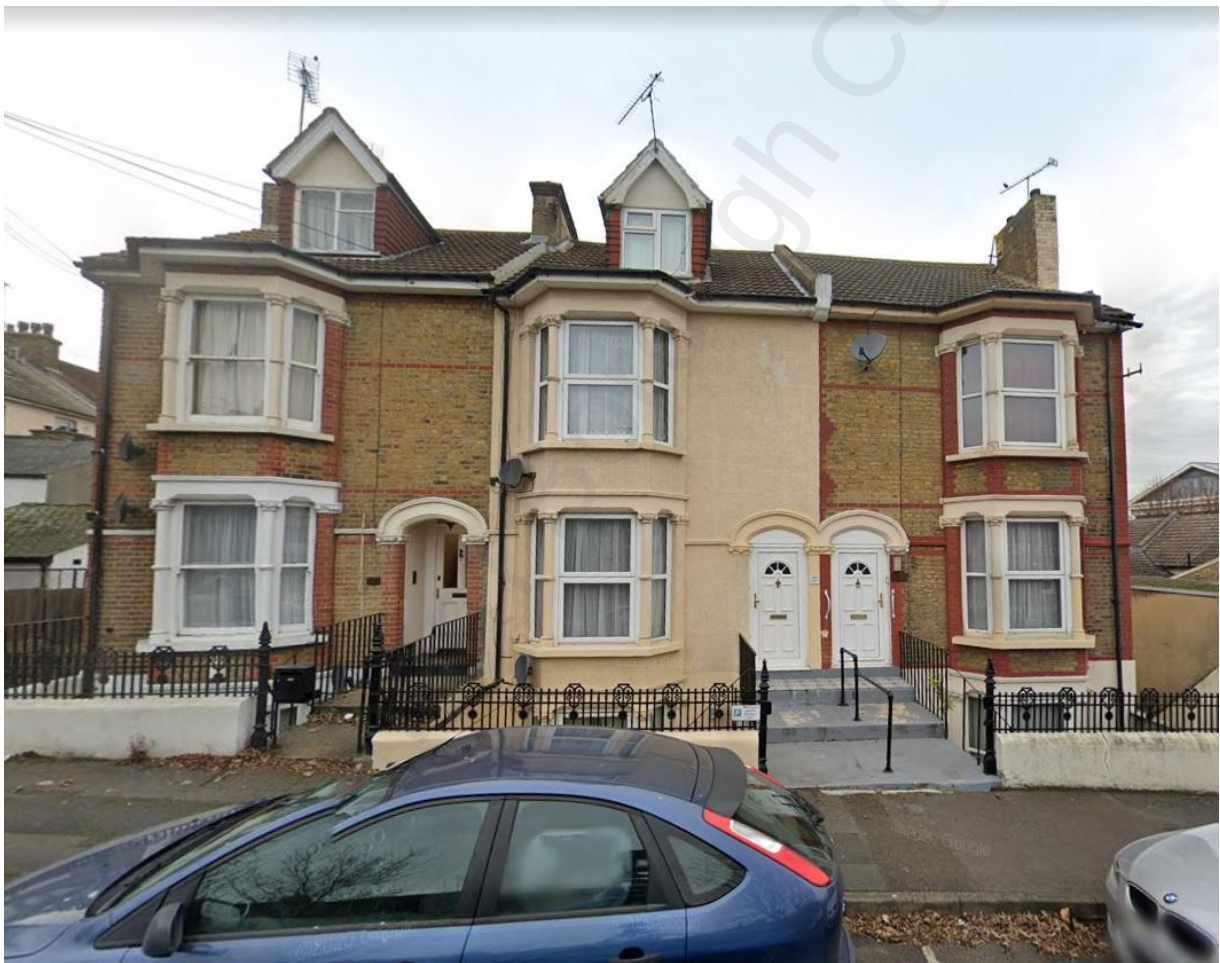


Heritage Statement

14 Royal Pier Road, Gravesend, Kent, DA12 2BD

November 2022



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Gravesham Borough Council

1.0 INTRODUCTION

This statement is to support the planning application reference 20221075 and to be read in conjunction with the drawings listed below.

