

**24 STONE STREET
GRAVESEND
DA11 0NP**



**HERITAGE STATEMENT
IN SUPPORT OF
APPLICATION FOR PLANNING PERMISSION
AND
LISTED BUILDING CONSENT**

November 2023

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Introduction

Scope of report

The proposal involves change of use of the first and second floor levels to a house in multiple occupation.

This report should be read in conjunction with the application form, drawings and other supporting documents.

Methodology

Desk based historical research and site inspections have been undertaken to establish the historical significance of the existing building and assess the impact of the proposed alterations and new building.

The significance of the existing fabric has been established from the historic research without intrusive investigation in accordance with the advice of *Conservation Principles, Policies and Guidance for the sustainable management of the historic environment* published by English Heritage. The significance is shown on coloured existing floor plans.

The historic research and assessment of significance of the existing fabric has informed the proposed design.

Statutory legal framework

Legislation relating to listed buildings and conservation areas is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The Planning (*Listed Buildings and Conservation Areas*) Act 1990 confirms the following with regard to applications for planning permission affecting listed buildings or their setting:

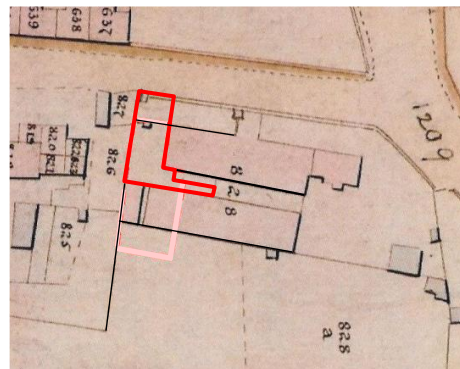
Section 66(1): “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

History

Historic maps

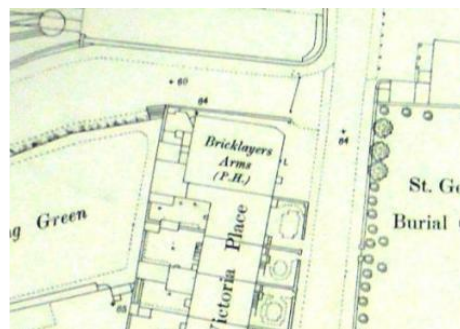
Gravesend Parish Tithe Map 1842

This map indicates the former workhouse building prior to construction of 24 Stone Street. The location of 24 Stone Street is edged in red.



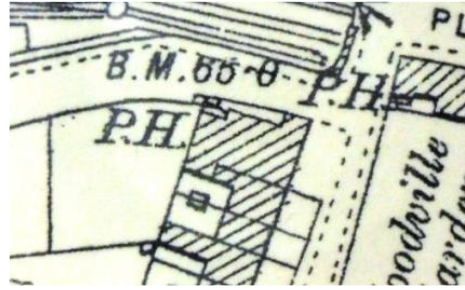
First edition Ordnance Survey Kent Map surveyed 1863 and published 1866

24 Stone Street is labelled as Bricklayers Arms public house. The property is shown generally as it remains today with the set back frontage and ancillary accommodation to the rear.



Second edition Ordnance Survey Kent Map surveyed 1865, revised 1895 and published 1897

24 Stone Street is labelled as a public house. The property is shown generally as it remains today with the set back frontage and ancillary accommodation to the rear.



Later Ordnance Survey map editions indicate that the footprint of the main building has only undergone limited change to the rear since the late 19th century.

Listing status and description

The property was first listed Grade II on 3rd July 1975 as part of the group of buildings at 20-24 Stone Street. There have been no amendments since the first listing. The listing description is as follows.

STONE STREET (West Side) Nos 20 to 24 (consec) TQ 6474 SE 1/29 TQ 6473 NE 3/29

II GV

A small terrace of houses. The core of Nos 21, 22 and 23 was originally the old workhouse erected in 1797. About 1847, it was converted into houses, Nos 20 and 24 added and the back part of the old building pulled down. 3 storeys and basement stuccoed. Parapet and cornice, 11 sashes in all with most glazing bars intact. Mainly moulded surrounds with architraves and cornices and brackets to 1st floor windows. Nos 20-23 have rusticated stuccoed ground floors. No 24 has a modern brick ground floor. Doorcases with rectangular fanlights to Nos 20 and 21. No 20 has a small modern shopfront, No 22 a shopfront and No 23 has a large round-headed arched shopfront with keystone.

