

Heritage Statement

196 & 197 Parrock Street

Gravesend

DA12 1EW



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Background

196 and 197 Parrock Street are Grade II listed properties situated within the Kings Street Conservation Area of Gravesend, on the west side of Parrock Street and opposite the Catholic church.

The property has been vacant for ten years or more. It has been advertised for rent without success. Listed building approval is being sought for converting the properties back to residential use.

Proposed works include restoring the front facade to the original by removing the fill in the forecourt; restoring the basement windows and door; and the front wall and railings.

The Site

The site is close to the town centre and within the King Street Conservation Area.

The Property

196 and 197 Parrock Street, originally one address, form one of a pair of semi-detached houses, on the west side of Parrock Street, 195 Parrock Street being the other property in the pair. The exact date of construction is not known but the style of the building indicates early 19th century construction.

It acquired grade II listing in 1975. In 1977 permission was granted for conversion to office accommodation. It has been vacant for ten or more years and is falling into disrepair.

The Listing

195 and 196-197 Parrock Street were listed together under listing number 1089032 and are described as follows:

an early C19 pair. 3 to 4 storeys and basement stock brick. The centre portion with 2 windows is flanked by 3 storey wings set back. Slate roof. Cornice and parapet. The centre portion has 3-light curved bays through the lower floors with decorated cambered head linings. No 195 has 2 sashes in its wing with some glazing bars intact and a Tuscan portico. No 196 has 1 sash and a round-headed doorcase with no portico.

What would have been the rear garden is now paved over in the part close to the house with flats behind. The front forecourt has been filled in and nothing remains of the front wall (survey map 1866).

The original front windows are still in place, as is the roof, so with the exception of the forecourt, the front elevation of 196 Parrock Street has not changed significantly from the original. The ground floor of 197 Parrock Street is a commercial office with relatively recent large windows and signage.

Past changes to the layout of the original building:

- the ground floor of 197 Parrock Street has been separated from 196 and the door between blocked up;
- the basement window and entrance to 196 have been blocked up and the forecourt filled to ground level and paved over;

- the front and rear rooms on the ground floor of 196 have been combined to form one and the door to the front room blocked up;
- the first floor front room of 197 has been divided into a kitchen w.c. ;
- the second floor landing has been altered and the original balustrade replaced;
- a small block has been added to the rear to house w.c.'s on the landings;

The Proposal

The proposal includes restoration of the basement window, entrance, forecourt, boundary wall and railings to what would have been originally in place. A one bedroom flat will be installed in the basement and the upper floors will be converted to a house of multiple occupation. A light well and fire escape window will be built beneath ground level at the rear.

There are no proposals for alterations to the front or rear facades above ground level except for the restoration of front boundary wall and railings.

The missing curved glass window panes in the bay windows will be replaced, completing restoration of the front facade to the original.

The significance of the Heritage Assets affected by the development

The impact of the proposed development on the significance of the Heritage asset is low and indeed the major change: the reinstatement of the front forecourt, basement entrance and wrought iron railings will be an enhancement.

Other heritage assets and proposed changes are:

Doors. No original doors remain except for three cupboard doors, one on each of the first, second and third floors, all of which will be retained;

Ceilings. Ceilings to the basement, second and third floors are plasterboard. The ceilings on ground, and first floors have been underlaid with 25mm of plasterboard, with the cornices still visible. Sound and fireproofing will be carried out from above to preserve these cornices.

Fireplaces and fire surrounds. All fireplaces have been blocked up and all fire surrounds removed;

Banisters and Balustrades. The banister up to the second floor landing is original and will be retained. The balustrade on the second floor landing is not original, but will also be retained.

Windows. All the external windows are original or like for like replacements and will be retained. There are two exceptions to the above: the upvc window to the rear of the ground floor and the steel window to the side on the third floor.

Room sizes. The proposed layout will not involve division of any rooms, save insertion of ensuite bathrooms and smoke lobbies as required. The rooms in the ground floor of 196 Parrock Street and first floor front room of 197 Parrock Street will be restored to their original proportions. No structural alterations are proposed and all of the work will be reversible.

Structural Work. Conversion of the building to office accommodation did not involve any structural work, and no structural work is proposed in the conversion back to residential use.

Summary

The front facade will be restored to the original. Original room dimensions will be restored to the three rooms which have previously been divided or combined. There will be no structural or irreversible alterations made and no loss to remaining heritage features. The building is unused and deteriorating and the proposal will preserve this heritage asset for the future.