2039-10 LOCATION PLAN
2039-20 PROPOSED EXISTING BLOCK PLAN
2039-30 PROPOSED EXISTING SITE PLAN
2039-100 EXISTING LOWER GROUND GROUND FLOOR
2039-110 EXISTING FIRST SECOND FLOOR
2039-120 EXISTING ROOF PLAN
2039-130 EXISTING FRONT ELEVATION 1
2039-140 EXISTING FRONT ELEVATION 2
2039-150 EXISTING REAR ELEVATION 3
2039-160 EXISTING SIDE ELEVATION 4
2039-170 EXISTING SIDE ELEVATION 5
2039-200 PROPOSED LOWER GROUND GROUND FLOOR
2039-210 PROPOSED FIRST SECOND FLOOR
2039-220 PROPOSED ROOF PLAN
2039-230 PROPOSED FRONT ELEVATION 1
2039-240 PROPOSED FRONT ELEVATION 2
2039-250 PROPOSED REAR ELEVATION 3
2039-260 PROPOSED SIDE ELEVATION 4
2039-270 PROPOSED SIDE ELEVATION 5

The proposal is for the conversion of the existing property consisting of a lower ground floor flat and ground, first & second floor three bedroom property into three dwelling flats.

The proposed flats consist of retaining the existing lower ground floor 1 bed flat (which has been insitu for over 10 years) and a new 1 bed flat at ground floor and a 2 bed flat on the first & second floors.

The proposal includes the addition of a dormer window to the front and rear roof pitches and rear bi-fold doors onto a balcony at ground floor with access to the shared garden. All as illustrated in the submitted drawings.

2.0 SITE CONTEXT

The existing building is an end of terrace property in a row of three typical Georgian houses. These houses are the only buildings on this southernmost end of Royal Pier Road and stand alone contextually with other buildings, further along to the north, around to the west and facing the River Thames is a more extensive terrace of houses No's 1-13 (Royal Pier Mews) followed by the Clarendon Hotel, a high quality building. On the corner bend of Royal Pier Road close to the application site stands three large contemporary office buildings and associated parking belonging to the Port of London Authority and the RNLI. While these are of no architectural merit, nestled between sits the historic pier entrance.

Royal Pier Road once extended to Gravesend Pier and the High Street. The route is now only available to pedestrians and a short distance around to the west of the application site the road has been replaced by a turning head, There are urban green spaces to the west and south with views across the river. There is on-street parking in this location available to permit holders or for short periods only, with no return.

The site is located just outside the town center boundary and a short walk from the train and bus station, the High Street and numerous town center car parks. It is located within the town center opportunity area and the Riverside Conservation Area. The building is not listed.

3.0 PLANNING HISTORY

There is no planning history for No 14 Royal Pier Road itself, however it is noted that adjacent properties No 15 & 16 of the terrace both have front dormers windows similar to the proposed. It is also noted that No 16 has also been converted into flats.

In addition the following applications have also been approved suggesting development of similar nature is acceptable in the Riverside Conservation Area

- **Erection of a side and replacement rear extension**

7 Royal Pier Road Gravesend Kent DA12 2BD

Ref. No: 20200961 | Received: Tue 22 Sep 2020 | Validated: Tue 22 Sep 2020 | Status: Application Permitted

- **Construction of dormer windows in the front and rear roof slopes and conversion of the roof space into a bedroom.**

11 Royal Pier Road Gravesend Kent DA12 2BD

Ref. No: 20020717 | Received: Tue 27 Aug 2002 | Validated: Tue 27 Aug 2002 | Status: Application Permitted

4.0 HERITAGE ASSESSMENT

The property is not a listed building but is located within the Riverside Conservation Area, however it is somewhat isolated and independent from the cluster of buildings that would be considered to form the area of high quality fronting the riverside.

Key buildings and spaces that form the higher quality area of Royal Pier Road within the conservation area are The St Andrews Waterside Chapel, The Mission House, Anchor Cove, Royal Pier Mews, Clarendon Hotel & Royal terrace Pier

The St Andrews Waterside Chapel which was built as a mission chapel for seamen and the port community in 1870. It is built from ragstone in a gothic style, designed by Victorian architect George Edmund Street in memory of Sir Frances Beaufort the inventor of the Beaufort scale. It was converted to an arts center by the Council in 1975.

