

This section combines Heritage Statement and Heritage Significance to determine the building's phasing.

Historic maps & plans as well as evidence revealed in recent drone footage are used to record the evolution of the building's use and plan form.

4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.1 Appraisal of Historic Maps

4.2 Appraisal of Historic Plans



4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.1 Appraisal of Historic Maps

Early 19th century

The conservation area appraisal and heritage listing note adjoining buildings 195 & 196 Parrock Street were brick constructed under slate hipped roof in the early 1800's.

The earliest historic map resourced is dated 1866 (See *Fig 10*) and displays the building as a residential dwelling house with landscaped garden. There is historic evidence on site today of the garden being ornamentally landscaped: remnants of historic tiles depict a garden room, since been removed.

Historic plans display a simple plan form layout with wide deep front and rear reception rooms, mirrored within each building at the adjoining party wall; each with narrow side wings under slate hipped roof, set back from the principal elevation to north and south to accommodate circulation space and staircases. Recent drone footage depicts the original slate hipped roof over the side wings remains in situ.

A bay fronts the street from lower ground floor level, surrounded by a lightwell (LW01) with coal bunker to the front to second floor with a step out space behind the raised bay parapet at third floor.

There are 2 lightwells to the rear, one lighting the reception room (LW02), a smaller tiled lightwell with grill providing light into the basement circulation space (LW03).

The 5 floors are stacked, the staircase main connecting the ground to 2nd floor. A separate staircase located under the stairs at ground floor accesses the basement and a separate narrow staircase between the second and third floor divides the front and rear rooms:

Chimney stacks are centralised through the building within each front and back room.

Mid to late 19th century

A side wing extension was introduced during the early C19th running east to west along the boundary wall with no. 194, protruding to the rear. A hatch on the 1866 map depicts this as originally being under glass roof.

Early 20th Century

1967 plan drawings (to follow) indicate the glazed side element replaced with a 3 storey side extension (over ground first and second floors) under parapet flat roof, which was continued around the hipped slate wing roof as depicted in 1907 map (See *Fig 16*). Although no longer evident, a 3rd chimney was formed within the extension. (recently removed - acceptance of its removal in planning terms acknowledged in the NMA)

At, or around the same time a rear extension was also introduced to the rear principal room from basement to ground floor under flat roof with side parapet walls. French doors with fixed side panels were inserted at ground floor; a window set within a new rear light well under grill formed, all evidenced in the 1967 plans. (See *Section 4.2.1*)

Mid 20th Century

1967 planning drawings also depict a wrap around glazed rear extension, assumedly added during building mixed use as a dentist which operated within the ground and basement floors; a 3 storey flat occupying the first, second and third floors.

The wrap around extension is no longer evident in the next series of 1968 planning drawings (to follow), however floor tiles are still in situ, the pitch of the glazed roof marked in the stucco to the rear single storey extension.

Late 20th Century

From 1970, prior to 1975 listing the building occupied temporarily as a bank, during which time extensive works were carried out:

- a hoist lift inserted for transferring documents from the basement;
- a front door set within the extended side wing was removed and replaced with a night storage safe
- a door to the basement front bay was removed and replaced with glazing

Internally, walls were removed to form public spaces and serving counters including:

- extending the reception foyer into the north wing
- removing the main wall dividing the front and rear reception rooms where an arch was formed
- installation of fire divisions
- toilet and kitchen facilities to all but the top floor
- alteration of the ground to first floor dog-leg stair flights to one straight flight to eliminate the half-landing, this being built over to receive the new lengthened flight.
- third floor given to storage as a new tank room
- spare room to the back
- angular chimney breast at first floor is depicted, reducing to a rectangular stack at second floor - the stack apparent out of the flat roof.

Externally, part of the boundary wall to no. 196 was removed for vehicular access.

Early 21st Century

Works were carried out in 2022/3 to convert the building to flats. There is no photographic evidence to record the works and the impact on the historic fabric of the building. However, as part of the approved application, conservation drawings by JNW Architects in 2015 (See *Section 4.2.5*) reference original details, materials and finishes such as doors, frames, mouldings, architraves and skirtings.

The original plan form is still readable although later partitions have been installed/removed.

4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.1.1 Historic Maps

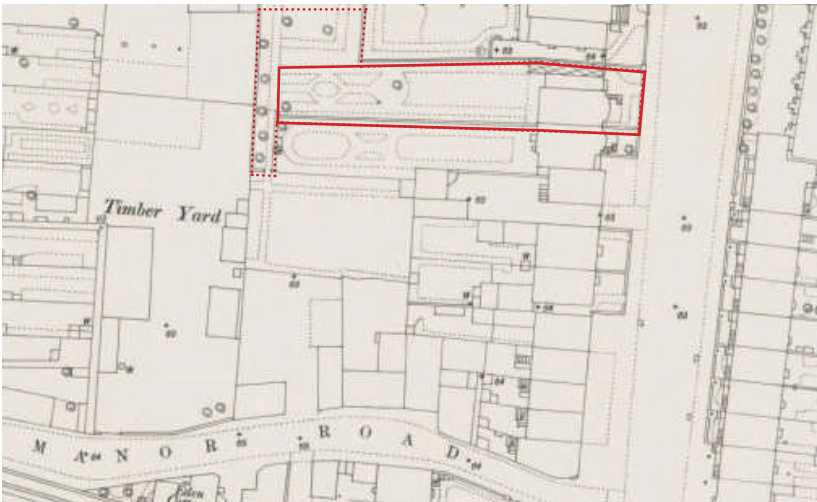


Fig 10: 1866 Site Location Map - Map source: <https://maps.nls.uk/>

OS Map dated 1866

Evidencing:

