and enhancing the historic environment

Other Material Considerations

Supplementary Planning Guidance and other Documents:

The Council has adopted a number of Supplementary Planning Guidance (SPG) documents, Development Briefs and Conservation Area Appraisals. These elaborate on saved policies in the Gravesham Local Plan First Review and policies in the Gravesham Local Plan Core Strategy and are material considerations in determining planning applications.

In addition the Council has adopted a number of documents that have been produced by Kent County Council also as Supplementary Guidance.

<https://www.gravesham.gov.uk/home/planning-and-building/supplementary-planning-guidance/supplementary-planning-guidance>

The following documents are also relevant to this Heritage Appraisal:

- Upper Windmill Street Conservation Area Character Appraisal (2009)
- Management Plan – Gravesend Town Centre Conservation Areas (2009)

3.0 Historic Context – Windmill Street



The Emanuel Baptist Church – Windmill Street

Windmill Street from the Civic Centre heading South has a number of buildings of note within the conservation area. It contains a variety of styles and ages of buildings from the very modern building such as William House which is sympathetic to the general character of their older buildings, to the oldest, which are Georgian in origin. By far the most notable feature is the grouping of Nos. 70 and 71 a four-storeyed ornate classical frontage with ironwork and stucco detailing. The pairing of two semi-detached houses is also the basis for 109-110.



70 and 71 Windmill Street



109 – 110 - Windmill Street



William House – Windmill Street



49 – 50 Windmill Street junction with North Street

In the commercial part of the area, the scale is still largely domestic but the Civic Centre with its open forecourt dominates the area.



The Woodvill and Community Square - Opened 1968



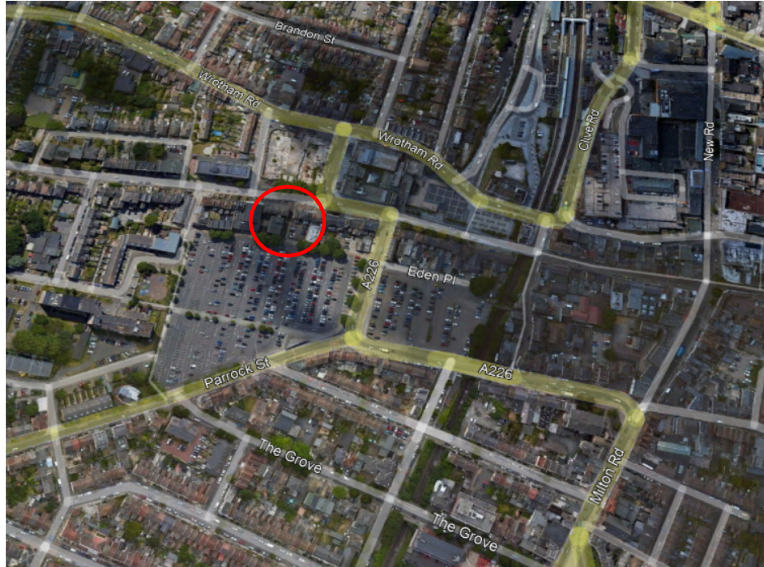
North Street access to Parrock Street Car Park

To the rear of the 49,50 Windmill Street – Parrock Street Car Park

Parrock Street car park was until the 1950s, mainly terraced housing from the Georgian period. It is currently an area of open parking.



49 – 50 Windmill Street junction with North Street highlighted - 1940



49 – 50 Windmill Street junction with North Street highlighted - Present

To the rear of the site [East] access is via an un-named access road and Eden Place. There are various assortment of properties facing Parrock Street car park that have been built in more recent times as indicated in the following photographs:



Rear of 49-50 Windmill Street

49-50 Windmill Street, Gravesend



1-4 South Street Mews



2 South Street Mews



Rear of 44 Windmill Street

DAC Architects

21 Stone Street, Gravesend, Kent DA11 0NP

There are no designated cultural heritage assets (World Heritage Sites, Archaeological Areas, Gravesham Borough Council M-126 LSG-DBA-20 R01 4 Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens or Registered Battlefields) wholly or partly in the Site.

The nearest Scheduled Monuments are the Gravesend Blockhouse, located approximately 500m to the north-east and the New Tavern Fort, including Milton Chantry. Two registered Parks and Gardens are located around 500m to the north, north-east and north, Terrace gardens and Fort Gardens and one 500m to the south, Windmill Hill pleasure garden.

Gravesham Borough Council