The Mission House which was originally a public house and was used temporarily as a mission (by a Rev Robinson) prior to the above chapel being constructed. The public house was known as the Spread Eagle Tavern (12 East Street) and services were held in the bar. It is reported to have closed in 1871 and an older building may have been on the site of the church. The priest appealed for donations to build a mission hall and the daughter of Sir Frances Beaufort responded.

A plaque on the wall commemorates 'General Gordon', a local hero and resident of Gravesend for 5 years (while commanding the Corps of the Royal Engineers). He worked to improve conditions for the poor and was a regular teacher at the Sunday school at the Mission House.

Anchor Cove next to Mission House has a flagstaff in the garden which indicates the finish line for the Thames Match. This is a traditional sail event which originates from 1863, initiated by the 'rags to riches' Henry Dodd who had a fleet of sailing barges moving waste on the Thames.

The Mission House (originally the Spread Eagle Tavern) was originally the headquarters for the mission prior to the construction of the church. The church was designed by a well-known Victorian architect called George Edmund Street and funded by the daughter of Francis Beaufort in his memory. These associations give the historical value of these group of buildings a particular historical resonance. The place retains its historical value even though the buildings no longer have a religious function. The use of the church as an arts center means that it continues to be a public space.

Royal Pier Mews Nos 1 to 13 are a handsome row of victorian two storey houses all typically similar architecture in red brick and pitched tiled roofs, with bay windows and white painted stucco and stone window surrounds. There are a number of steps in and breaks in the overall facade and a number of the houses have front dormer windows

Clarendon Hotel is a grade 2 listed building, there was originally a house on this site occupied by James II when Duke of York and Lord High Admiral. It was converted into a hotel in the mid C19. The present building dates from about 1860. Four storeys stuccoed, the ground floor rusticated. Twelve windows. Cornice and parapet above third floor. Modillion cornice above the second floor. Two projections, not symmetrical, of two and three windows respectively with stucco quoins and iron balconies on the first floor. Windows in molded surrounds with architraves over, on console brackets and glazing bars intact. Tuscan Porch. To the west is a long low wing of two storeys and eleven windows (1-4 Royal Pier Mews) and to the east a two storey addition of which the ground floor room is a ballroom. Princess (later

Queen) Alexandra spent her first night in England here (the 7th March 1863) on her arrival to marry the Prince of Wales.

Royal Terrace Pier is grade 2 listed and was built in 1844 by the Gravesend Freehold Investment Company. Designed by architect John Baldry Redman the building cost £9,200. On 7 March 1865 Princess Alexandra disembarked here when she arrived to marry the Prince of Wales (later Edward 7th). The Gravesend lifeboat station moved to the pontoon at the end of the Royal Terrace Pier in June 2007

The application site is located to the west of the Gravesend Riverside Conservation Area which encompasses a long stretch of the Thames river frontage to the east of the town center. The town was the first port coming up the river towards London. The New Tavern Fort lies at the heart of the Conservation Area. This was rebuilt in the C19 by General Charles Gordon who also taught in The Mission House, the subject of this application. The western part of the Conservation area includes Royal Pier Road, and Clarendon Road.

The Conservation Area is characterised by a blend of uses, including recreational, with some residential and offices. Together the appraisal describes the area as having a sedate character away from the commercial and residential centers.

5.0 CONCLUSION

The application site is isolated from the realm of atmosphere characterising the higher quality environment of Pier Road within the conservation area. The proposals visible from the public realm are minimal and include only a small dormer window similar to the adjoining two houses. The proposals do not affect or visually harm the conservation area and the proposed dormer window design and scale is in keeping with the existing building and its period. The rear proposed balcony does not intrude into the public realm, therefore overall there is no significant change to the conservation area or public realm.

No 16 Royal Pier Road has already been converted into flats and the proposals are in keeping with this and therefore overall the proposals are considered acceptable.