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195 Parrock Street

Gravesend,
Kent
DA12 1ER

JAMES CLAGUE
ARCHITECTS

DESIGN & ACCESS AND HERITAGE STATEMENT

Dec 2025

FOREWORD

James Clague Architects (JCA) have been appointed to provide information to accompany proposals for conversion and change of use of a building from offices to flats

At

195 Parrock Street, Gravesend, Kent, DA12 1ER.

This document presents both Design and Access Statement and Heritage Statement information on behalf of our client Greg Railton of Pineapple Property Group Limited of First Floor, Units 3/4 Cranmere Court, Lustleigh Close, Matford Business Park, Exeter, Devon, United Kingdom, EX2 8PW

This application is to vary an approved planning application and seeks Listed Building Consent for:

'Interior works to form 4 self contained flats over 5 floors, including replacing front and rear windows with gates to form an internal through passage; minor adjustments to internal arrangements; associated services; new doors and windows; rear light well expansion; works to flat roof including new AOV smoke vent; new boundary, light well and Juliet balcony railings; new cycle store and refuse siting location and associated landscaping'

The flats are to be arranged as follows:

- **Unit 1: 1 x 1 bedroom 2 person occupancy 50 sqm basement flat**
- **Unit 2: 1 x 1 bedroom 1 person occupancy 46 sqm ground floor flat**
- **Unit 3: 1 x 1 bedroom 2 person occupancy 56 sqm floor flat**
- **Unit 4: 1 x 3 bedroom 6 person duplex 105 sqm second/third floor flat**

(Unit and room, sizes, utility spaces and storage provision in accordance with National Space Standards)

Issue/ Revision	Date	Description
DRAFT		

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CONSULTANT TEAM

Applicant :	Greg Railton, Pineapple Property Group Limited
Architect :	James Clague Architects

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1 .0 INTRODUCTION

This document is to be read with associated drawings to provide information toward a Section 73 application to amend planning permission ref. 20200663 and for Listed Building Consent for the conversion of the building to residential flats.

Of significance is that the property is both Grade II Listed and within the King Street Conservation Area.

Of importance are a sequence of events, as set out within this document, resulting in the building being partially converted into flats, the works aborted and the building currently in an incomplete, vacant status.

Approval has previously been granted for the building's change of use to C3 residential and the flatted scheme arrangements as set out in the previously approved application.

This submission includes adjustments to the original scheme and provides evidence of works required for condition discharge.

1.1 Pre-application advice

In July 2025 pre-application advice was sought from Gravesham Planning and Conservation Teams to establish a route to qualify works carried out, prior to current ownership, to convert the building into flats and seeking guidance as to how to legalise the development.

Contact was made by telephone in September 2025 with Case Officer, Thomas Gabriel, who responded that there was no apparent issue with JCA's flatted scheme conversion in planning terms and consult would be sought with the Heritage Officer to return written advice, which has not yet been received.

As such, the contents of this document, associated drawings and material, as submitted, will supersede the information in the pre-application.

We trust the information provided will help to inform the Local Authority in determining the status of the building and aid planning decisions to help our client address any issues continue the conversion and return this building back to residential use.

195 (centre) & 196l/97 (left) front elevation
194 cast iron painted barriers to right
Painted Local Authority bollards to front
Photo from Historic England by Charles Watson 8/3/20

194 (left) 195 (centre) 196l7 (right
JCA site photo May 2025

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2.0 SITE & ACCESS

2.1 Site location

The site is located in Gravesend town centre recognised as being in a growth area within the Kent Thames Gateway Sub-region by the Draft South East Plan of the South East Regional Assembly.

2.2 Site

The site is to the south of Gravesend Town Centre. Thamesgate and St George's shopping centres are found to the west of the property.

The site stretches east to west to the top western side of Parrock Street (A226) prior to the junction between Milton Road, King Street and Queen Street.

2.3 Access and parking

The A2 is 2 miles south of the site and connects the site to the coast and London.

The A226 is a major road connecting Crayford, Dartford, Strood and Gravesend formed in 1958 to provide a one way ring road to direct traffic around the town centre. At Parrock Street it meets Milton Road (A227) a few meters north of the site.

The site benefits from land to the rear and a forecourt to the front and until recently benefited from parking to the rear when the building was used as an office, however, access to the rear has since been severed.

