

TUDOR AGENCIES

ARCHITECTURE

PLANNING

DESIGN MANAGEMENT

HERITAGE STATEMENT

1 MANOR ROAD
GRAVESEND, KENT

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SITE ADDRESS : 1 MANOR ROAD, GRAVESEND, KENT

SCHEDULE OF WORK :

The owner wishes to apply for permission to alter and improve the deteriorating exterior of this existing property, formerly a public house to ensure its continued use as a commercial licensed premises.

The proposals will not adversely affect the property, the front exterior will be improved made more desirable and rejuvenate this section along Manor Road. Furthermore it is considered the proposal will improve the longevity of the property and its continued use as a viable businesses premises to ensure the parade remains open and a feature within the street scene as intended.

It must also be noted that the distinctive green tiling is deteriorating, cracked and damaged is by no means precious and is widely available. The proposals seek to enhance the character of the building and its prominent location with a fresh colour palette using more durable materials that work with the existing architecture.

The undesirable white UPVC plastic windows will be replace with better proportioned finer quality windows with proper period detailing that fit within the existing structural openings to uplift the neglected and uninviting exterior. As a prominent building it is important that its future development is considered to ensure long term use – outdated materials and undesirable colour palettes should not dictate the future of this property as it will continue to remain in its present state if a considered design approach is not undertaken to ensure the building's longevity.

HERITAGE ASSET LOCATION / EXISTING USE

The property is not a listed building, but lies within the King Street conservation area. The rear of Windmill Street in this part of the conservation area is generally formed of large single storey extensions or open rear yards to the back of three storey buildings fronting Windmill Street. However, there are several first floor extensions in this part of the Conservation Area.

The site of the application lies within the post medieval or earlier activity area around Gravesend settlement. The property is situated within the King Street Conservation Area and lies within the town centre boundary as defined by the adopted local plan policies map. It is not a listed building but has an Article 4 Direction to it. The King Street Conservation Area Appraisal regards it as a positive building because of its location at the entrance to Manor Road and its distinctive green tiling.

The site has always operated as a licensed / bar premises but has been vacant for many years now and unoccupied.

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SITE HISTORY

The site is included in the Gravesend Town Centre shopping area although is not considered to be prime frontage. It is a two storey property, attached to the rear of 11 Windmill Street, and was occupied as a public house on the ground floor with residential flat over but is currently vacant. It is understood that the A4 use ceased to operate some 3yrs ago.

The property formerly comprised a the ground floor with male and female toilets on the ground floor with outdoor smoking areas on the ground floor with access to the basement cellar and first floor residential flat. The flat currently comprises a large lounge /diner, kitchen, separate toilet and shower room and three bedrooms. It is understood that the residential accommodation was for many years occupied independently of the public house, until it became vacant, being accessed by a door from the rear yard.

Little is known of the early planning history for the site other than the retention of an illuminated sign was granted in 1981. More recent there was an application which was described as conversion of the property to a residential dwelling (20120168) although this appears to have solely related to the first floor accommodation. This was granted for a temporary period of three years but was refused in 2016 (20161142) when permission was sought to renew the permission.

HERITAGE IMPACT ASSESSMENT

Due to its site history and the potential remains associated with the post medieval or earlier use of this site which may survive we have been advised previously by the senior archaeological officer that following route forward would be adopted prior to progressing any works on site,

...No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority To ensure that features of archaeological interest are properly examined and recorded....

HERITAGE SIGNIFICANCE

The building (asset) is significant as it lies within the post medieval or earlier activity area around Gravesend settlement as such the desire to enhance and improve its longevity without demolition would be deemed an acceptable approach to its development. The whole interior has been poorly modernised over time and the proposals seek to preserve the significance of the property whilst correcting and addressing the previously poor construction methods to ensure its safety and integrity of the building.

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