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**Natwest Gravesend
30 King Street
Gravesend
Kent
DA12 2XX**

Heritage Statement



Date: December 2022

Our Reference: 22-184-AS-HS



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1. Introduction

The following Heritage Statement is for proposed roofing and maintenance works at Natwest, 30 King Street, Gravesend, Kent, DA12 2XX. The document should be read in association with the following documentation:

- 22-184-AS-DAS: Design and Access Statement
- 22-184-AS-RS: Repairs Statement

This statement should also be read in conjunction with the following drawings:

- 22-184-AS-03: Existing and proposed floor plans
- 22-184-AS-04: Existing and proposed roof plans and elevations
- 22-184-AS-05: Existing and proposed site plans

The building is Grade II Listed under the Planning (Listed Buildings/Conservation Areas) Act 1990 and is situated within the prime retail district of Gravesend which also incorporates the Gravesend Conservation Area.

The proposal comprises the undertaking of sympathetic, “like for like,” maintenance repairs to the main and rear roof portions in order to address ongoing water ingress. Allowance has also been made to carry out repair and decorations works to the front and side elevations.

All repair works to be carried out in accordance with relevant legislation and Historic England Guidance.

2. Heritage Asset & Setting Description

The proposed works relate to the refurbishment of the main roof, together with maintenance works to the front and side elevations; including window repairs and decorations, stones repairs and internal reinstatement. The works are deemed to have minimal visual, or aesthetic impact on the building, with material specified to match existing in design, profile and dimension.

The building is Grade II Listed under the Planning (Listed Buildings/ Conservation Areas) Act 1990. It is located at the end of the terrace on a corner plot at the junction between King Street and Windmill Street in the centre of Gravesend. It is surrounded by similar commercial buildings, with principal access gained via the public entrance located on the front facing elevation.

It is understood the building was originally constructed circa 1889. It is arranged over three storeys with additional accommodation within the main roof space, including two sizeable timber framed turrets weathered in lead.

The building is principally of solid masonry construction formed from a combination of brickwork laid Flemish bond and ornate sand stonework. Windows are a combination of timber and *Crittall* frames, all fitted with single glazing. The shop front and access doors are also of solid timber construction.

The ground floor is of solid construction throughout with the upper floors formed from suspended timber.

3. Significance of the Heritage Asset

The property is of significant stature, primarily due to its historic setting, envisaged to be considerably older than adjacent properties in the vicinity. Prominent architectural features include two pediments having Venetian windows with brick dressings separated by squat turrets having round windows. The stone pediment is supported on Roman Ionic columns and pilasters, contributing to the grandeur of the facade.

The building is situated as a end of terrace on a corner plot, accordingly it is of similar design and construction to adjacent properties, contributing highly to the area and the surrounding street scene. It benefits from decorative signage encompassing the historical of the area.

4. Heritage Asset Proposed Design Rationale

The proposal comprises the undertaking of sympathetic, "like for like," maintenance repairs to the main roof, rear flat roofs and front and side elevations. The proposed works have minimal visual, or aesthetic impact to the external façade of the building and are designed to maintain the heritage asset. All works will be undertaken fully in accordance with recommendations outlined by the appointed Conservation Officer and relevant Historic England guidance.

The roof is constructed with a number of valleys weathered in lead which discharge into channel gutters. These appear to be the principal source of the water ingress being experienced. It is recommended they be re-lined as part of the planned refurbishment works. Upon stripping the natural slate covering, allowance has been made to retain the existing slates, with a nominal allowance for approximately 25% replacement. A similar allowance has been made for timber repairs, the installation of mineral wool insulation, a breathable membrane and new timber battens. Valley, hip and lead detailing should also be renewed together with the refurbishment of the leadwork to the timber framed turrets.

The building is constructed with two timber framed flat roofs, both weathered with leadwork and although no indication of penetrating water ingress was noted at the time of the inspection, it has been recommended an allowance be made to carry out isolated repairs. This work will involve the removal of all remnants of vegetation and debris, re-dressing of leadwork and the application of patination oil. Refurbishment of the elevations will also require the replacement of anti-roosting measures including the installation of netting and wiring.

In addition to the roofing works, it is recommended the elevations to King Street and Windmill Street be part refurbished; including the undertaking of sympathetic cleaning, isolated stone repairs and decoration of previously coated items. These works include repairs to the timber and metal framed windows, rainwater goods and bracketry.

Internally, it is proposed the affected areas of the accommodation at second floor level be stripped out, including the suspended ceilings and electrical installation. Defective and delaminating plaster should be removed in order to allow any trapped moisture to be expelled. Removal of the suspended ceiling will result in a loss of artificial lighting and it is recommended wall mounted lighting be installed together with surface mounted wiring in PVC mini-trunking.