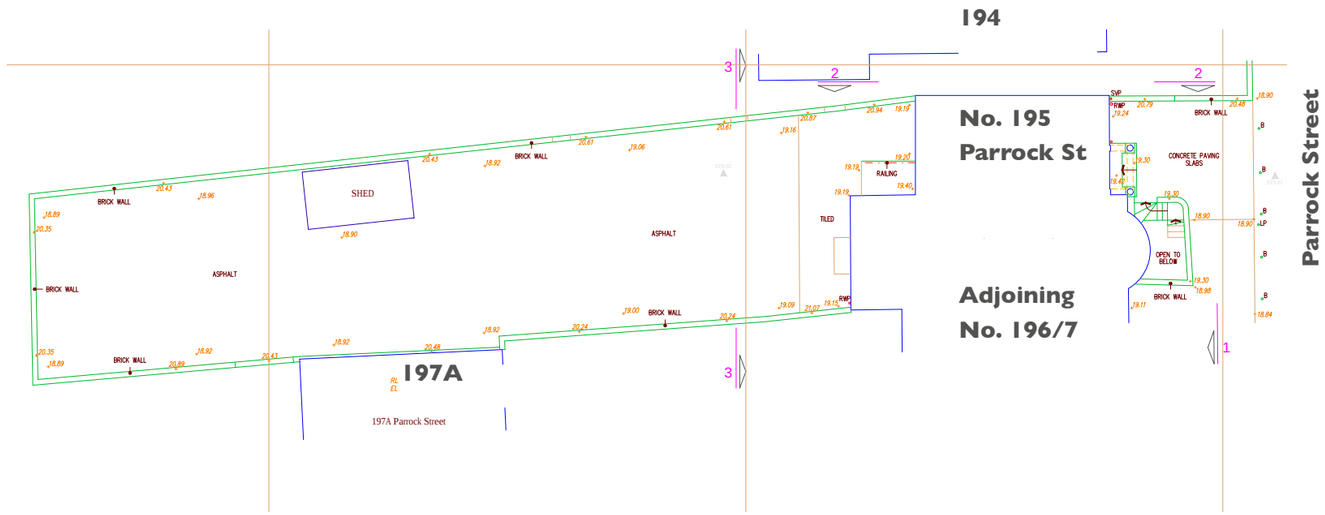
2.3.1 Public transport

Gravesend is a popular commuter town, with transport links to London and the coast. A bus stop is located opposite the site. Gravesend Railway Station is within a 5 minute walk to the west of the site with high-speed trains to London St. Pancras taking 25 minutes.

2.3.2 Pedestrian access

The site has .a circa. 5 meter frontage providing direct and level access from the street. Steps lead up to the main front door with access to the land at the rear through a fire exit door via the interior corridor of the building.

Site denoted in red boundary. Image Google Maps



Site Plan by Direct Construction survey May 2025

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3.0 PLANNING_LOCAL CHARACTER & DESIGNATIONS

3.1 Area of Archaeological Importance

A Medieval market town, Gravesend has prehistoric and Romano-British archaeological potential, with the record of a Roman copper alloy brooch c. 25m north of the site.

Gravesend lies close to areas of Thanet beds which contain clay and together with the London Clay found on the nearby Hoo Peninsula to the east produced the raw materials for brick making. Therefore, this area supplied the London stock bricks used for building programmes in London and Gravesend in the 19th and 20th centuries.... Flints, found with chalk, are also evident in parts of Gravesend, and are sometimes used as a walling material. Kentish Ragstone, quarried from neighbouring areas, is also found in the architecture of the town.

3.2 King Street Conservation Area

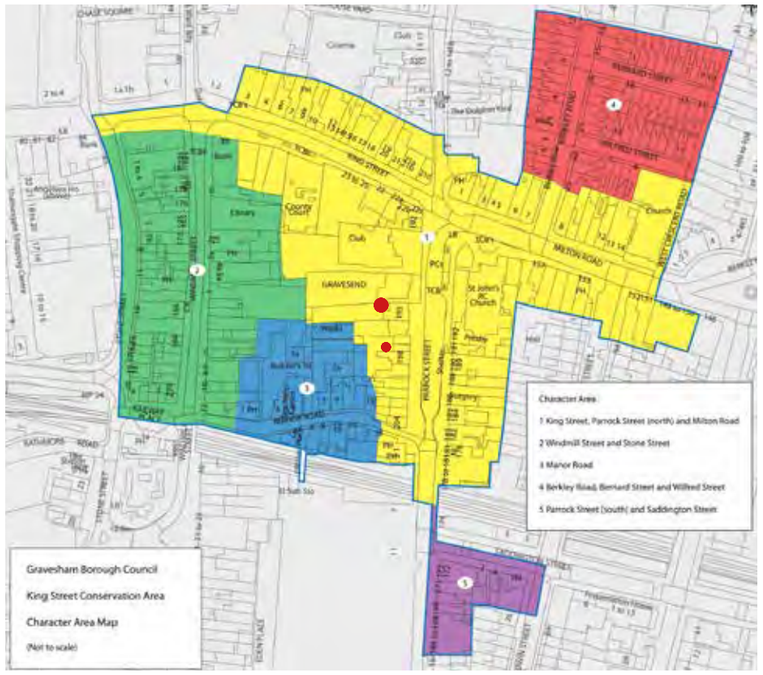
The property lies within the Article 4 Direction King Street Conservation Area, an 18th and 19th century commercial expansion of Gravesend designated as an 'area of architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Conservation Area)' in 1980.

