

HERITAGE, DESIGN & ACCESS STATEMENT
4a JOY ROAD, GRAVESEND, DA12 1NT

EMR Architecture
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1. INTRODUCTION

This report is related to the Listed Building Consent application seeking alteration works to the residential property at 4a Joy Road, Gravesend, DA12 1NT.

The purpose of this document is to assist into the decision on the effect of the development on the historic fabric of the building while setting out how the proposal complies with the guidance and policy adopted by the council.

2. APPLICATION

The complete application comprises:

- Listed Building Consent
- Architectural Drawings
- Heritage & Design Statement

3. THE HERITAGE ASSETS

The building is a grade II listed and it is a former manor house of Milton Manor which dates in the early 18th century. The building was added to the list of building of special architectural or historic interest on 23rd January 1952 (List Entry Number: 1054775).

Nowadays, the building has been divided into flats: no.4-11 Joy Road.

The site is not within a Conservation Area, but it is in the proximity of 2 listed buildings, the Parrock Manor & Old Manor and the Granary in grounds of the old manor, both listed at the same time as the site. Despite their proximity, the works that this application seek the approval for would not have impact of those buildings.

4. THE PROPOSAL

The proposal seeks approval for the following:

- Repointing of the south and west facade;

5. PLANNING HISTORY

- 4a Joy Road Gravesend Kent DA12 1NT
Repainting of existing windows. Replacement of existing roof tiles with Welsh Blue-Grey slate tiles matching the existing and replace the existing rooflight with conservation-style rooflight.
Ref. No: 20211512 | Status: Application Permitted

Flats belonging to the same building have submitted the following planning application:

- 5-10 Joy Road Gravesend Kent DA12 1NT
Application for Listed Building Consent for the installation of a replacement staircase on the rear elevation of the building from ground to second floor level.
Ref. No: 20180383 | Status: Application Permitted

- 5-10 Joy Road Gravesend Kent DA12 1NT
Installation of a replacement staircase on the rear elevation of the building from ground to second floor level.
Ref. No: 20180574 | Status: Application Permitted
- 9 Joy Road Gravesend Kent DA12 1NT
Application for Listed Building Consent for internal alterations
Ref. No: 19840788 | Status: Application Permitted
- 9 Joy Road Gravesend Kent DA12 1NT
Retention of alterations to first floor rear elevation and installation of replacement french doorset.
Ref. No: 19990755 | Status: Application Permitted
- 9 Joy Road Gravesend Kent DA12 1NT
Retention of alterations to first floor rear elevation and installation of replacement french doorset.
Ref. No: 19990754 | Status: Application Permitted
- 9 Joy Road Gravesend Kent DA12 1NT
Application for Listed Building Consent for internal alterations
Ref. No: 19840788 | Status: Application Permitted

6. LEGISLATION

In the design of the proposal, particular care has been taken in complying with the current national and local legislation in particular:

- LOCAL PLAN CORE STRATEGY

Policy CS19: Development and Design Principles

“New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area and meet anti-crime standards. The design and construction of new development will incorporate sustainable construction standards and techniques, be adaptable to reflect changing lifestyles, and be resilient to the effects of climate change.”

Policy CS20: Heritage and the Historic Environment

“The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present.”

Policy TC2: Policy for listed building

- GRAVESHAM LISTED BUILDING GUIDANCE NOTES
- NNPF
- HISTORIC ENVIRONMENT GOOD PRACTICE ADVICE IN PLANNING NOTE 3: THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE, 2015)

7. ASSESSMENT OF SIGNIFICANCE

It is recognised that not all parts of a heritage asset will necessarily be of equal significance. Certain elements could accommodate change better than others while not affecting the significance of the asset. This is the reason why, it is therefore fundamental to understanding the acceptability of change.

The building was built in 1761 by Peter Moulson, Lord of the Manor of Milton. There is little record about the building in its early stages and it is possible to assume it have been used as Mansion in its early stage. In 1875 until the beginning of the 20th century the build was used a school, “Milton industrial School for Boys”. Record of the schools describes the building as follow:

“An old country mansion situated in a cup-shaped depression of the heights to the south of Gravesend. The situation is a damp one, and the building require constant attention to prevent their falling into decay. The modern additions ... are more suitable for the purposes of a School than the main building. [...] About the School are twenty acres of pasture ...”

The “modern additions” referred to in the document are no longer in place.

In 1991 the building was said to be in a delapidated state and there were calls for it to be preserved. Nowadays the building is still in need of repairs.

Nowadays, the building has a main central body and 2 side wings. The central body is 3 storeys tall while the side bodies are 2 storeys tall. The façade is homogeneous with ash down red bricks through-out and a stone plinth. The front elevation presents white Georgian Sash windows to the ground and first floor and white 3 Lines Sash Windows to the second floor in the main building.

The rear elevation presents a different variety of window styles, possibly installed when during the conversion into flats, with white Georgian Sash Windows being the predominant one.

A tall parapet hides the roof from street level.

The windows to the front elevation present a decoration probably dated earlier than the conversion into flat, with panelled shutters, both in need of reinstatement.

The windows to the rear present a great state of decay and need urgent replacement.

Access to the roof space is possible via a hatch in the landing and the structure as well as the tiles present many signs of deterioration. On the roof there is a blocked rooflight.

8. IMPACT ASSESSMENT

The proposed development involves a planning approval to make the alteration outlines in paragraph 4. This section should be read in conjunction with the architectural drawings attached to the application.

As stated in Paragraph 7., the building architectural merit derives mainly from its external appearance. Internally the decorative elements appear to be later addition to the property with no artistic merit except the front windows decoration and panelled shutters.

The state of the mortar to the south and west elevations appears to be in extremely damaged condition and repointing is required to avoid damage to the property. The proposal seeks the approval for the use of fine-lime mortar (0/2mm) to replace the existing. The proposed mortar, once dried, will appear with a off-white/cream colour and with medium/fine texture.

Repointing will be completed with non-mechanical hands tool. Loose mortar will be raked out using a simple screwdriver and cement based mortar will be raked out using a narrow plugging chisel and small lump hammer for a clean square edge in which the new lime mortar can sit.

9. SUMMARY

The proposal is designed to reinstate original features of the building while preserving its historical character with no harmful effects on the neighbouring property.

The works are required to preserve the state of the building and avoid any further damage to it. It is hoped that the application will be considered as such.



PHOTOS





1. South elevation



2. South elevation above window detail



3. South elevation - above window detail



4. West elevation detail



5. South elevation



6. South elevation details