

44 The Terrace, Gravesend, DA12 2BJ.

Former Crown & Thistle Public House.

Heritage Statement

Planning and Listed Building Application for a change of use and alterations to create a 5 bedroom HMO.

Introduction

The property was formerly a public house and seems to have been known under two names, The Crown and Thistle and The Rose and Thistle.



The property is Grade 11 Listed and within Harmer Street Conservation Area.

The property is described in conjunction with No 45 The Terrace as a pair of mid C19th, 3 storey buildings, stucco rendered, 1 sash each with some glazing bars intact. Later shop fronts with 42 to 45 and The Terrace Tavern forming a group.

At three storeys in height this building is slightly less tall than the property to the east and one storey taller than the building to the west. The main roof and roof over the stairwell is slate. Repairs are required to the main roof. The walls are brick and are rendered other than the stairwell extension which is timber weatherboard. It's likely that the rear elevation was timber weatherboard clad at one time as the other buildings in the terrace are finished in weatherboard to the rear.

The building was originally built as a dwelling as were the other 3 adjacent buildings. Later, in about 1859, it became a public house with the publicans flat above. The building was extended a number of times at the rear with a flat roof extension of no architectural or historic merit, with the alterations shown by the planning records to have been approved in 1949, 1981 and 1988.

The extension provided an enlarged bar area and toilet facilities for men and women.

We understand that in 1981 changes were made enlarging the previous rear extension alterations.

The rear extension is built in brick with a flat felt roof covering and standard timber high level windows to the toilets and a standard timber door leading to the garden. There are no historic features to the extension.

The original ground floor rear wall of the building was largely removed with a section of wall either remaining or having been re-built and the upper floors to the building being supported by steel columns.

The front wall and party walls between neighbouring buildings are brick built. The front wall and exposed part of the side wall are rendered and painted. The timber pub frontage with two entrance doors, single glazed leaded window with timber transom and mullions, timber fascia, cornice and stall riser. The pub front requires repair and decoration. Damaged glass has been replaced.

To the first and second floor front elevation has timber sash windows fitted. The rear elevation has a timber door to the first floor which leads to the rooftop area over the ground floor rear extension. This door was used by the publican as the rooftop was used for bin storage and as a garden area.

A uPVC window has been replaced with a timber sash window to the rear elevation at second floor level. The applicant is willing to change the door mentioned above to a sash window in the event that this application is approved.

Internally there are no historic features. The building has modern style architrave, doors and skirting and no coving. Ceilings are artexed.

The building has now been empty for 8 years.

Impact of the works.

The proposal requires part of the rear extension to be demolished in order to create a walkway to the west side to a new door to be inserted into the then rear elevation on the line of the original rear wall. The door and frame will be in timber.

New stud walls are to be installed to the first floor in order to create en-suite bathrooms to the bedrooms on this floor. These will be in timber stud fixed to the existing floor and to the ceiling.

Apart from the fixings holes there is not damage to the building structure by fitting timber stud walling which can be removed in the future.

Extraction flues will be required for the bathrooms and for the kitchen and kitchenettes to the bedrooms will vent through the roof space and through the chimney flues. The kitchen and bathrooms on the ground floor will vent via the rear walls.

Ceilings, walls and doors to the stairwell will have another layer of 12.5mm plasterboard added over the existing plasterboard and skimmed. Existing skirtings and architrave can be removed and refixed after the additional layer of plasterboard has been added. There's no coving to the ceilings to have to be removed and refixed.

The proposed use of the building as an HMO will put the property into economic use and so justify the expenditure requires to bring the building into repair. The applicant has shown commitment by replacing uPVC profiles with timber sash windows prior to this application being submitted.

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