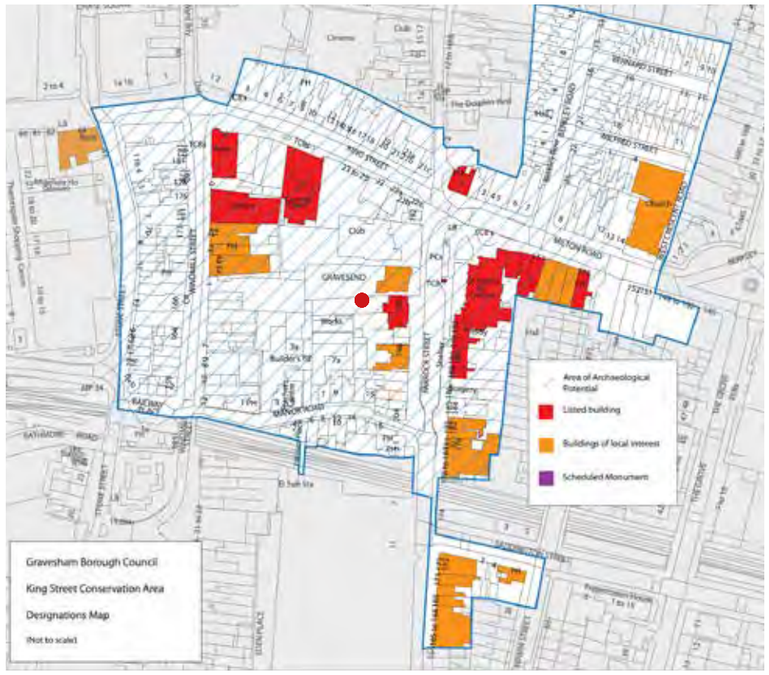
Parrock Street was a southerly medieval back lane extension to the Saxon settlement river landing place. The existing street pattern apparent by the early 19th Century with New Road, from which Parrock Street A226 runs south, was noted to have been laid in 1801, as part of a stagecoach route to London via Northfleet, when Gravesend was the centre of some innovation in construction techniques, including the invention of Portland Cement.

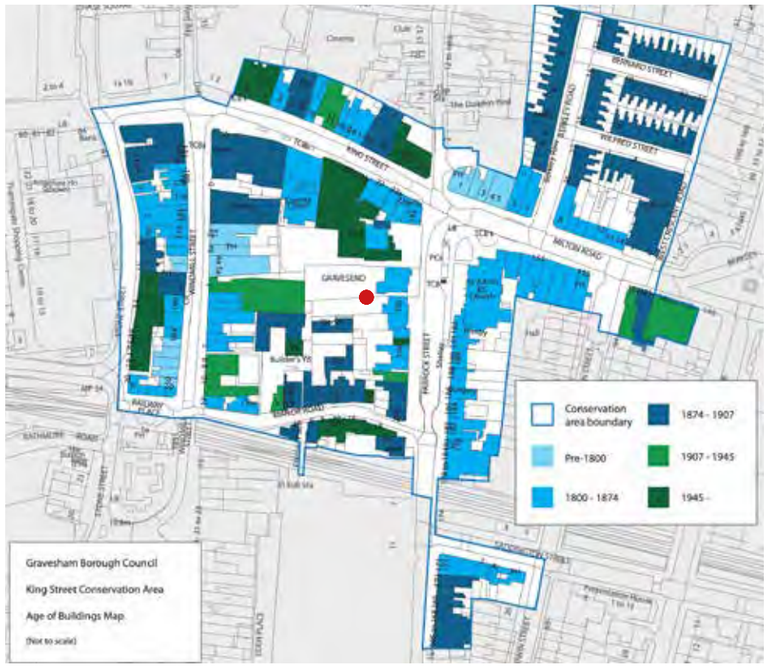
Worthy of mention in the conservation appraisal with regard to Parrock Street are a continuation of Local Authority slender blue painted bollards extending to the south of the railway and tall "hockey stick" style lamps on blue painted poles; yellow bricks, stone wall dressings, wrought iron railings, sash windows and round headed doors, all of which 195 & 6 sport.

Buildings 195 & 6 are a significant asset to the one way system in Gravesend town centre for their mirrored curved glazed bay frontages. They are noted a tall early 19th Century buildings constructed at a similar time to the church school.

Noteworthy: no comments were received from the Archaeological Office at Kent County Council with regard to the approved conversion of the building in 2016.







King Street Conservation Area maps (Incorporating Parrock Street)
Reference has been sought toward strategies from the Gravesham Local Plan guide on conservation areas

Site location

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3.0 PLANNING_LOCAL CHARACTER & DESIGNATIONS

3.3 Heritage Listing

The existing building was Grade II listed in July 1975 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Listing	NGR:TQ6486074065
Legacy number:	356408
Address:	195 AND 196, PARROCK STREET
County:	Kent
District:	Gravesham (District Authority)
Parish:	Non Civil Parish
Grid Reference:	TQ 64859 74065
Details	1. 5277 PARROCK STREET (West Side)
Nos 1	95 and 196 TQ 6474 SE 1/160