Appendix 1

Cornices

Original cornices remain on the ground floor room and hall, and the two front rooms on the second floor. There is also a picture rail around the rear room of 196 Parrock Street on the first floor.

Cornices to in ground floor front room



Cornices to in ground floor front room



Cornice to first floor front room
196 Parrock Street



Cornice to first floor front room
197 Parrock Street



Picture rail in first floor rear
room 196 Parrock Street



Cupboard doors



Cupboard
door in 1st
floor rear
room 197
Parrock
Street
Original
frame not
visible



Cupboard door in 2nd
Floor rear room
Original frame not
visible





Cupboard
door in 3rd
Floor front
room
Original frame
visible



Balustrades and banisters



*Bannister between
ground and first floors*

Balustrade on second
floor



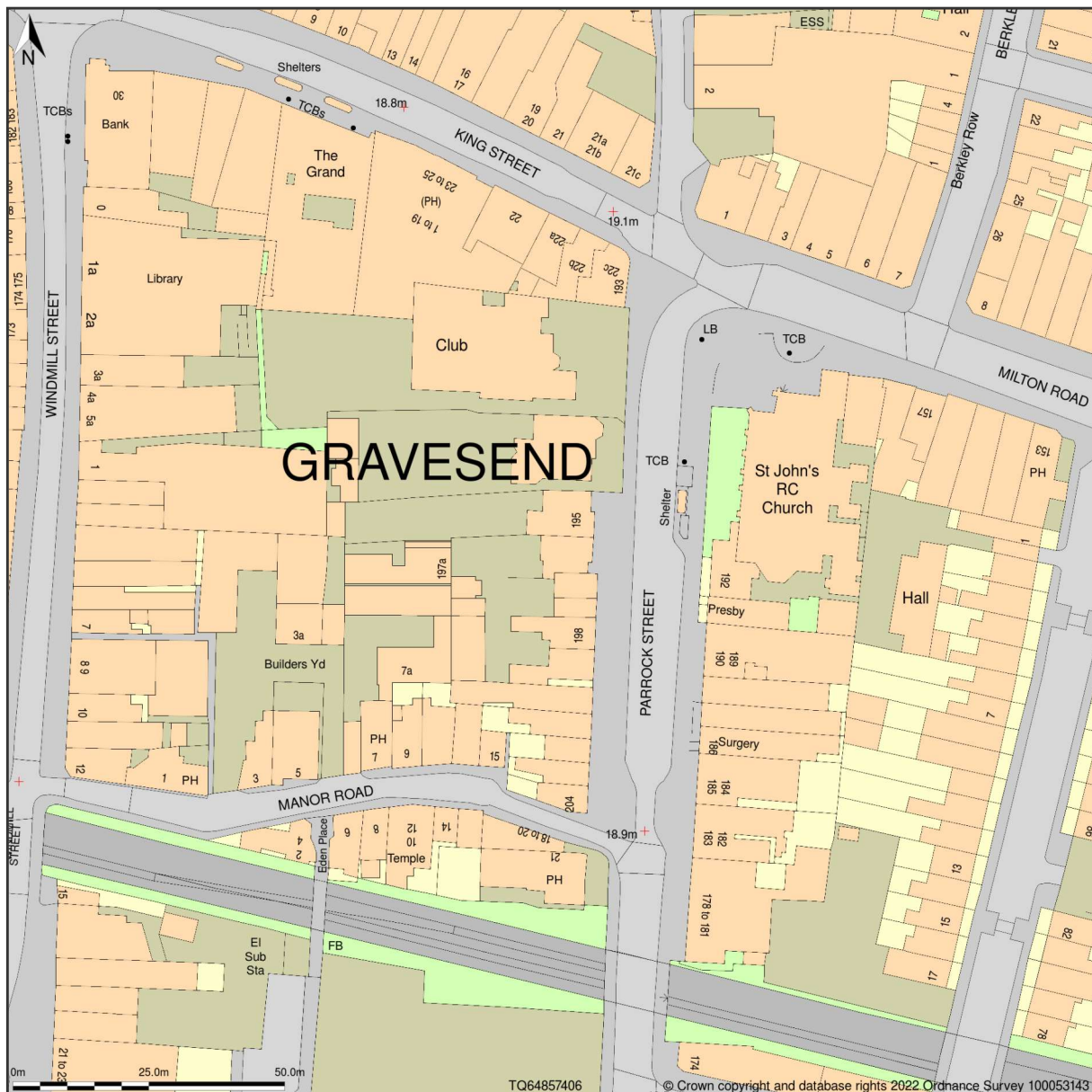
Appendix II

Block Plan

Historic maps

- 1866 25 inch OS map
<https://maps.nls.uk/view/229916223#zoom=6&lat=10467&lon=10047&layers=BT>
- 1907-1909 25 inch OS map
<https://maps.nls.uk/view/103676183#zoom=8&lat=6830&lon=2466&layers=BT>
- 1932-1933 25 inch OS map
<https://maps.nls.uk/view/103676180#zoom=8&lat=6867&lon=2398&layers=BT>
- 1940-1955 OS map
<https://maps.nls.uk/view/103040388#zoom=7&lat=2273&lon=6222&layers=BT>

196, Parrock Street, Gravesend, Kent, DA12 1EW



Location Plan shows area bounded by: 564755.86, 173962.11 564955.86, 174162.11 (at a scale of 1:1250), OSGridRef: TQ64857406. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

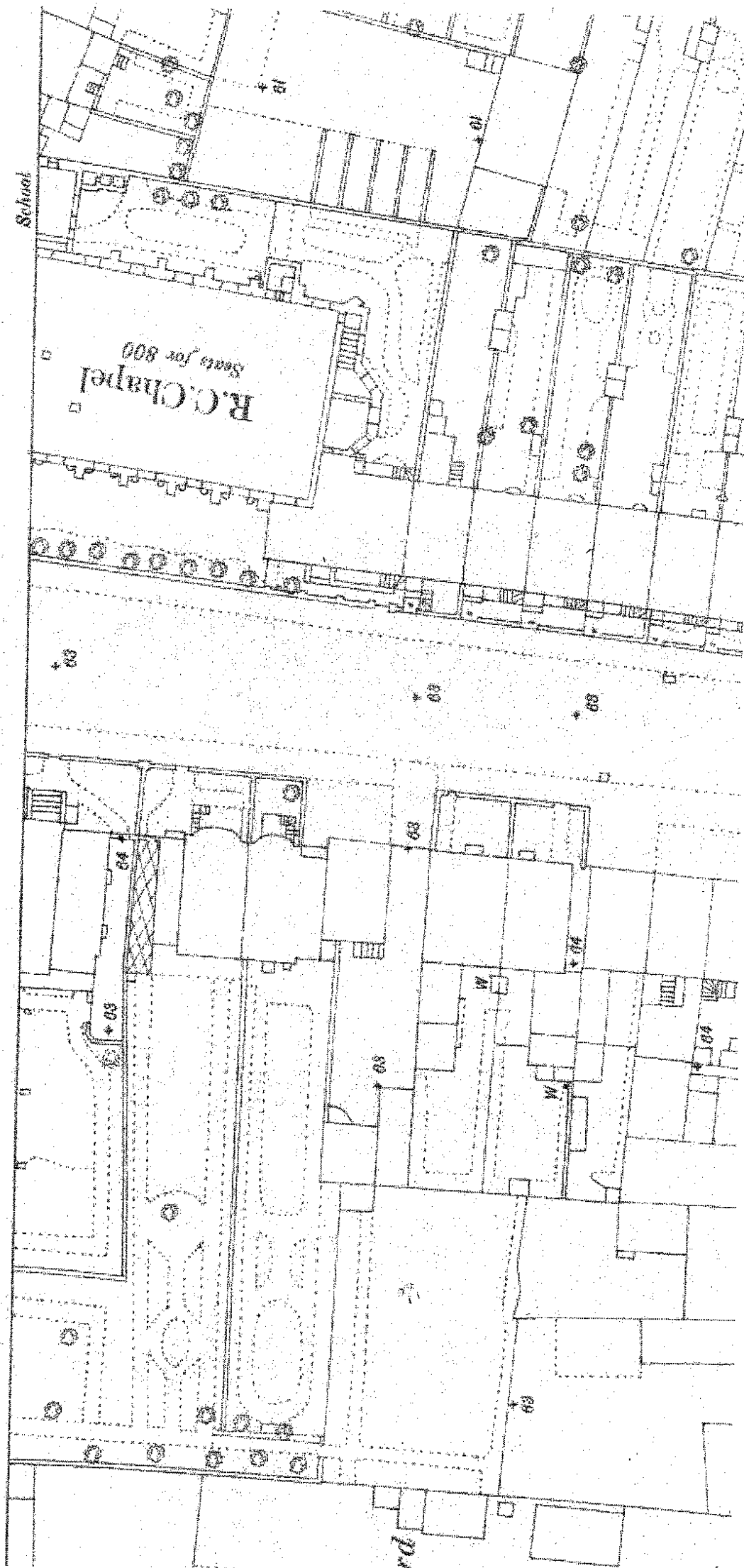
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1866 EDITION 1866