- Formal domestic front and rear gardens denote residential use
- Access path and openness to rear of site
- Original main dwelling house extends with bay to front
- North side wing, slightly set back
- A further thin north wing with hatch depicting a glazed roof
- Front light-well and steps down
- No. 196 attached to 197

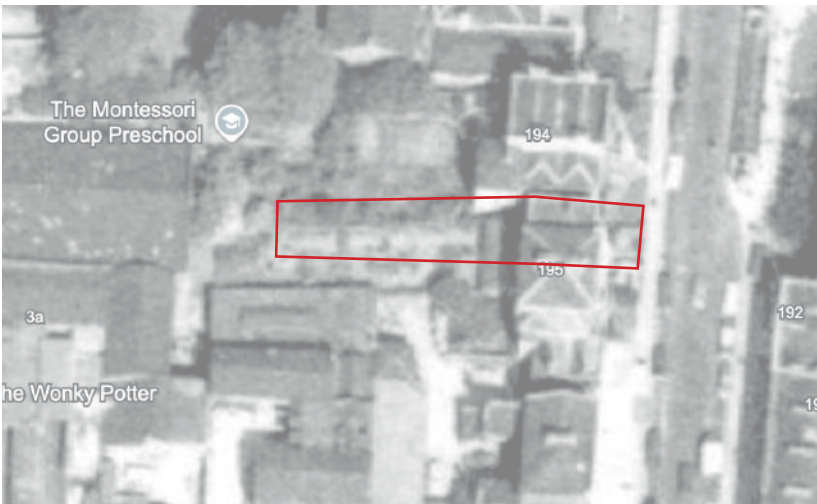


Fig 11: 1907 Site Location Map - Map source: Google Earth

1907 (pre heritage listing)

Evidencing:

- Flat roof extension to the rear
- Aforementioned glass roof element replaced with flat roof
- Chimney still evident within flat roof

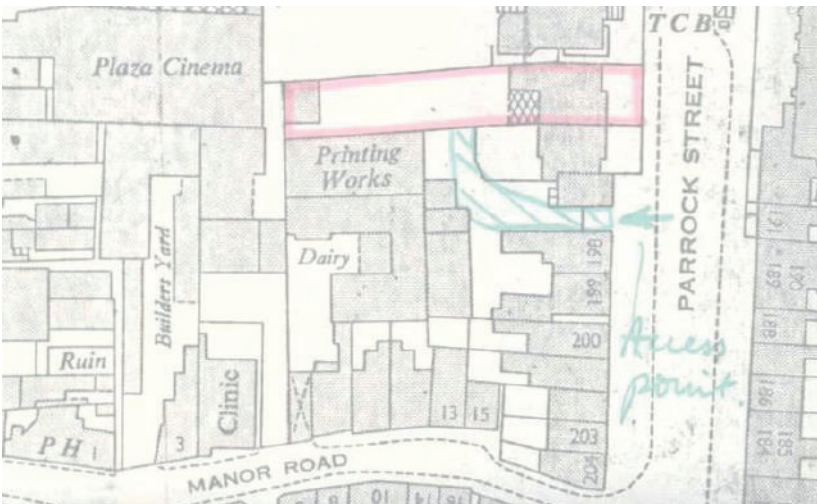


Fig 12: 1977 Site Location Map - Map source: Gravesham Planning app. 19763070

1977 (post heritage listing)

Evidencing:

- Changed office use - portable building evident in yard approved for temp bank use whilst awaiting new premises
- Hatch denotes different construction, assumedly the flat roof to the rear
- Plan depicts designated rear site access via underpass of no. 199 to south
- 196 rear residential building previously Printing Works



Fig 13: 2021 Site Location Map - Map source: Google Earth

Map dated 2021

Evidencing:

- Continued office use - rear yard being used for parking
- Flat roof rear extension
- Flat roof over later north side wing extension - parapet wall surround
- Roof trap hatch
- Later chimney (defined by orthogonal orientation to original building)
- 197A reconstructed to rear of 196 as a residential use block



Fig 14: 2025 Most Recent Site Location Map - Map source: Google Earth

Map dated 2025

Evidencing:

- Redundant use - no cars in yard
- AOV installed within hipped slate side wing roof
- Chimney to flat roof removed
- Roof trap hatch removed
- Boundary wall vehicular access in-filled