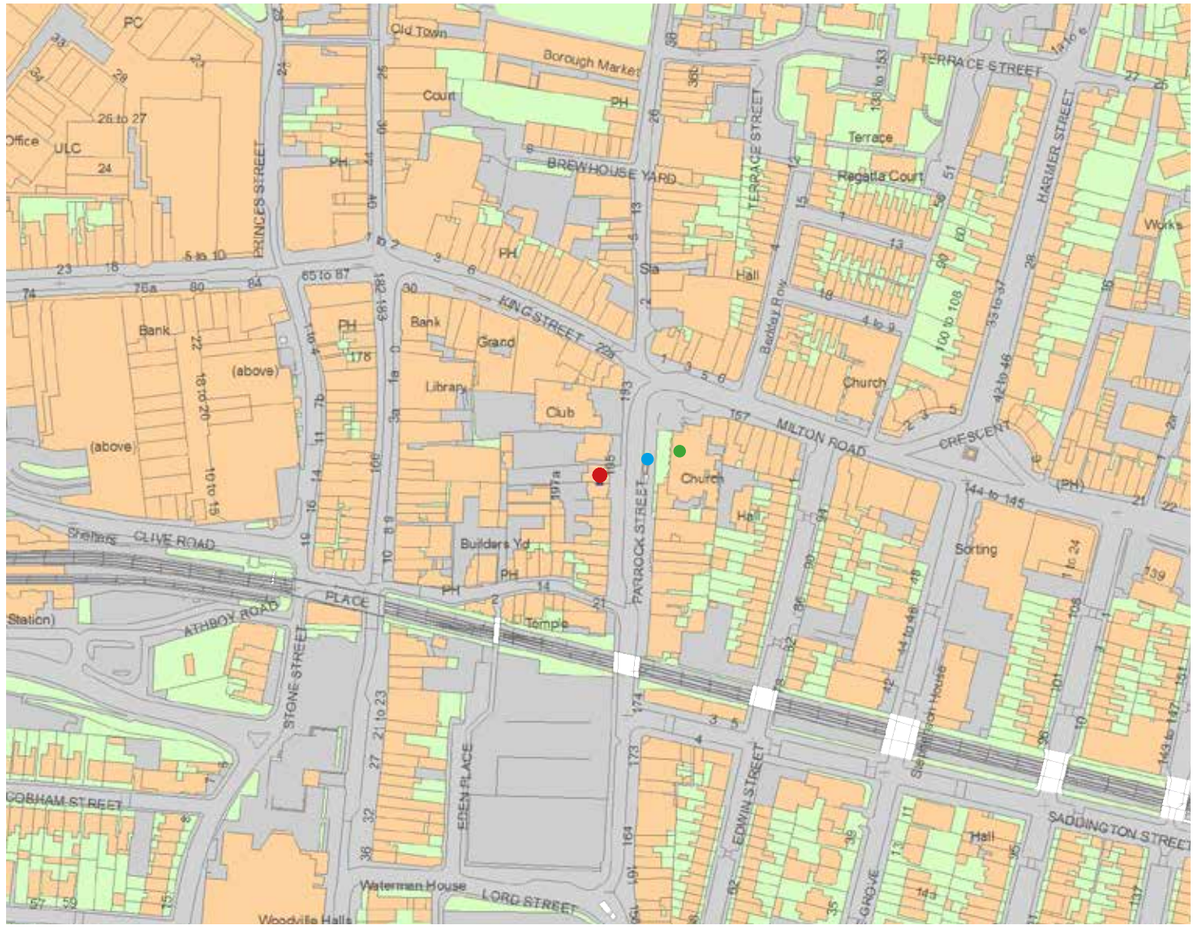
"An early C19 pair. 3 to 4 storeys and basement stock brick. The centre portion with 2 windows is flanked by 3 storey wings set back. Slate roof. Cornice and parapet. The centre portion has 3-light curved bays through the lower floors with decorated cambered head linings. No 195 has 2 sashes in its wing with some glazing bars intact and a Tuscan portico. No 196 has 1 sash and a round-headed door-case with no portico."

3.4 Neighboring structures of significance

As well as the adjoining property which forms part of the listed pair, opposite the building is a red Grade II Listed K5 telephone kiosk which was re-sited in 2005 to allow for the installation of a bus stopping facility.

Also opposite is Grade II Listed St John The Evangelist RC Church considered a principal landmark in the conservation area with attractive planting beds around it, the Grade II Listed K6 telephone kiosk to the front.

As such the Article 4 Direction to bring an homogeneity to the area.



Historic England Heritage Map and Official List Entry Location

Heritage Category:	Listing
List Entry No :	1089032
Grade:	II

County:	Kent
District:	Gravesham
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

- *195 & 196 Parrock Street*
- *St John RC Church*
- *Telephone Kiosk*

List Entry NGR:	TQ 64859 74065
Map Scale:	1:2500
Print Date:	17 June 2025

Historic England

www.historicengland.org.uk

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3.0 PLANNING LOCAL CHARACTER & DESIGNATIONS

3.5 Area character appraisal

Gravesend Heritage Core Strategy requires proposed works be compatible to the significance of the heritage asset and deliver a long-term viable and optimum use. Evidence on the Local Authority Planning Portal since 1948 defines Parrock Street as being mixed use over time including, amongst others, medical surgery, vets, HMO's, guest houses, Barbour and tattoo parlour, residential homes, retail, storage, offices along with licensed premises. Many of these have benefited from extensions to the side, rear and additional storeys, as well as occasional back land developments.

Reference has been sought form The King Street Conservation Area Appraisal to seek design guidance in relation to the importance of the buildings, features, spaces and landscape and adjacent Listed Buildings..

