

Heritage Statement for Proposed Extension at the Former Premier Inn, Bayswater House, Hever Court Road, Gravesend, DA12, 5UQ

Introduction

This heritage statement has been prepared to accompany the planning application for an extension to, and change of use to an HMO for the former Premier Inn, Bayswater House, Hever Court Road, Gravesend, DA12, 5UQ, which is located 18.5m (measured at the nearest corners of each building) to the rear/south elevation of the George Inn a Grade II listed building. The purpose of this document is to assess the potential impact of the proposed works on the heritage asset and to demonstrate how the design respects the historic character of the area.

Site and Context

The subject building is situated on a site bounded to the north by Hever Court Road and to the south by a continuation of Hever Court Road which leads to a dead end and is therefore infrequently used. The northern part of Hever court road is the most prominent and frequently used road, and the George Inn fronts on to this road. The existing former Premier Inn hotel is therefore built discretely to the rear of the George Inn with the north facing elevation of the hotel some 42.4m back from the main road facing north elevation of the George Inn. The George Inn is therefore the most dominant feature of the two buildings when viewed from the most significant north facing elevation. Neither building lies within either a Historic Area nor a Conservation Area. The George Inn is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest REF: TQ 67 SE 7/135. The listing describes the George Inn as follows:

“The front elevation is outwardly C18 but there is a timber-framed portion to the rear. Two parallel ranges. The front range is of 2 storeys, the ground floor painted brick, the 1st floor pebble dashed on the front elevation and plastered on the side elevation. Tiled roof. Five sashes with verticals only. Two doorcases with pedimented hoods over. The rear range is weatherboarded with a slate roof and 1 sash window to the side elevation. To the rear is a 2 storey timber-framed portion at right angles. Orchard House, Corner Cottage, Chapel Farmhouse and the George Inn form a group. Listing NGR: TQ6542070712.”

The three other buildings forming the group all lie to the west of the George Inn whereas the existing former Premier inn Lies to the south-east of the George Inn. The existing hotel is not visible from most vantage points when viewed from points along the northern part of Hever Court Road. Only part of the existing roof is visible as shown in Image 2 below. The proposed extension will not be visible from any of the Images 1 to 4 and only becomes visible once the observer is well past the eastern end of the George Inn. The existing building therefore has little to no visual impact on that grouping when

viewed from the most significant view points, those being from the northern part of Hever Court Road and are shown in the series of photographs below and the proposed extension will not be visible in any of the Images 1 to 4 due to it being positioned at the eastern end of the existing building.

The Singlewell car sales and service centre immediately to the west of the subject site and immediately top the south of the listed group is a light industrial group of buildings with little to no reference to the historic asset of the neighbouring listed group. The proposed extension is both much further from the listed group and to the George Inn and provides significantly more sympathetic architectural design when compared to the Singlewell site. Please see Image 7, below.



Image 1 – View of listed group from the far western section of the northern part of Hever Court Road



Image 2 – View of listed group from the mid-point of the group on the northern part of Hever Court Road



Image 3 – View of the George Inn from the northern part of Hever Court Road



Image 4 – View of the George Inn from the northern part of Hever Court Road



Image 5 – View of the existing former Premier Inn with the George Inn to the far right from the northern part of Hever Court Road



Image 6 – View of the existing former Premier Inn from the southern part of Hever Court Road



Image 7 – View of the Singlewell Car Sales and Service Centre site from the southern part of Hever Court Road

Design and Impact Assessment

The elevation treatment of the existing building has been sensitively designed with architectural features which compliment and fit in with similar scale buildings in the area. The finishes being a brick ground floor, a black painted timber boarded first floor and a tiled pitched roof. The proposed extension will continue the building with these exact same finishes and will therefore provide an identical impression.

The proposed extension has therefore been carefully designed to respect the historical setting while providing necessary functional improvements. Key considerations in the design approach include:

- **Scale and Massing:** The extension has been proportioned and positioned at the far eastern end of the existing building to remain subordinate to the existing building and the nearby listed structure.
- **Materials:** The proposed materials have been selected to complement the existing historic fabric of the area and to maintain a harmonious appearance.
- **Architectural Detailing:** Traditional design elements and sympathetic detailing ensure continuity with the surrounding heritage character.
- **Views and Setting:** The extension has been positioned to minimize visual intrusion and maintain the prominence of the listed building and the listed group beyond.

Conclusion

The proposal has been developed with sensitivity to the surrounding heritage assets, ensuring that it will preserve and enhance the character of the area. The design respects the significance of the George Inn, making a positive contribution to the historic environment while meeting modern needs.