4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.1 1967 - Earliest Floor Plan Record- As Found

Change of Use Service to Residential

Approved Planning Application 19670070

KEY

EARLY C. 20th
ADDITION

LATE C. 20th
ADDITION

N

Evidencing:

A - partition dividing front and rear reception rooms; front & rear chimneys to all floors

B - bay window to front

C - central staircase & corridor circulation

D - staircase dividing front and rear rooms between second and third floor

E - dividing corridor to rear room in basement

F - bunker under concrete slab and steps down to front lightwell

G - central door in front basement bay

H - 2 storey lgf/gr flat roof extension with gf french doors and lightwell grill over basement to rear- assumedly late c.19

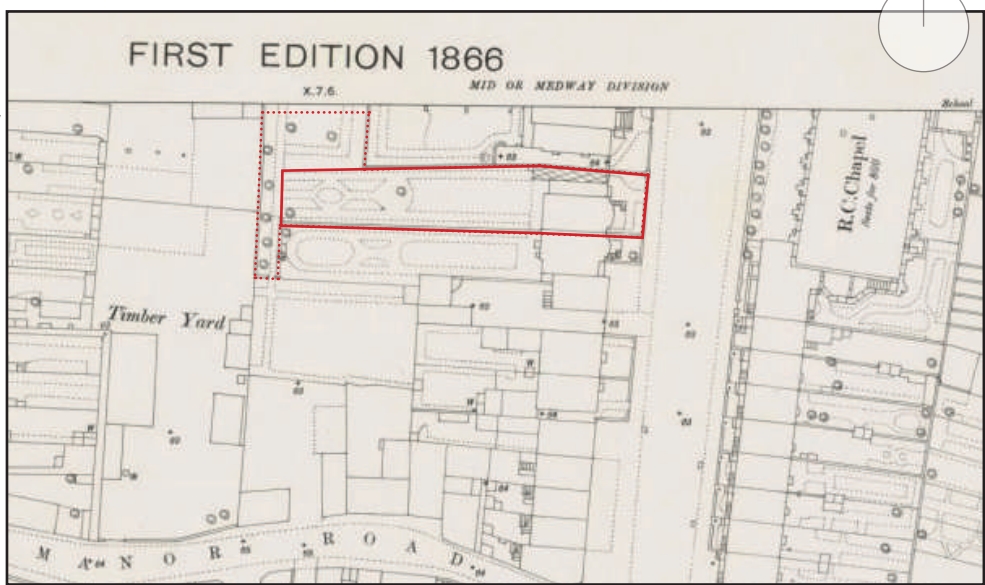
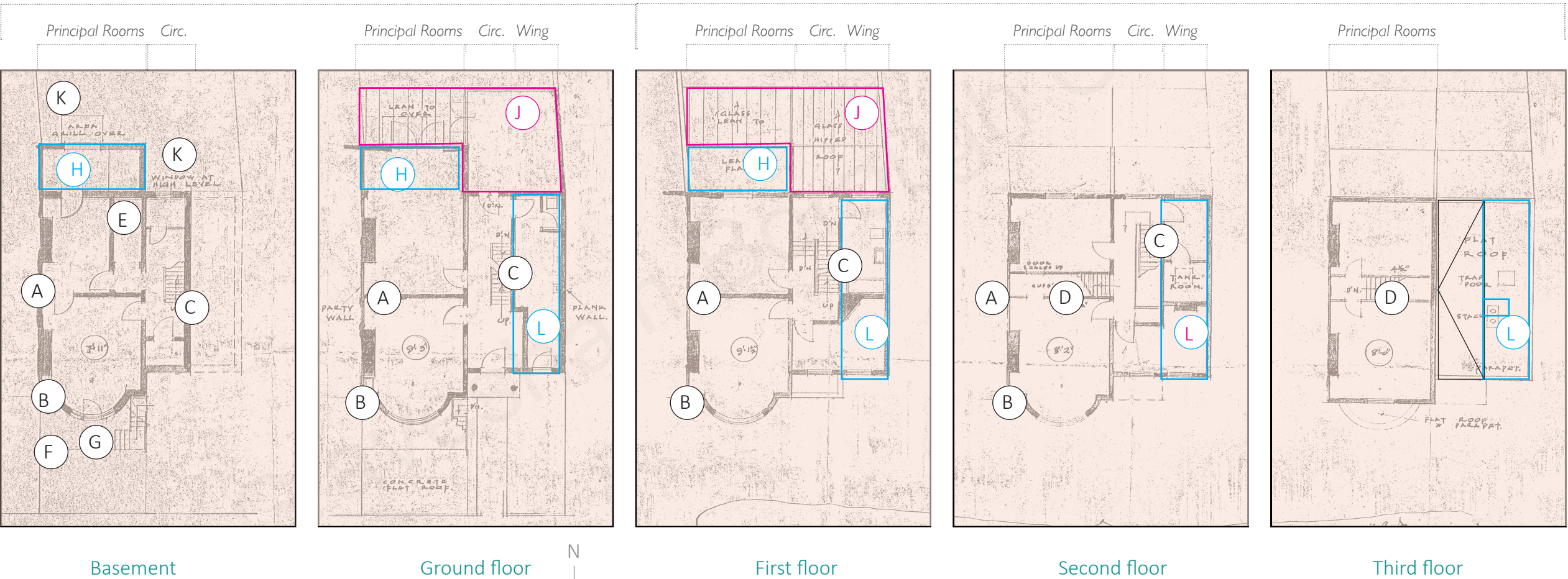
J - hipped/lean-to glazed roof rear additions installed over lightwell grill(h) - assumedly early c20th