5. Impact of Proposed on Heritage Asset

The proposed works seek to maintain the heritage asset, restoring the elevations, main roof and flat roof portions to a well maintained condition. Impact is to be minimal, with works comprising effective maintenance repairs only. Repairs are to be undertaken on a, "like for like," basis in a sympathetic manner, with removal, or replacement, of and building fabric restricted to that deemed absolutely necessary.

Where required, roof slates are to be replaced with *Westmoreland* substitutes, to be reclaimed. All slates are to be re-hung to match existing coursing.

Any loose and damaged sand/cement mortar to the walls and render should be removed upon agreement with the Conservation Officer. Any new pointing work is to be carried out with a lime based mortar to restore the heritage asset.

Any decaying sections of timber are to be cut out and replaced, with new hardwood spliced sections to match existing profiles. No allowance has been made for resin, or similar repairs. Redecoration complete is to match existing.

6. Listing Details

Official list entry

Heritage Category: Listed Building
Grade:II
List Entry Number:1366592
Date first listed:03-Jul-1975
Statutory Address 1: 30, KING STREET

Location

Statutory Address: 30, KING STREET
The building or site itself may lie within the boundary of more than one authority.
County: Kent
District: Gravesham (District Authority)
Parish: Non Civil Parish
National Grid Reference: TQ 64776 74141

Details

1. 5277 KING STREET (South Side) No 30 TQ 6474 SE 1/114

II

2. Dated 1889. Built in Arts and Crafts Baroque. The architect was Alfred Williams. Corner building, 3 storeys and attics red brick with stone dressings. 2 pediments having Venetian windows with brick dressings separated by squat turrets having round windows. Balustrading. The King Street elevation has 2 4-light mullioned windows separated by carved shields. The ground floor has stone pilasters and round-headed windows surmounted by scrolled keystone and swag moulding. The doorcase is set in a projecting corner extension and has a stone urn above. Brackets. Stone pediment supported on Roman Ionic columns and pilasters. Date stone with the initials LCB. The Windmill Street elevation is similar but has 5 mullioned windows and 2 round-headed windows on the ground floor. To the right there is a matching extension of 2 storeys and 2 windows.

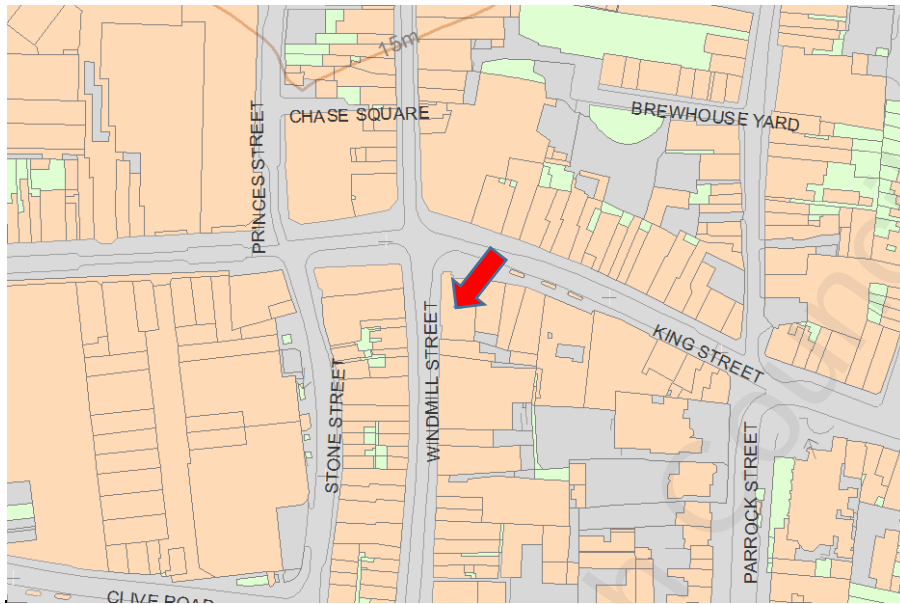
Listing NGR: TQ6477974140

Legacy

The contents of this record have been generated from a legacy data system.
Legacy System number: 356376
Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



7. Bibliography

- Design and access statements guide, CABI, 2007
- <http://www.heritagegateway.org.uk>
- <http://www.planningportal.gov.uk>
- <http://www.communities.gov.uk>

APPENDIX
Photographic Schedule



Principal elevation (front)



Side elevation



Slipped and broken slates to main roof



Slipped and broken slates to main roof



Slipped and broken slates to main roof



Poorly dressed leadwork to turret



Broken window pane



Spalling stonework



Large amounts of debris from water ingress



Spalling of plasterwork



Rot infestation to ceiling



Spalling of plasterwork

VERIFICATION
Approved for issue
.....
Job Manager
Date

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