Interestingly Parrock Street is positively noted for its:

- Urban character with solid frontage and tight built form
- Cohesive qualities including continuous building lines strong horizontal parapets
- Fine four and three storey town houses having changed to retail and office use retaining their mid-19th century residential character
- Buildings stand on the back edge of the pavement, mainly in continuous rows
- Cohesive materials including stucco plaster, ashlar faces, stone dressings, red and yellow brick (with brick patterning)
- Timber sash windows, with rounded headed doors, retaining original glazing pattern and divided into small panes giving a predominantly vertical emphasis,
- Wrought iron railings and low brick wall boundary treatments
- Lost front gardens to concrete pavements
- Slender blue painted bollards
- Ongoing replacement and alteration of buildings
- "Hockey stick" style lamps on blue painted poles
- Tall buildings grouped in rows in wide streets, enclosing the street scape, with yards and small streets punctuating them and small alleys breaking up the continuous rows
- Architectural style and height variation noted to add depth to the character of the Conservation Area

Negative impacts include:

- Inadequate car parking space
- Busy Inner Ring Road
- Empty buildings
- Unsympathetic modern materials
- Parking on forecourts
- Poor maintenance - buildings at risk in urgent need of repair and refurbishment
- Cumulative unsympathetic damaging effects such as satellite dishes and UPVC changing appearance by incremental alterations

3.6 Neighboring buildings

In the immediate vicinity, no.196 and no.197, under separate ownership, adjoin no. 195. In style the building forms part of the listed pair and generally mirror one another, with varying differences:

- No. 197 (formerly a shop) adjoins no. 196, a later 2 storey addition protruding forward from the building line under flat roof
- There is no columned Tuscan portico to no. 196, possibly removed pre listing when the extension was formed
- The side wing is narrower, with only one window, whereas no. 195 has 2 denoting a later further extension to the north wing

196/7 is in the process of being converted from business use to flats, having also been vacant for some years. Development is apparent, nearing completion. As part of the development several conditions were required from which submissions have informed this application for design and material continuity.

196/7 benefited from back land development previously forming 197A, a 3 storey property under slate gabled roof shares the vehicular access under a shared underpass which links the shops to the south. No. 197A benefits from a further single storey extension to the west. The building occupies the majority of its site.

A low yellow stock brick wall divides the boundary of 195 and 197A under the ownership of 195. A later block work infill severs access for 195 which historically benefited from parking within the land to its rear, parking use evident in Google Earth images since 1970.

To the north, no. 194 is a more elaborately detailed detached building of later but similar style to 195, with moulded eaves, white painted plaster coining and parapet balusters. The side and rear are in cream painted render.

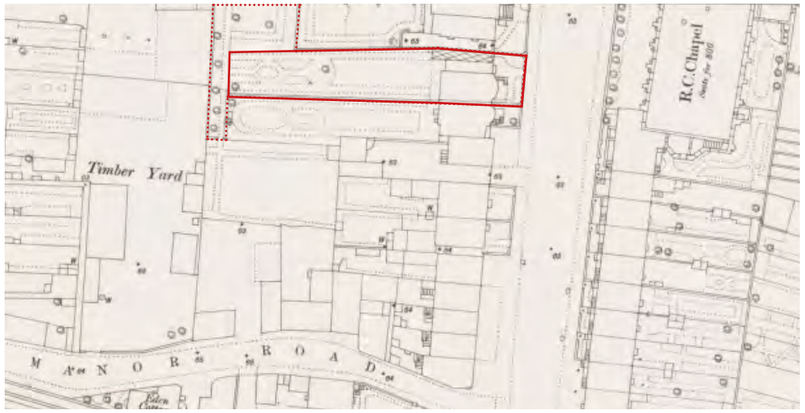
Of importance is that no. 194's side windows overlooking 195 are all plain and fully glazed servicing utility rooms with obscured glass.

A mid-height brick wall divides the boundary, under the ownership of 194.

Images: Top: Kent Online, Parrock Street HMO business by Alex Langridge Sept 2025
Bottom: Kent Online, Parrock Street flats by Alex Langridge Sept 2025

4 .0 HERITAGE STATEMENT

4.1 Maps and Aerial Imagery



OS Map dated 1866

Evidence of:
Residential use defined by formal domestic gardens

- Mirroring side wing to no. 196 assumed under pitched slate roof
- North wing extension apparent, elongated to west - hatch denotes under glass roof, hence assumed single storey.

Map source: https://maps.nls.uk/

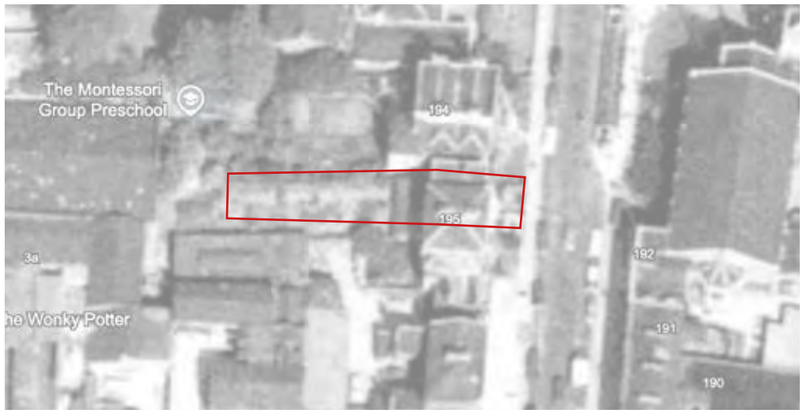
Map dated 2021

Evidence of:

- Office use - rear yard being used for parking
- Flat roof light in previous location
- Chimney to flat roof still existent

197A constructed to rear of 196

Map source: Google Earth



1907

Evidence of:

- Additional single storey flat roof extension to the rear
- Part glass roof replaced with flat roof denoting the glass roof of the late 19th century removed and the 3 storey north wing 3 flat roof extension evident
- Chimney within flat roof

Map source: Google Earth

Map dated 2025

Evidence of:

- Redundant use - no cars in yard
- Roof light over flat roof relocated
- Chimney to flat roof removed

Map source: Google Earth

1971

Evidence of

- Changed use - portable building evident in yard approved for temp bank use whilst awaiting new bank construction in New Road
- Glass roof/flat roof hatches assumed transposed from 1907 photo evidence

Mark up of designated access via underpass of no. 199 to south.