K - rear lgf window

L - side wing extension under parapet roof with bathroom to 1f and wc to gf assumedly late c.19 - *note incorrect orientation of chimney to satellite evidence*

Dental Practice (service use)

3 Storey Flat (residential use)



Above: 1866 Site Location Map - Map source: <https://maps.nls.uk/>
Below: Fig 10 (above): Floor Plans Drawing No. 1296 by George B. Clay and Partners

Between 1866 and 1967

These plans evidence of the original historic plan form layout. The application solely for change of use, with additions nor adjustments apparent. The plans depicts 19th/early 20th Century additions not depicted in the 1866 map, including:

- removal of an elongated glazed roof side extension, replaced with a 3 storey flat roof parapet extension over ground, first and second floors for service rooms, chimney within and trap door providing access to the flat roof;
- rear flat roof extension with French doors at ground floor;
- light-well grill over lower ground floor aperture and glazed roof additions to the rear and side (assumedly added past aforementioned flat roof rear extension) with rear lean-to extending to glass hipped roof return, (all since removed).

Evidence of the later side extension is revealed today in the change of yellow London Stock brick to the front elevation and a render to the rear and side, distinguished by a weaker stucco line to the main building and the location of the removed hipped glazed roof is marked in the plasterwork to the rear flat roof extension. Black and white floor tiles remain in situ.

4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.2 1968 Pre Heritage Listing - As Found
Change of Use Dental and Living to Bank
Approved Planning Application 19671070

