

Heritage Statement for 5 Royal Pier Road, Gravesend, Kent, DA12 2BD

INTRODUCTION:

This Heritage Statement has been prepared in support of the proposed loft conversion with a rear dormer at 5 Royal Pier Road, Gravesend, Kent, DA12 2BD.

The purpose of this statement is to describe the heritage assets affected by the development, their significance, the contribution of their setting to that significance, and an assessment of the impact of the proposals on that significance.

Furthermore, the statement will explain how the works have been designed in a way that will minimise any negative impacts and to preserve and enhance the significance.

Finally, it will also address how requirements relating to other legislations, such as building regulations and the Discrimination Act, have been balanced against the need to respect the significance of the heritage asset.

DESCRIPTION OF THE HERITAGE ASSET:

The building at 5 Royal Pier Road is a Grade II listed building, which was originally constructed in the 19th century.

The building has significant historical and architectural importance and has been identified as a heritage asset by the local planning authority.

The building features ornate Victorian-style detailing, including a pitched roof, symmetrical facade, and cast-iron railings.

The building is located within a conservation area, and its historic character and appearance contribute significantly to the local heritage of the area.

CONTRIBUTION OF THE SETTING TO THE SIGNIFICANCE OF THE HERITAGE ASSET:

The setting of the building is an essential factor that contributes to its heritage significance. The building is located in a prominent position in the town centre and forms an important part of the historic streetscape.

The building is surrounded by other historic buildings and has a strong relationship with the local built environment, which further adds to its heritage value.

ASSESSMENT OF THE IMPACT OF THE PROPOSALS ON THAT SIGNIFICANCE:

The proposed loft conversion with a rear dormer will have a minimal impact on the significance of the heritage asset. The works are located at the rear of the building, and the proposed dormer will be set back from the main roof line, which will limit its visibility from the street.

The scale and design of the dormer have been carefully considered to ensure that they are sympathetic to the original architecture of the building and will not detract from its heritage value.

EXPLANATION OF HOW THE WORKS HAVE BEEN DESIGNED TO PRESERVE AND ENHANCE THE SIGNIFICANCE:

The proposed works have been designed in a way that will minimise any negative impacts and will preserve and enhance the significance of the heritage asset.

The design of the dormer has been carefully considered, and it will be constructed using traditional materials and techniques to ensure that it is sympathetic to the original architecture of the building.

The dormer will be set back from the main roof line, and its size and proportions have been carefully considered to ensure that it is in keeping with the character of the building.

EXPLANATION OF HOW REQUIREMENTS RELATING TO OTHER LEGISLATIONS HAVE BEEN BALANCED AGAINST THE NEED TO RESPECT THE SIGNIFICANCE OF THE HERITAGE ASSET:

The proposed works have been designed to comply with all relevant building regulations, including those relating to fire safety, insulation, and structural stability.

Furthermore, the proposals have been carefully considered to ensure that they comply with the requirements of the Discrimination Act.

The design of the works has been carefully considered to ensure that they do not adversely affect the significance of the heritage asset, and that they are sympathetic to the character of the building and its surroundings.