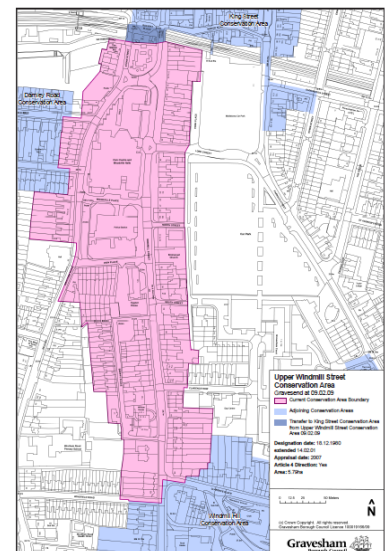
Nos 20 to 24 (consec) form a group.

Listing NGR: TQ6470273970

Upper Windmill Street Conservation Area

Upper Windmill Street Conservation Area was first designated in 1970.

The Conservation Area and its significance are described in detail in the Upper Windmill Street Conservation Area Character Appraisal published by Gravesham Borough Council in 2009.



Historical background

This land was originally developed as residential properties following historic use as farmland. The residential property was replaced by the original police station in 1912.

The property forms the northern end of the Grade II listed terrace at 20-24 Stone Street. 21-23 Stone Street originally formed a part of the Gravesend workhouse built in 1797. 20 and 24 Stone Street were added in 1847 at the same time that 21-23 were converted into housing and the remainder of the workhouse was demolished.

Alterations have been undertaken as the requirements of the former public house use have evolved since the building was first built.

Historic photographs



24 Stone Street known as The Station Hotel from the north-east
c. 1920



24 Stone Street known as The Station Hotel from the north-east
c. 1930-1960

Previous planning history

The property has the following relevant planning history. The works approved by this planning permission and listed building consent have not been implemented.

- Planning permission granted 1st April 2016 for demolition of the rear single storey extension and conservatory and erection of a new single storey rear extension and associated works; replacement of the ground floor facade and alterations to provide A2/B1 office use on ground floor and use of the upper floors as 3no. self-contained dwellings comprising 2no. one bedroom flats and 1no. two bedroom duplex. (20150697)
- Listed building consent granted 1st April 2016 for Demolition of the rear single storey extension and conservatory and erection of a new single storey rear extension and associated works; replacement of the ground floor façade and alterations to provide A2/B1 office use on ground floor with 3 no. self-contained flats on the upper floors. (20150698)
- An application for planning permission and listed building consent for the change of use of the first and second floor levels to a house in multiple occupation was submitted on 15th May 2023 (Reference 20230516 and 20230517). The application was withdrawn on 5th August 2023.

The land to the rear of 24 Stone Street has the following relevant planning history. The works approved by this planning permission have not yet been implemented but are intended to proceed.

- Application for a minor material amendment granted 14th February 2022 for Application for a minor material amendment to planning permission reference no. 20191187 for Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works to allow alterations to the main entrance from Rathmore Road to Athboy Road and amendments and substitution to approved plans. (20211196)
- Planning permission granted 11th June 2021 for ****REVISED PLAN**** Demolition of outbuildings, excavation of soil to form a lower ground and upper ground floor B1 use, unloading bay and refuse areas with construction floors 1 to 4 providing a total of 3no. one bedroom self-contained flats and 11no. two bedroom self-contained flats and associated external works. (20191187)

Previous alterations to property

Alterations have been undertaken as the requirements of the former public house use have evolved since the building was first built. These have included the following:

- Replacement of the ground floor frontage.
- New front boundary treatments.
- Removal of partitions, fixtures and fireplaces.
- Introduction of new internal partitions and fixtures.

- New bathroom and kitchen areas.
- Renewal of finishes.
- Renewal and enhancement of mechanical and electrical services to contemporary standards.
- Construction of single storey extensions to the rear.

Assessment of significance

Assessing significance

The significance of the property is already recognised by its Grade II listed status.

The National Planning Policy Framework (NPPF) states the following as one of the core planning principles in achieving sustainable development.

Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

The glossary in Annex 2 of the NPPF defines significance as follows.

Significance (for heritage policy): *The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

English Heritage's *Conservation Principles, Policies and Guidance* (2008) lists the following criteria that contribute to the significance of a building.

- *Evidential value derives from the potential of a place to yield evidence about past human activity.*
- *Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.*
- *Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.*
- *Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.*

Significance of property

The significance of the property can be summarised as follows in relation to the criteria identified by the National Planning Policy Framework and English Heritage.