KEY

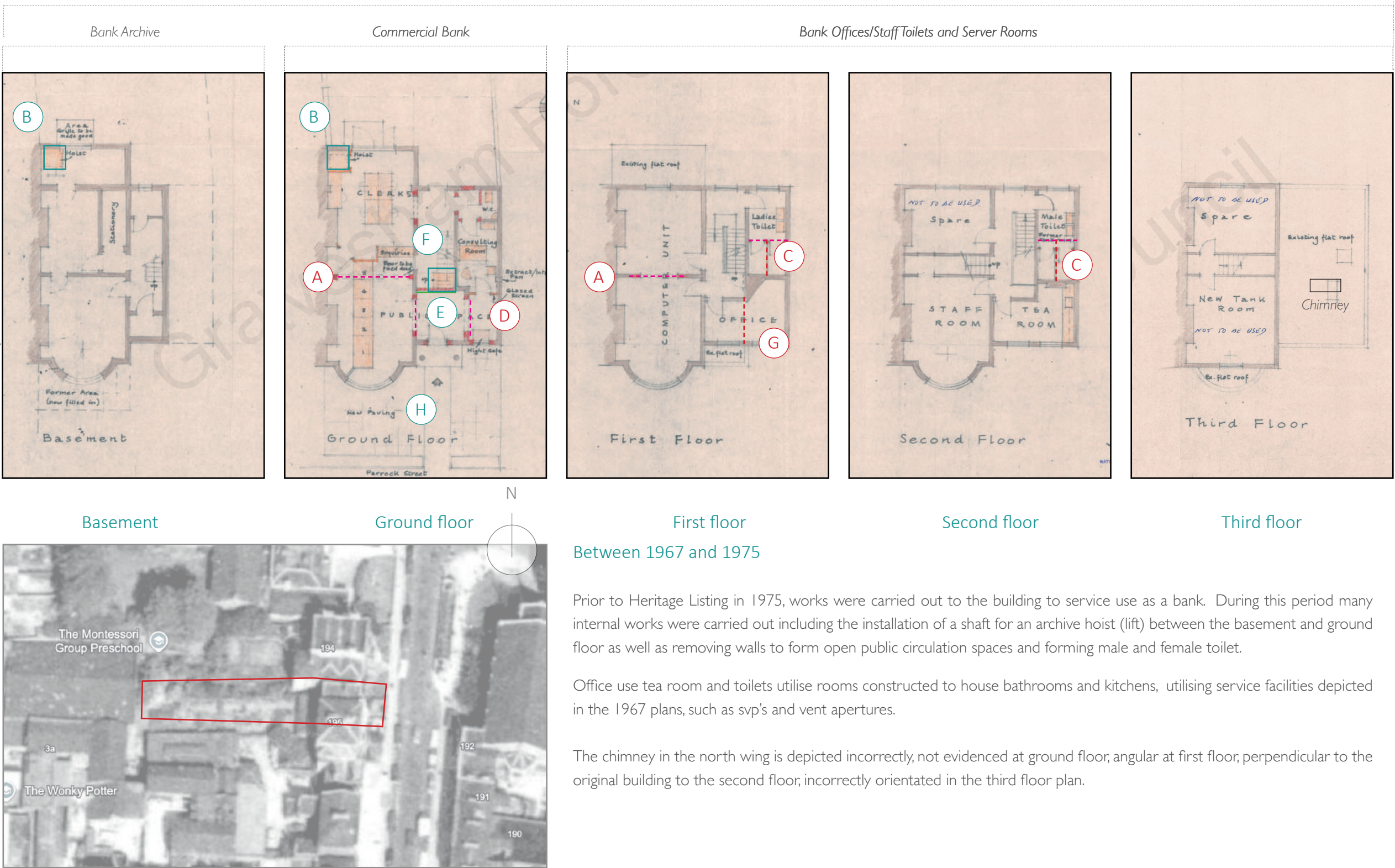
MID C.20th

ADDITION

REMOVED

N

- 4.2.1
- Evidencing:
- A - part-removal of dividing wall at ground and first floors
 - B - hoist shaft formed between basement and ground floor
 - C* - division side wing rooms to form staff toilets
 - D* - part removal of original wing wall to circulation space into later wing addition to form public foyer
 - E - partition formed dividing circulation space from foyer
 - F - staircase re-orientated at first floor forming 1/4 landing
 - G* - removal of original wing wall into later wing addition
 - H - new square cementeous pavers (which remain today)
- *some partitions may have been removed prior to occupancy by the bank.



Above: 1907 Site Location Map - Map source: Google Earth
Below: Fig 11 (above): Floor Plans Drawing No. 46/11 by F. Norman James Architects

Bank (commercial use)

Between 1967 and 1975

Prior to Heritage Listing in 1975, works were carried out to the building to service use as a bank. During this period many internal works were carried out including the installation of a shaft for an archive hoist (lift) between the basement and ground floor as well as removing walls to form open public circulation spaces and forming male and female toilet.

Office use tea room and toilets utilise rooms constructed to house bathrooms and kitchens, utilising service facilities depicted in the 1967 plans, such as svp's and vent apertures.

The chimney in the north wing is depicted incorrectly, not evidenced at ground floor; angular at first floor; perpendicular to the original building to the second floor; incorrectly orientated in the third floor plan.



4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.3 1970 Heritage Listing- As Found

Continued (permanent) Office Use

Approved Planning Application 19672070

KEY

MID C.20th
ADDITION

REMOVED

N

Evidencing:

A - grill made good over lightwell window lw02

B - 3rd floor front 'tank' room formed

C - part of wall removed to provide car access to rear parking

D - area filled in

E - night safe formed in door aperture



Above: Planning Floor Plans by F Norman James

Below; Fig. 15 1972 Application Site Location Map

4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.4 1978 Post Heritage Listing- As Found
Continued (permanent) Office Use
Approved Planning Application 19781048

KEY

LATE C.20th
ADDITION

REMOVED

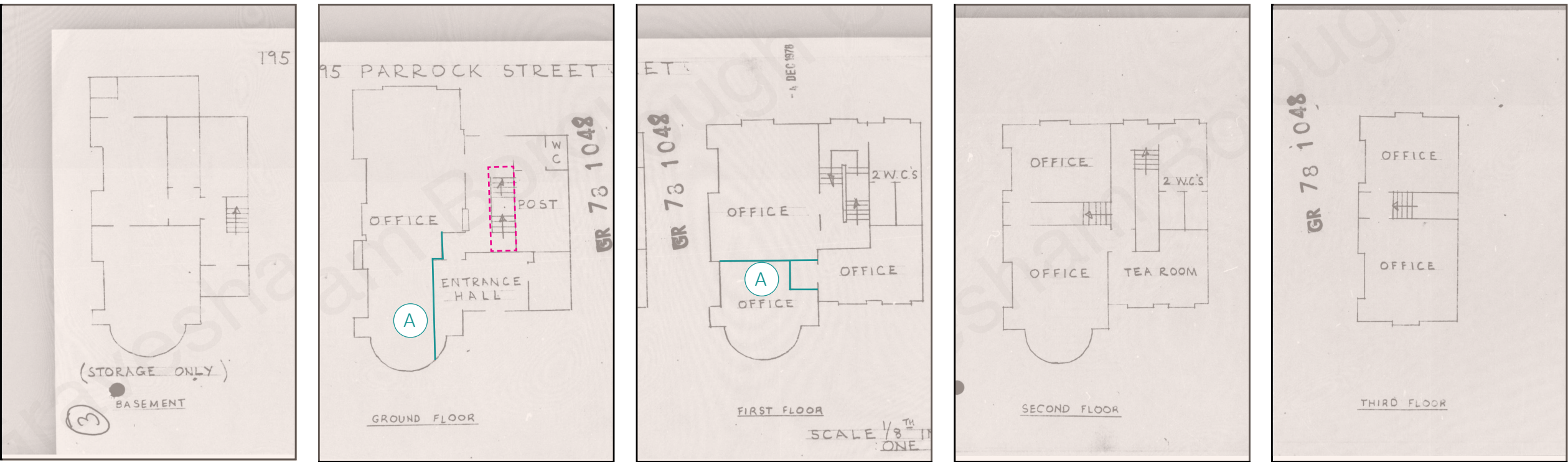
N

(office use)

