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PLANNING STATEMENT

29 CLARENCE PLACE, GRAVESEND, DA12 1LD.



Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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Gravesham Borough Council

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1. Introduction

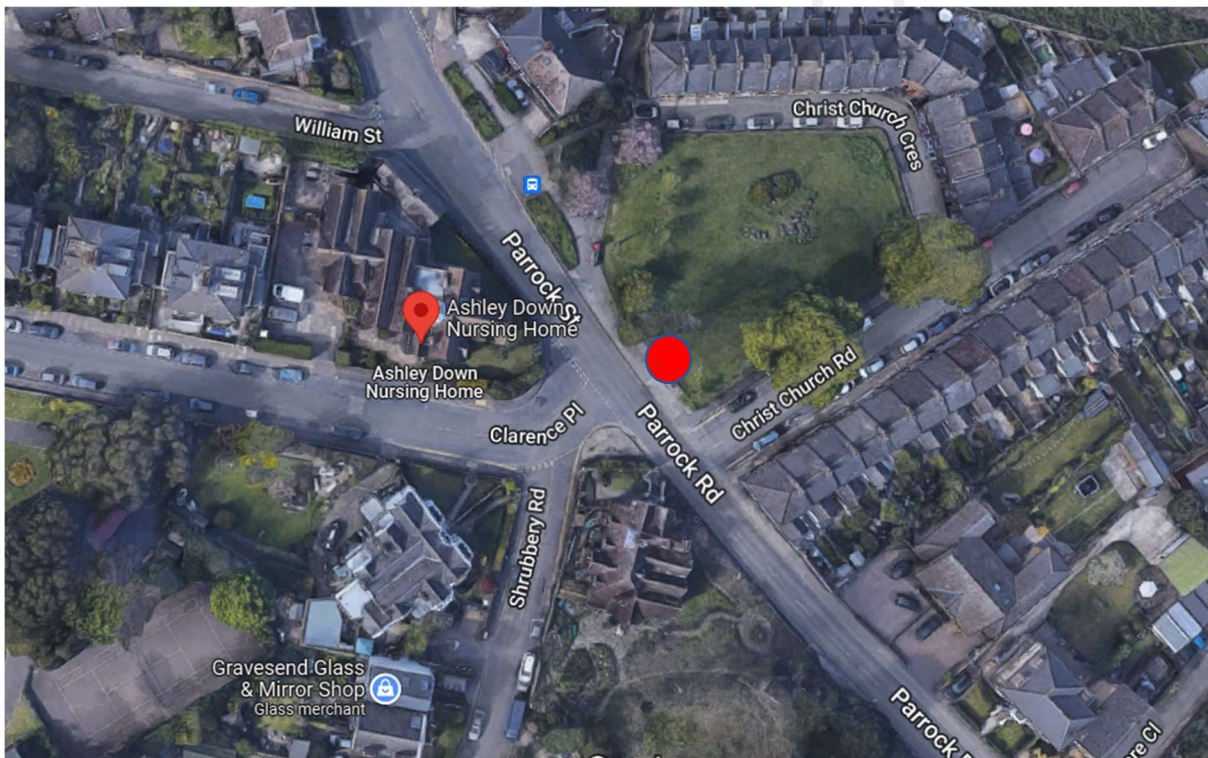
This Design and Access Statement has been prepared by BLA Architects Ltd to explain the proposed works to the existing property at 29 Clarence Place in Gravesend, Kent DA12 1LD.

It forms part of a pre-planning and listed building consent application to:

'Carry out remedial works to existing damaged areas of roof.'

2. Existing Site and photos

29 Clarence Place is located in Gravesend, Kent, DA12 1LD.



Existing Aerial View

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Existing Roof Photos



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3. Site Assessment

The property is a large two storey building, located on the junction of Clarence Place and Parrock Street in Gravesend. The building was constructed around 1850 and sits in an elevated location above street level.

The building is Grade II listed. The buildings list entry number is 1341494 and was first listed on the 3rd of July, 1975.

The building is built in gault type bricks with red stocks at external corners and around door/window openings. The building's roof is covered in machine made clay tiles.

There is an ancillary 'cottage' building to the north of the main building. This application only relates to the main building on the site.

There are no photographs or records of what the building's roof was originally covered with, but it is likely that the roof has since been re-covered twice since first built.

It is considered possible that the building was originally covered with machine made clay tiles. It is known that 'Dreadnought Tile Company' has been manufacturing clay tiles from around 1805 and is it likely that the original developer would have wanted to use the latest materials.

4. Planning History

In 2017 (approval ref. 20171031) listed building consent was granted for the recovering of the main roof with machine made tile.

This work was never carried out and the approval that was granted, therefore expired.

5. Proposals

Please refer to accompanying drawings submitted along this application for details of works.

The proposals are to carry out remedial works to areas of the existing roof which are currently resulting in areas of water ingress to the existing building.

The areas of the remedial works are highlighted within the accompanying roof plan and elevation drawings.

The proposed works will also include upgrading these areas of roof.

Proposed details can be seen in the accompanying drawings.

6. Conclusion

Areas of the existing roof is currently leaking and causing damp and rotting to internal features of the property. These remedial works are necessary to prevent any further, long-term damage to the building. The proposed details will ensure that any new materials are strictly in keeping with the appearance of the existing roof.