

Heritage Statement

22 Queen Street, Gravesend, Kent, DA12 2EE

Proposal: Erection of a second floor extension to accommodate 1 x 2 bed flat.

The site is located within the Queen Street Conservation Area which was designated on 17 May 1990 and runs parallel to the High Street Conservation area and is linked to it by Borough Market. The area sits towards the middle of the Conservation Area which is detailed in detail in the High Street & Queen Street Conservation Area Character Appraisal 2009.

The appraisal outlines the period in which the majority of the buildings were built as being primarily between 1907 – 45 although some of the building identified as being of interest being constructed between 1800 and 1874.

The surrounding sites are mixed in age and design with No. 18 being one of the original 3 storey C19 buildings, being part of the terrace of 6 units being 12 -18 Queen Street. No.20 is a three storey post WWII building, in the image of the attached terrace, believed to be the rebuild/refurbishment of a war-damaged building. The three storey terraces being retail on the ground floor with self-contained residential flats over. No.22 is a two storey interwar 2 storey rebuild being an accountancy office on the ground with self-contained flat over. The retail/commercial units being located on the back-edge of the footpath on both sides of the road. The only exception being the interwar double fronted retail unit at No.24/26 which has a small forecourt area.

The only listed building in the Conservation Area is the three storey units at 26/28 which is one of the earlier C19 buildings which has remained largely unchanged. These also have historically been used as retail uses on the ground floor with residential flats on the upper floors although the ground floor is currently occupied as an Education & Cultural Centre. The appraisal also identifies properties on the opposite side of the road. 19/21 & 23 as being buildings of local Interest as well as the George Inn public House. Only No.18 is identified as being a positive building in the street scene.

The application site is primarily to the rear of the site and relates to the erection of a second floor extension that has been designed to be in keeping with the neighbouring property and has no impact on the conservation or its historic setting. This part of Queen Street is a mixture of C19 & C20 buildings of varying height and roof profiles with modern shop fronts. Nearly all the buildings have had some degree of adaption and few retain their historic character. It would therefore be in keeping with the character of the Conservation area and have no adverse impact on it. The appraisal makes comment about focal points on the western side of the road but all have been altered substantially with the exception of Borough Market. We are therefore satisfied that the proposal will have no adverse impact on them or their setting.

The development would not be visible from the listed No.26/28 due to the extensive extensions at roof level on no. 24 so any impact on the listed building would be limit. The proposal would have no impact on the more modern building at No.24 because of the extensive extensions that have been permitted. It would not impact on the amenity of its neighbours at 12 - 16 in that a similar proposal is being worked on would complete the courtyard development.

Overall the development of this site would provide an acceptable alteration to the street scene of this building that will enhance this part of the Conservation Area and will have no negative impact on the local community.