National Planning Policy Framework criteria

Archaeological interest

The property may hold archaeological interest for information it may provide about the history of the area, although the excavation required for the original development and subsequent alteration and extension mean the site is likely to have low archaeological significance.

The proposal does not require any excavation which will affect archaeological interest.

Architectural and artistic interest

The building holds architectural and artistic interest as a Grade II listed building. The fact that the principal exterior elements are generally well preserved enhances the significance.

Historical interest

The building holds historical interest as a former public house.

English Heritage criteria

Evidential value

The property may hold evidential value in the below ground archaeology for information it may provide about the history of the area, although the excavation required for the original development and subsequent alteration and extension mean the site is likely to have low archaeological significance.

The proposal does not require any excavation which will affect archaeological interest.

Historical value

The building holds historical interest as a former public house.

Aesthetic value

The building has aesthetic value as a Grade II listed building. The fact that the principal exterior elements are generally well preserved enhances the significance.

Communal value

The property as part of the group of buildings at 20-24 Stone Street has communal value to the setting of the local area.

Heritage impact

Proposed change of use

The applicant wishes to change the use of part of the property to a house in multiple occupation. The previous planning permission and listed building consent granted on 1st April 2016 have established that the principle of change of use and associated alterations is considered acceptable. This will retain the building in an active use and include sensitive restoration and alteration.

Proposed alterations and extensions

The proposed alterations and extensions are described on the application drawings. The layout has been influenced by the historic layout of the property and minimises alterations to the original fabric, especially areas of the greatest historical importance. The proposed alterations and extensions are summarised as follows.

External alterations

- Create new entrance to upper floors from Stone Street with the existing window modified to accommodate a new door.
- Restore existing building.

Internal alterations

- Reconfigure parts of existing interior to accommodate conversion to a house in multiple occupation with alterations mainly confined to parts of the existing building which are of lesser importance or which have already been subjected to previous alteration.
- New interior detailing and decoration will be selected to complement the original character and style.
- Existing stair to basement revised to remain accessible from ground floor commercial premises.
- Existing stair up to first floor replaced and extended up to second floor to meet current building regulations.
- First floor layout altered to provide 4 bedrooms, each with ensuite shower room, shared kitchen and cleaners store beneath existing stair on Athboy Road frontage.
- Second floor layout altered to provide 4 bedrooms, each with ensuite shower room and shared kitchen.

Heritage impact assessment

The impact of the proposals on the heritage assets is summarised as follows.

Location	Existing significance	Proposed works	Mitigation	Impact on significance	Notes
Ground floor Stone Street elevation	Low	Create new entrance to upper floors.	All new work to match the existing in materials, details and construction.	Neutral	Sympathetic alteration to match existing.
External elevations and roofs	High	Restore existing building.	All new work to match the existing in materials, details and construction.	Benefit	Ensures heritage asset is retained in good condition.
Ground and basement floors	High	Reconfigure internal areas to accommodate conversion to house in multiple occupation.	Principal room layouts with original historic details retained. Existing internal features and details of importance, retained. New interior detailing and decoration selected to complement the original character and style.	Neutral	Existing ground floor previously substantially altered.
First floor	High	Reconfigure internal areas to accommodate conversion to house in multiple occupation.	Principal room layouts with original historic details retained. Existing internal features and details of importance, retained. New interior detailing and decoration selected to complement the original character and style.	Neutral	Existing first floor previously substantially altered.
Second floor	High	Reconfigure internal areas to accommodate conversion to house in multiple occupation.	Principal room layouts with original historic details retained. Existing internal features and details of importance, retained. New interior detailing and decoration selected to complement the original character and style.	Neutral	Existing second floor previously substantially altered.

Conclusion

The proposal has been developed through research of the site's history and that of the local area. The proposed development has been designed to complement the existing building and harmonise with the local area in a sympathetic manner to positively enhance the existing listed building and enrich the character of the local area.

The key positive benefits of the proposal are summarised as follows:

- The listed building will be provided with a new beneficial use that will ensure its long term future preservation and maintenance.
- Investment in the repair and restoration of the listed building.
- The original residential areas of the building will be retained in residential use. This is in accordance with the general principle that the best use for a historic building is usually its original use.

The statutory tests relating to listed buildings within the Planning (Listed Buildings and Conservation Areas) Act 1990 have been satisfied,

The sympathetic, scholarly design approach to the proposed alterations meet with the aspirations of the National Planning Policy Framework, and local plan, and will ensure a long term sustainable use of the listed building.