

Design and Access and Heritage Statement

For Works At

The Ship 14 The St, Cobham, Gravesend DA12 3BN

Proposal and Design

This statement forms part of the proposed Planning and Listed Building Consent application for the proposed demolition of the existing outbuilding which is not attached to the main building, and the erection of a new timber framed structure. The new structure would be on a smaller scale than the existing outbuilding and constructed using a timber frame on a painted brick plinth and clad in stained weatherboarding. The roof will be constructed from corrugated tin. All new doors and windows will be painted hardwood. A proposed new bin store will be constructed from timber fence panels. The existing covered walkway between the main and outbuilding is proposed to be replaced with new and extended to suit the new entrances to the outbuilding. All the proposed materials are traditional materials that are sympathetic to the listing of the main building.

Listing

The Ship Inn is a Grade II Listed Building with the Listing noting under Entry Number 1096319:

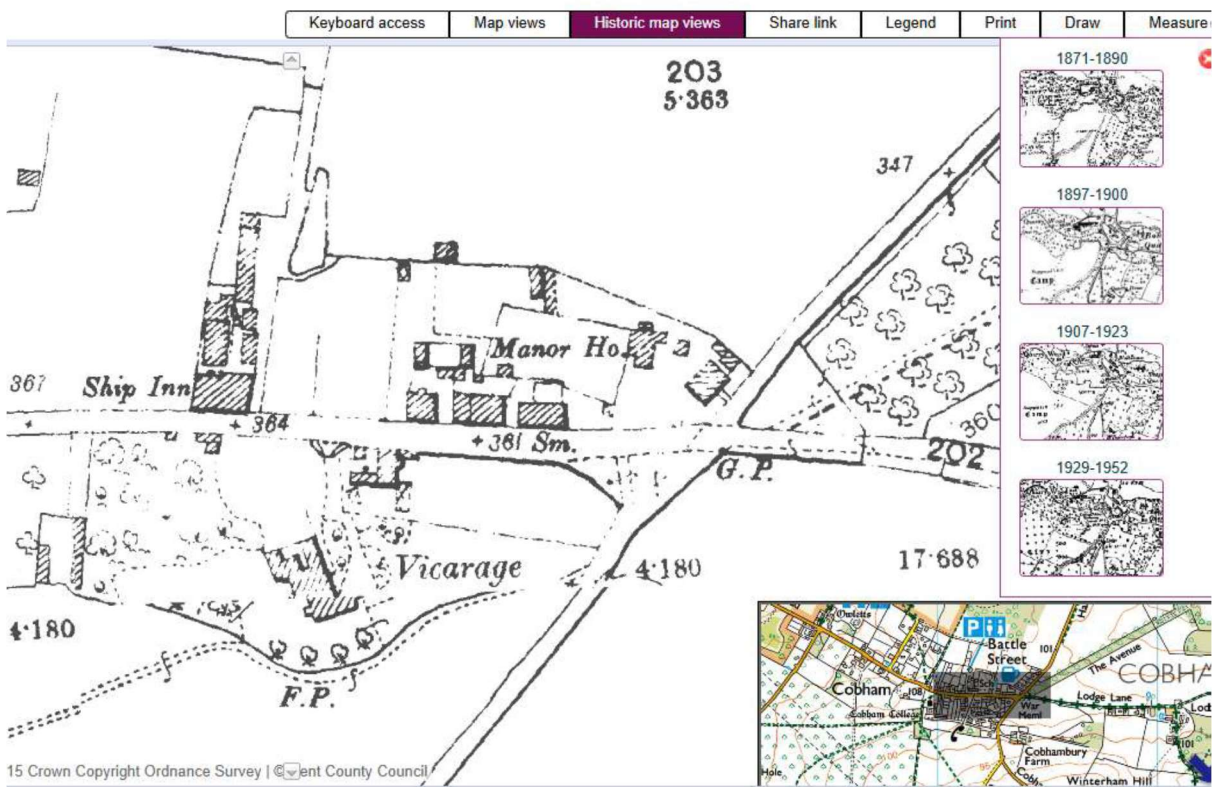
“C17. Painted brickwork with east gable end of flint banded with brick. Tiled roof with central weatherboarded projection with hipped roof and small attic window. Two storey C19 addition at west end. Two storey modern flat roofed rear extension at east end. Original overall shape with central chimney stack still apparent. Sliding casement windows, some of considerable age. Ground floor modernised internally, but parts, of original timber frame visible over most of first floor and attic.”

Access

Access to, and around, the building itself will remain unaltered.

Heritage

The main building will not be affected by these proposals and will remain as existing. There is no structural or physical works to the structure of the main building. The works are solely contained to the outbuilding within the curtilage of the listed building. There is no mention of this outbuilding within the listing entry and further research indicates that the structure that is in place presently is of modern construction (sawn timber, corrugated metal and asbestos sheeting). Historic maps indicate that whilst the main pub building dates back to C17th a series of outbuildings were formed in the early C20th:



1897-1900 map showing a series of outbuildings (many of which are no longer insitu)

Conclusion

The proposed works are all contained to the rear of the main building, separated from the main structure and do not affect any areas which have been highlighted in the listing entry. The structure that is currently insitu is of modern construction – possibly early 1980s and these proposals involve the loss on historic fabric and given that the scheme is the re-build on the same location in a slightly smaller form it is felt the proposals are of neutral effect upon the Listed Building.

gba Designs