Map source: Gravesham Planning application 19763070

Drawing not to scale - for publication purposes only

4.2 HERITAGE STATEMENT - SITE & BUILDING CHARACTER

4.2.1 The Plot

The site is 440 square meters *[Frontage: circa 70 sqm; Rear: circa. 300 sqm]* approx. 51.3m deep by 9.5m wide at the front, tapering to 8.2m at the rear.

The frontage is paved in square cementeous pavers. It is currently open without any boundary treatment.

There are 3 light wells to the building. 2 to the back and 1 to the front, the front one providing access to a 3.5 sqm storage bunker below the frontage accessed by concrete steps from ground floor.

The rear yard has been used for parking for many years during its use as an office, prior to this, there is evidence of the garden being ornamentally landscaped (See OS map 1866). Today the site is mostly tarmac, with remnants of historic tiles depicting a garden room addition, that has since been removed.

The rear boundary wall is predominantly London Stock mid height stretcher bond.

4.1.2 Scale and massing

The footprint of no. 195 at ground floor is 98 sqm and stretches from the boundary of no. 194 to adjoining building 196 and is c. 9.5 metres wide. The east to west axial centre 10.4 meters from the front of the bow to rear.

The buildings are set back approximately 4 1/2 meters from the street. Both have been extended over time. No. 196 has since been attached to 197 to the south to form a wider property.

The original 3 storey side hipped slate roof wings are further set back by a further 700mm approx.. No. 195 has been further extended to the north under flat parapet roof as evidenced in OS 1907 map.

There is a 11 sqm lock up store in the rear garden. The rest of the space is unkempt with bikes, trampoline and other discarded paraphernalia.

4.2.3 Front elevation- style, materials and character

The building is of Classical Victorian-style. The main roof behind the parapet is hipped, a slight pitch and in slate. Brick chimneys can be seen where the building adjoining.

The principal elevation is decorated to present a middle-class home, with cambered head linings and faced in London stock Flemish bond brick with queen closers and fanned brick soldiers course over the windows to the wings;

Steps rise to the main front access door between a large black painted timber door under semi-circular fanlight glazed archway, within a classical style Ionian keystone columned flat roof Tuscan portico entrance via main entrance door, denoting Victorian grandeur.

The front bow aligns from basement to 3rd floor. The front bow window in the basement is missing, previously it was part brick plinth, believed to be c. 400mm from ground level with a central door and brick piers either side.

Curved sash windows to the upper floors have white painted plaster detail, as well as over parapet and string course which forms the sill to the first floor window.

To the ground floor the east and west wings are more elaborate with rusticated stucco white painted render.

The extension to the north wing is also white painted stucco. A later plain panel insertion with plain fully glazed window, formed to close the night deposit box when previously used as a bank.

In the wing, recessed white painted high 1/2 split sash windows are present first floor each with vertical glazing bars; 9 light sash windows aligned over at second floor diminishing in scale with a 9 pane 2/3 sash windows, split with greater glazing divisions than the lower floors.

The facing brickwork sports a corbel detail to the side continuing with a less elaborate stucco faced in fawn coloured render to side and rear of the building.

4.2.4 Rear elevation- style, materials and character

The rear of the building is simple stucco style render with no embellishments. The windows continue the storey division styles and diminishing scale.

Fully glazed timber French doors and side lights leading to the garden, over the larger light well grid to the basement; A ramp has been formed from the rear of the circulation corridor over the smaller light well. Tiles evidence the ramp to have been added late C20th/early C21st after the glazed roof extensions were removed

Left - adjoining building 196/7 Right - application building 195 Parrock Street
Photo from Historic England by C Watson 8/3/20

Left - 194 Centre - application building 195 & garden Right - adjoining building 196/7
Photo from Historic England by Charles Watson 8/3/20

Drawing not to scale - for publication purposes only

4.3 HERITAGE STATEMENT - BUILDING EVOLUTION

By way of establishing the historic plan form and changes made, reference was sought from to the adjoining building 196 forming part of the pair of listed buildings.

It was apparent the general plan form mirrors that of 195 with front bays, fire-Places to the adjoining wall to front and rear principal rooms, stairwell and circulation centrally located between them accessed directly from the main entrance.

4.3.1 Early 19th century

The building is noted to have been constructed in the early 1800's. The building's simple plan form has front and rear reception rooms stacked over 5 floors and is bow front to lower ground, ground, first and second floors, originally with a narrow side wing accommodating circulation and staircase to the outside wall. A light well to the front is apparent in historic maps and possibly the front bunker assumed to have used for coal storage. As such, these parts forms the plan form.

4.3.2 Mid 19th century

Maps indicate a north wing side extension protruding to the rear under glass roof. Landscape garden depicts continued residential use.

4.3.3 Early 20th Century

A single storey flat roof extension and verandah beyond are evident to the rear. Within the building the rear single storey extension is also evident at basement level. Light wells formed beyond this evident their construction.