Evidencing:

A - partition divisions to front ground and first floor principal rooms - as approved

B - ground floor staircase returned to straight flight



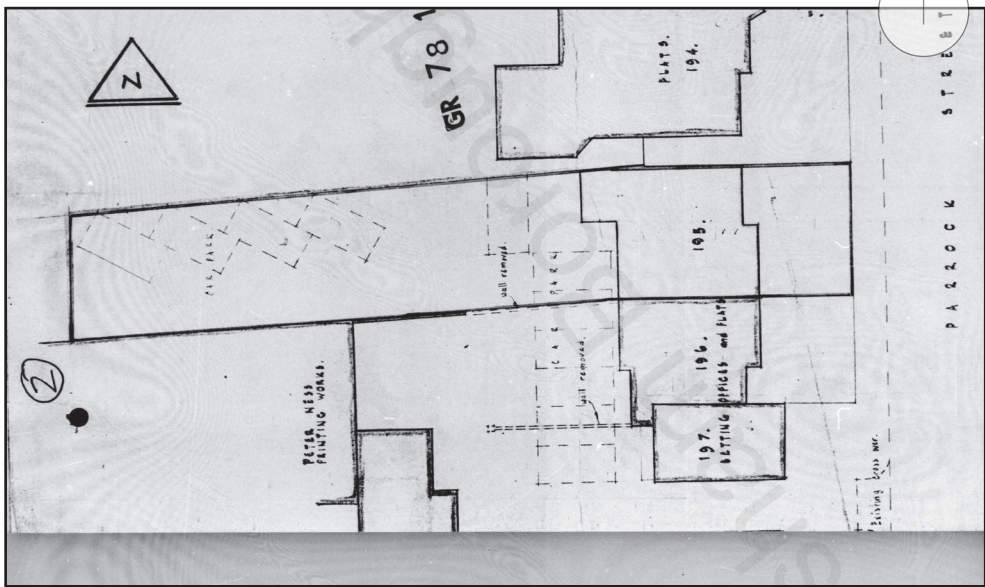
Basement

Ground floor

First floor

Second floor

Third floor



Above: Floor Plans Drawing from local authority portal - source unknown
Below: Fig 16 1977 Site Location Map - Map source: Gravesham Planning app. 19763070



4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.5 2015 Historic Fabric- As Intact
Change of Use & Conversion Office to Residential
As Existing Floor Plans