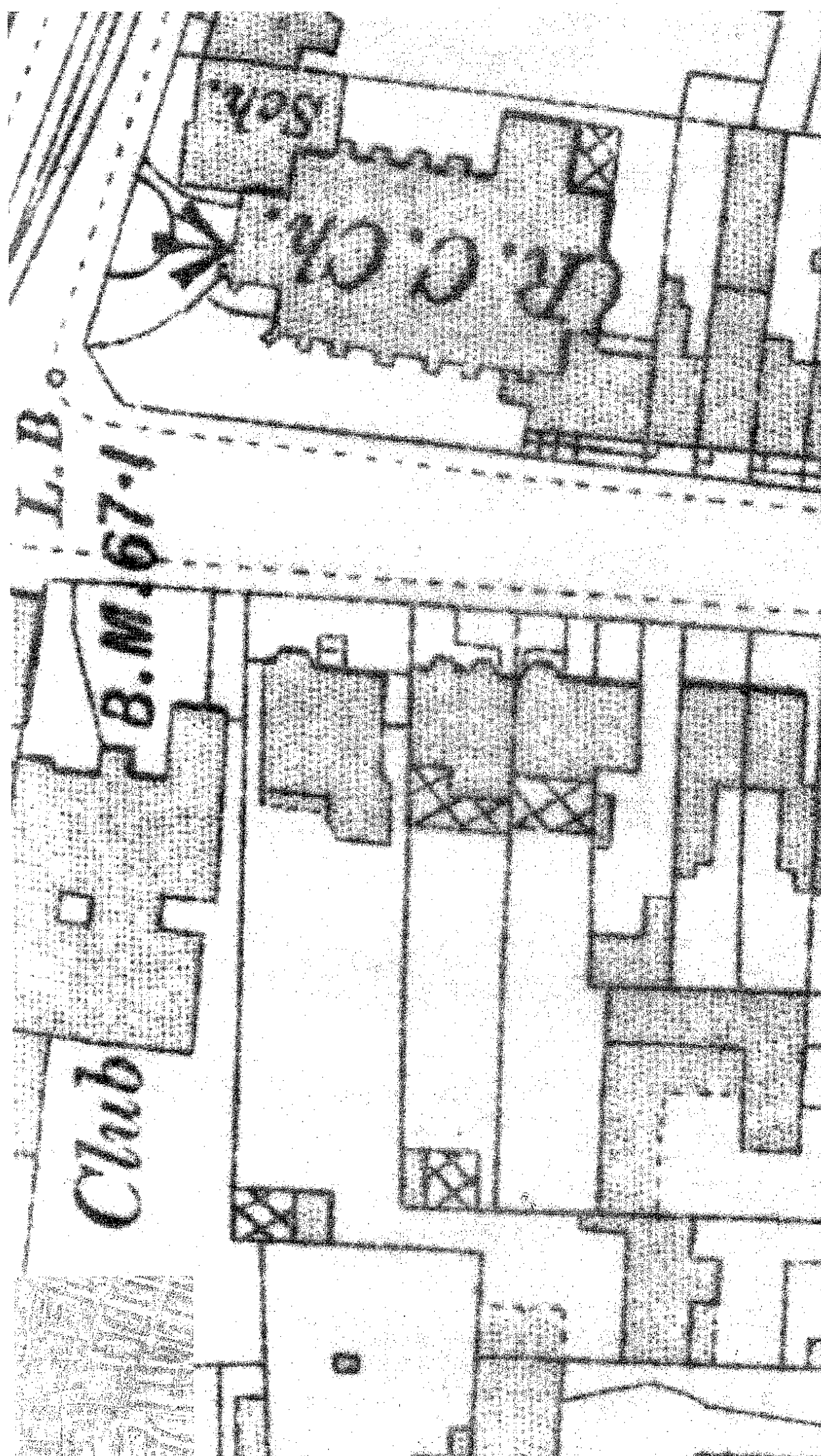
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MID OR MEDWAY DIVISION



1866 25 inch OS map

<https://maps.nls.uk/view/229916223#zoom=6&lat=10467&lon=10047&layers=BT>



L.B.