4.3.4 Mid 20th Century

A rear off north side glazed roof rear extension is evident in 1967 planning drawings when the building was used as a dentist. ground and basement floors, a 3 storey flat to first, second and third floors. On site today, this roof is evident to the rear single storey extension as a pitched attachment with the ridge running north to south.

4.3.4 Late 20th Century

It is evident the side extension glazed roof was removed and the wing extended upwards with first and second floors over under parapet flat roof. Although not depicted in many drawings, recent drone footage evidences the original part hipped wing roof remains.

Prior to 1975 listing when used as a temporary bank, extensive works were carried out:

- much of the rear extension was removed;
- a hoist lift was inserted for transferring documents from the basement;
- a front door within the extended side wing was replaced with a night storage safe
- a door to the basement front bay was removed and replaced with glazing

Internally, walls were removed to form public spaces and serving counters including:

- extending the reception foyer into the north wing
- removing the main wall dividing the front and rear reception rooms where an arch was formed
- installation of fire divisions
- toilet and kitchen facilities to all but the top floor
- alteration of the ground to first floor dog-leg stair flights to one straight flight to eliminate the half-landing, this being built over to receive the new lengthened flight.
- third floor given to storage as a new tank room
- spare room to the back
- angular chimney breast at first floor is depicted, reducing to a rectangular stack at second floor - the stack apparent out of the flat roof.

Externally, part of the boundary wall to no. 196 was removed for vehicular access.

4.3.5 21st Century

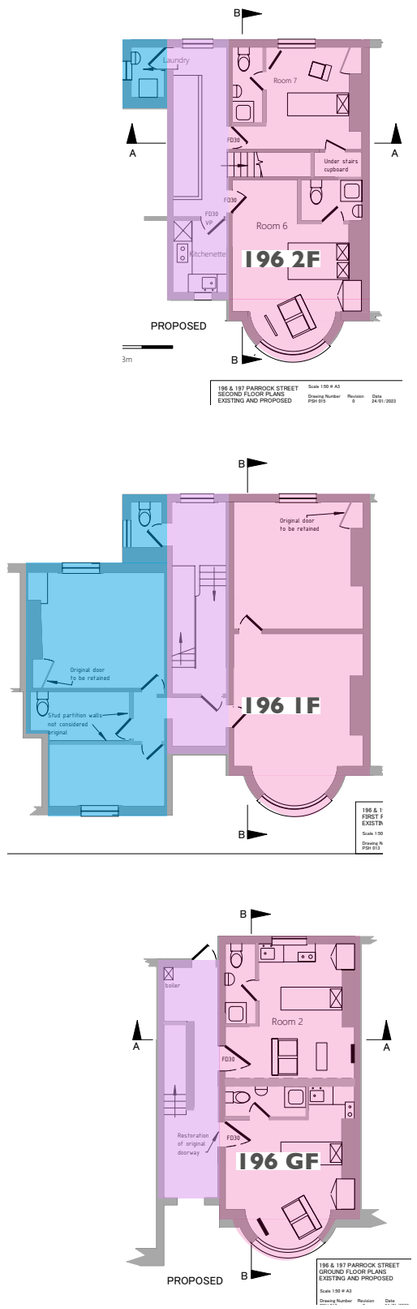
2015 heritage drawings reference original doors, frames, mouldings, architraves and skirtings. The original plan form still readable.

Works were carried out in 2022/3 to convert the building to flats. There is no photographic evidence to decipher the works and if there are any detrimental effects on the historic fabric of the building, however, following site visits in May and October 2025 it appears works have been conducted sympathetically, in the nature of conservation principles such as retaining the historic fabric and forming partitions with shadow gaps. Photographic evidence is recorded in this document.

Basement external apertures were noted to have been removed/filled in the 2016 planning submission; Chimneys and a lift (aforementioned hoist) evidenced in previous planning applications have been removed.

No works appear to have been carried out to the external fabric of the building.

KEY EARLY 19th C PLAN FORM | EARLY 19th C STAIRS/ CIRCULATION WING | MID 20th C ADDITION



No. 196 planning submission plans

Drawing not to scale - for publication purposes only

4.3.1 HERITAGE STATEMENT - BUILDING EVOLUTION PLANS

Pre listing evolution

KEY: EARLY 19th C PLAN FORM | EARLY 20th C ADDITION | MID 20th C ADDITION | REMOVED | NEW

1966 Pre dental use

1967 Bank use

1978 Office use

Basement | Ground floor | First floor | Second floor | Third floor

Evidence of

- *Original 5 storey plan form evident to all floors:*
  - *front and rear reception rooms to all floors, fireplaces within each*
  - *front bay to basement, ground, first and second floors*
  - *centrally located stairwell from basement to second floor under lower slate pitched wing (evidenced later from drone footage) and associated circulation*
  - *inner staircase from second to third floor*
  - *service cellar to north east of basement*
  - *assumed bunker under front garden constructed originally*
- *1886 glazed side extension removed/extended over by 1966 to form north side extensions with*
  - *light wells to rear*
  - *additional angular fireplace (assumed for utility kitchen use) between front and rear rooms, stack evident, in flat side roof extension*
  - *trap access door, assumed to provide maintenance access to flat roof*
- *Pre 1966 rear single storey glazed pitched roof extensions (evidenced in existing single storey extension elevation) and lean to beyond single storey rear extension removed*
- *1966 mixed office domestic use whilst used as Dentist - water tank and bathrooms depicted to upper floors*
- *Early 1967 bank office*
  - *extensive opening up works*
  - *male and female wc's to first and second floors*
  - *front room under flat roof given to tea room*
  - *hoist (lift) installed*
  - *walls removed to form office*
- *Much opening up when used as temporary bank, including main plan form dividing walls removed under new inner arches*
- *1978 new paving to front of bay (assumed within lgf)*
  - *office room to first floor becomes additional tea room*