KEY

EARLY C.21st

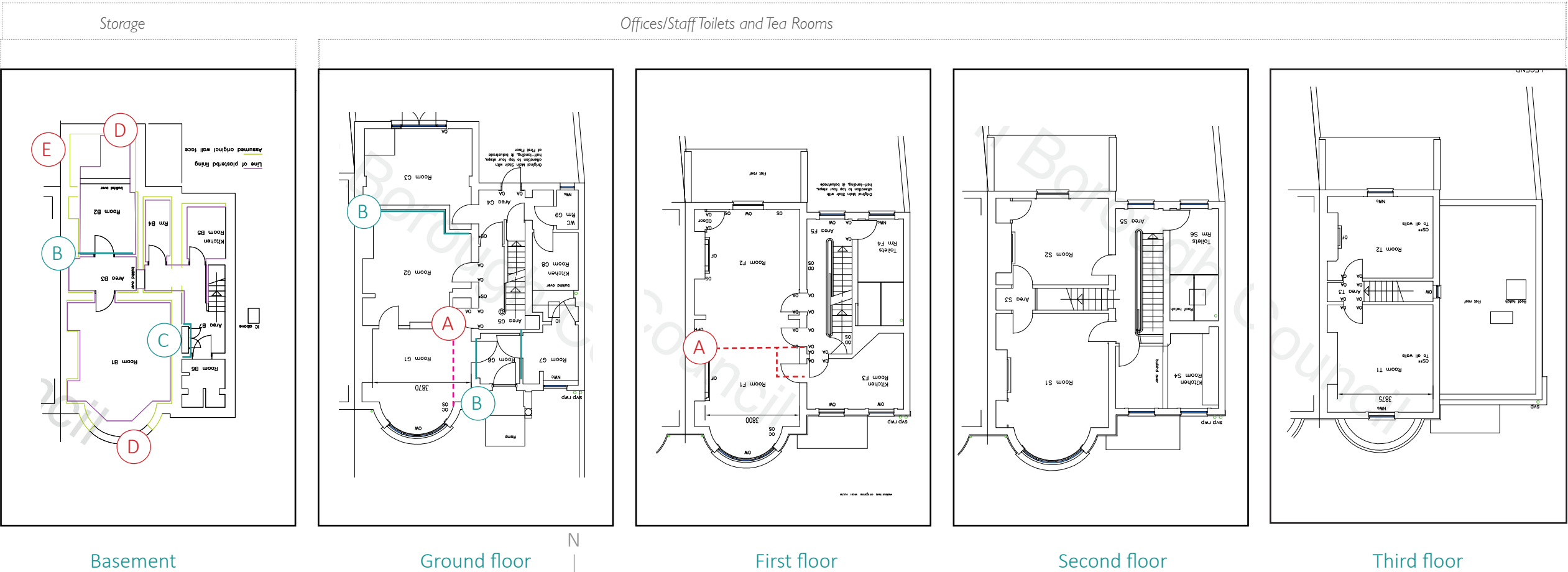
ADDITION

REMOVED

N

- Evidencing:
- A - 1978 partition removed
 - B - partitions formed
 - C - service cup. formed
 - D - front & rear lightwell fenestration lost
 - E - hoist removed, shaft apparent

At the time of heritage listing the front light-well was in-filled with pavers the area since opened up.



Above: As Existing Conservation Floor Plans Drawing No. 016 by John N Woods Architect
Below; Fig 13: 2021 Site Location Map - Map source: Google Earth

4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.6 2020 As Approved Scheme (not realised)

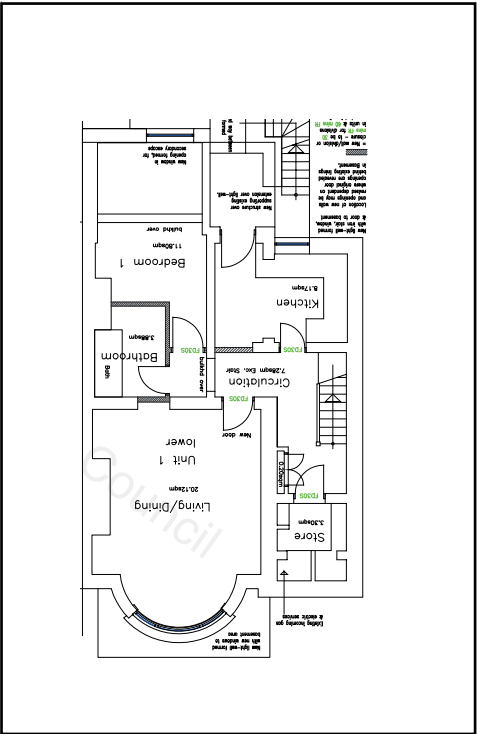
Change of Use & Conversion Office to Residential
Approved Planning & LBC Applications 20160182 & 83 resp.

Evidencing:

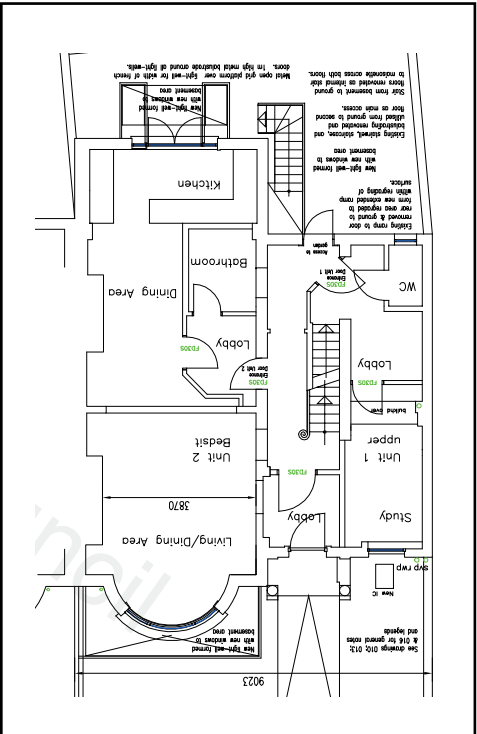
Design intent.

Whilst this scheme was not initiated, it should be noted that approval granted the change of use and installation of partitions to form flats to each floor reliant on associated utilities and fire strategies.