Club

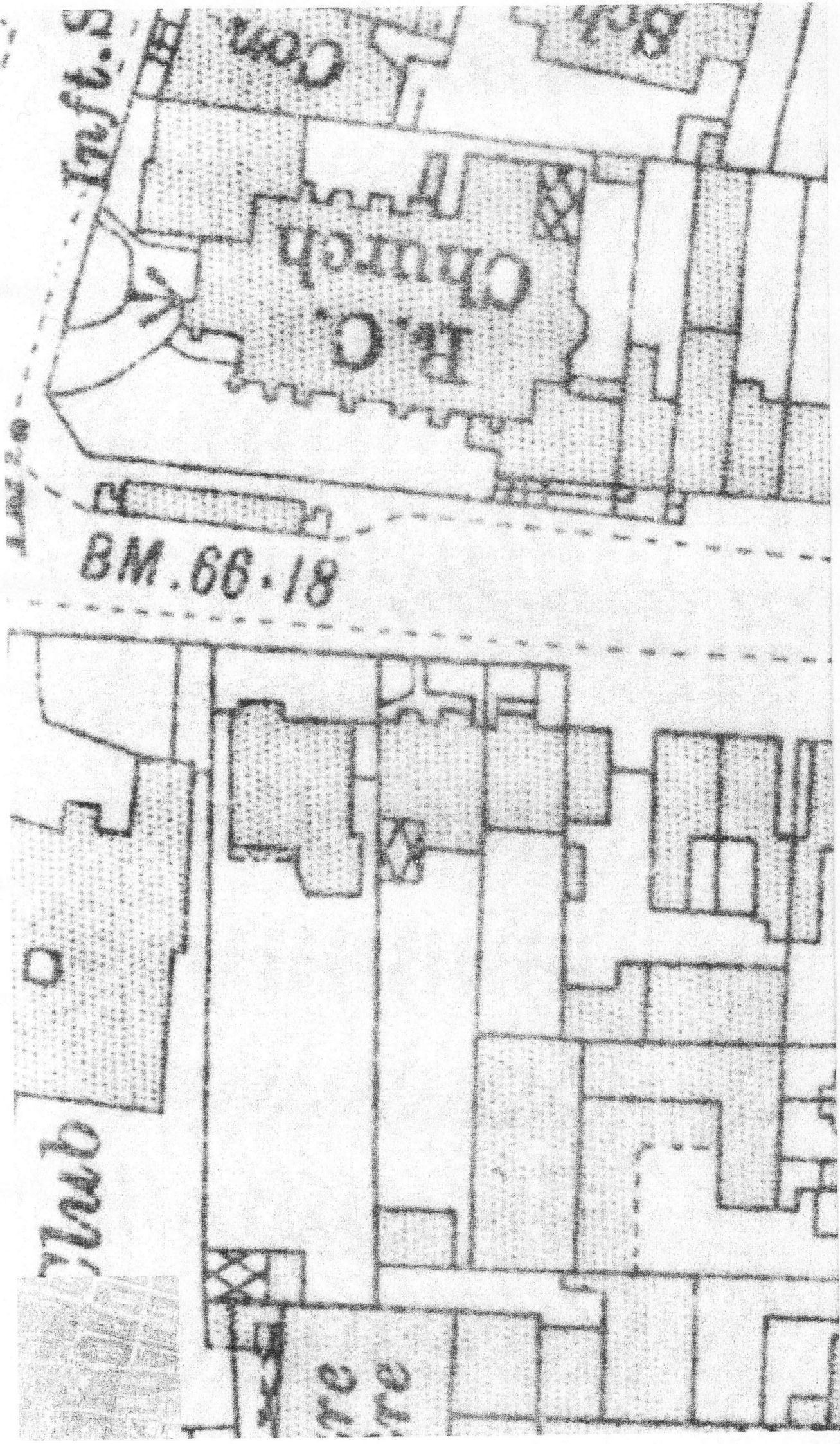
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1907-1909 25 inch OS map

<https://maps.nls.uk/view/103676183#zoom=8&lat=6830&lon=2466&layers=BT>



1932-1933 25 inch OS map

<https://maps.nls.uk/view/103676180#zoom=8&lat=6867&lon=2398&layers=BT>

