

**PROPOSED EXTENSION AND
ALTERATIONS TO FORM GROUND FLOOR
ENTRANCE TO BASEMENT/CELLAR
INCLUDING REBUILDING OF BOUNDARY
WALLS at: -**

**JOLLY DRAYMAN P.H.,
WELLINGTON STREET,
GRAVESEND,
KENT,
DA12 1JA**

**PLANNING STATEMENT AND
COMPENDIUM OF PHOTOGRAPHS**

SEPTEMBER 2022

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Date	No	Revision
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JOLLY DRAYMAN P.H.

EXISTING PROPERTY

The Jolly Drayman Public House is located on the eastern side of Wellington Street

The site is the original site of the Wellington Brewery owned by Walker & Son Ltd operating for the mid 1850's

Brewing probably ceased in 1928 when the premises were damaged by fire.

The pub, which was probably the tap room for the brewery remains as do the brewery offices on opposite side of the road.

The basement/cellar covers an extensive area under the car park probably used for the storage of barrels during its days as a brewery. There is a tunnel

What appears to be a stairwell has been created on the north side of the site probably providing access from Wellington Street during the Second World War for the cellar to be used as an air raid shelter

The staircase has been removed and the area enclosed with brick walls and a concrete flat roof.

PROPOSALS

Currently the only access into the Basement/cellar is via the internal staircase where part of the area is used as a cooled cellar and storage for the pub.

Whilst access can be gained into the remaining basement/cellar it has remained unused for many years.

The applicant wishes to reinstate the access from the ground floor level into the basement/cellar by erecting a new entrance and staircase.

Whilst the existing structural opening of the stairwell will be reused, a new enclosure constructed from brickwork to match the existing walls will be erected with a new entrance created adjacent to the entrance into the existing function room.

In addition, the brick piers fronting Wellington Street will be reconstructed with brickwork and, subject to availability, red sandstone cappings all to match the existing walls and piers enclosing the western side of the car park.

Although it is considered that the wall on the northern side of the site is within the ownership of the applicant, to avoid any future uncertainties and because the works will require access onto 7 Wellington Street, Certificate B had been included with the Planning Application and a Notice Under Article 13 is to be issued to the owner of 7 Wellington Street.

JOLLY DRAYMAN P.H.



JOLLY DRAYMAN P.H. - 1890



JOLLY DRAYMAN AND 7 WELLINGTON STREET - 2022

JOLLY DRAYMAN P.H.



CURRENT ENTRANCE INTO FUNCTION ROOM



CURRENT ENTRANCE INTO FUNCTION ROOM

JOLLY DRAYMAN P.H.



VIEW SHOWING STAIRCASE ENCLOSURE



BOUNDARY WALL TO WELLINGTON STREET

JOLLY DRAYMAN P.H.



WELLINGTON BREWERY OFFICES IN WELLINGTON STREET