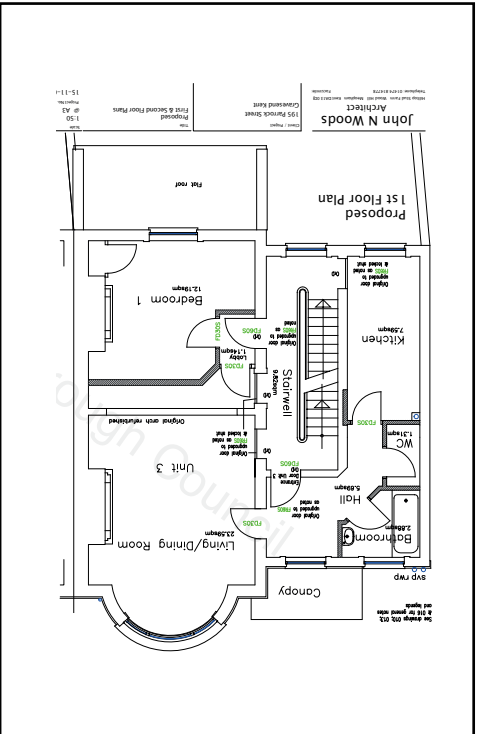
Residential Use



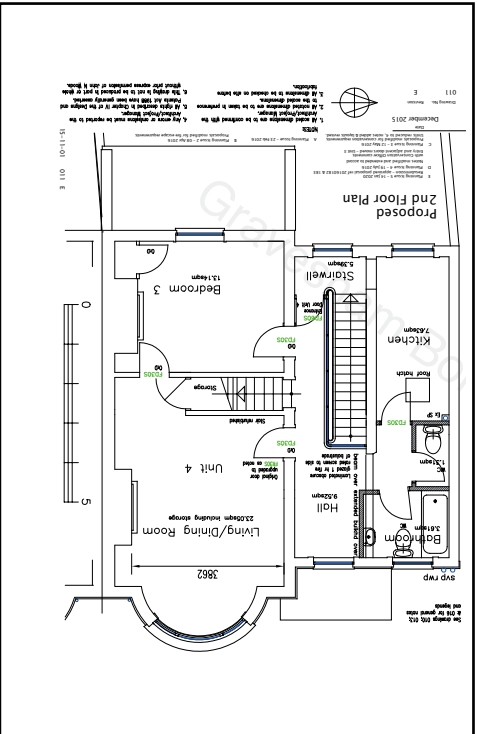
Basement



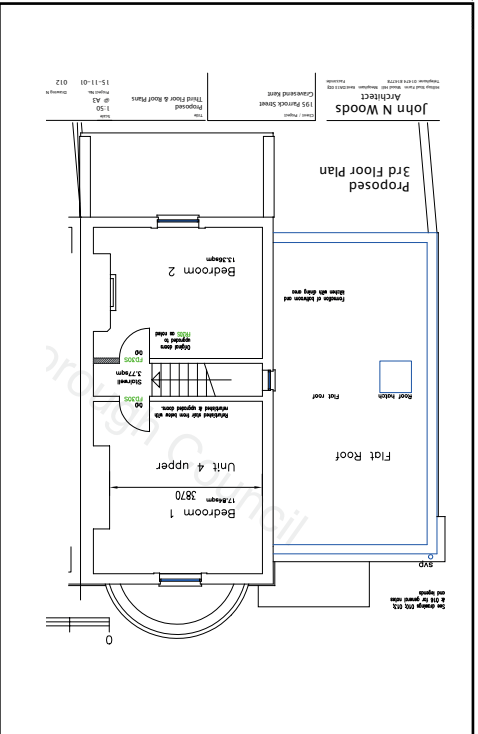
Ground floor



First floor



Second floor



Third floor



Above: As Proposed floor plans by John N. Woods Architect dated 4th May 2020
Below: Fig 14: 2025 Most Recent Site Location Map - Map source: Google Earth



4.0 HERITAGE & SIGNIFICANCE STATEMENT

4.2 Appraisal of Historic Plans

4.2.7 2025 As Built Floor Plans

In association with Approved NMA Section 73 20200060 Arrangements

KEY

LATE 20th C

ADDITION

REMOVED

N

Evidencing:

- A - plasterboard lining to basement removed
- B - partitions removed
- C - doors unfilled
- D - partitions formed
- E - lobby formed
- F - bathrooms & kitchens installed in wing extension where waste & ventilation apertures previously located
- G - aov formed through historic hipped slate roof
- H - trap door removed
- J - chimney removed
- K - bathroom/kitchen & svp formed in new location
- L - steel beams introduced
- M - arch infill

(Office<Residential Use)

Basement

Ground floor

First floor

Second floor

Third floor

May 2025

Upon purchase by our client, a new survey was conducted to record the existing layout. It was apparent works had been carried out to the building as per the Section 73 proposals, previously described.

Whilst unlawful by default of not having sought LBC, works have been carried out in accordance with advice from the consulted Conservation Officer:

- new partitions have been detailed with shadow lines to separate them from the original plan form where they abutted;
- original doors, architraves, skirting boards have been retained and where new are visually complimentary
- where doors were sealed shut and boarded over architrave is retained to denote their existence
- modern doors have been fitted flush and follow the height and width of original doors as evidenced in photos to follow.

Not evident in the survey plans, but by aerial drone footage is the historic hipped slate roof over the original wing remains in situ. The AOV formed in the unlawful works is located within it. (The AOV and the loss of the chimney were deemed acceptable in principal in the approved scheme.)

Above: As Built Survey Drawings c by Direct Construction Surveyors dated May 2025.
Fig. 3: Survey Site Plan by Direct Construction Surveyors, May 2025

Drawing not to scale - for publication purposes only