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4.3.1 HERITAGE STATEMENT - BUILDING EVOLUTION PLANS

21st Century Evolution

KEY: EARLY 19th C PLAN FORM | EARLY 20th C ADDITION | MID 20th C ADDITION | REMOVED | NEW

2015 Heritage Plans

2022 Section 73 Scheme

2025 As Existing Survey

Drawing not to scale - for publication purposes only

Evidence of

- *Original front and rear reception room plan form to all floors*
- *Removal of dividing wall to ground and first floors, to form arch*
- *Door infill's*
- *Fitted cupboards retained*
- *Plasterboard application throughout basement, severing windows*
- *Meter cupboard in basement corridor*
- *Hoist (lift) between basement and ground floors*
- *New partition divisions*
- *Angular chimney in later north wing*
- *Wc divisions to first and second floors in later north wing*
- *Trap door in later north wing flat roof*

Approval for

- *Hoist (lift) removal*
- *Later partition divisions removal*
- *New partitions and doors to form bathrooms and lobby*
- *New doors openings*
- *New buttress wall within north wing extension*
- *Door infill's*
- *New window to front light well*
- *Chimney removal*

Evidence of conversion in accordance with Section 73 scheme

- *Hoist (lift) removed*
- *Later partition divisions removed*
- *New partitions and doors installed*
- *New doors openings created*
- *New buttress wall within north wing extension created*
- *Doors in filled*
- *New window to front light well*

Evidence of works not in accordance with scheme:

- *Partial works to basement - rear larger light well not expanded*
- *Basement partition formed further back from chimney*
- *Ground floor wc not removed*
- *Ground floor shower room swing door in place of pocket door*
- *1st floor en-suite not formed*
- *1st and 2nd floor boilers in bathrooms, associated ventilation and flue apertures*
- *Kitchen and bathroom layouts differ*
- *2nd floor solid partition not glazed*
- *3rd floor front room divided to form en-suite and store*
- *Flat roof light well relocated over stairwell*

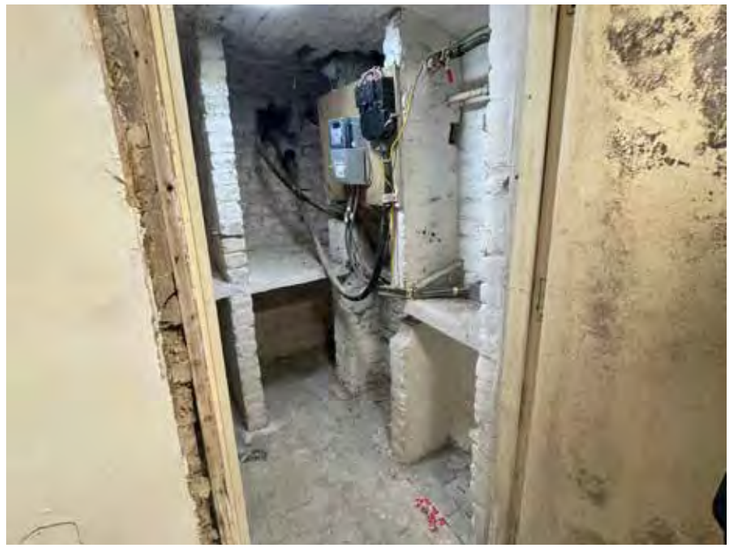
5.0 EXISTING BUILDING (at time of writing)

To evidence the building today, photos and sales plans document development findings and are to be read with reference to Section 73 approved floor plans, heritage maps and floor plans as depicted in the Heritage Statement section 6.0 of this document.

View A - No. 195 existing basement smaller light well window and interior side wall window- evidence of aborted works

5.0.1 Interior Photos- Basement (Lower Ground) Floor

Sales particulars depict a partially converted arrangement, further evidenced by site observations of works to the basement having been aborted.



View B - No. 195 existing basement services cup.
Noteworthy brick barrel ceiling, brick floor and divisions intact

The historic plan form remains clear.

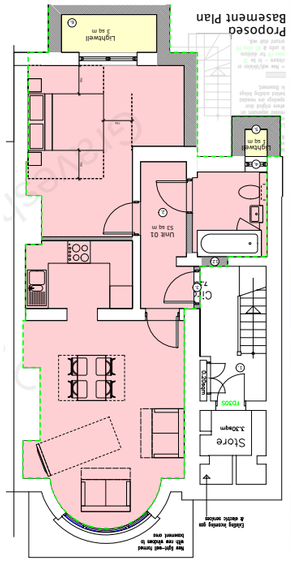
The rear basement extension formed under single storey ground floor extension above and light well evident.

Whilst photos taken on site by JCA in May and October 2025 depict much of the historic fabric remaining in situ including the brick service cupboard flooring, sectioning and vaulted brick ceiling, much of the stone flooring slabs. The light wells remaining in tact, as well as a timber casement window to the smaller light well and both chimney breasts remaining in situ.

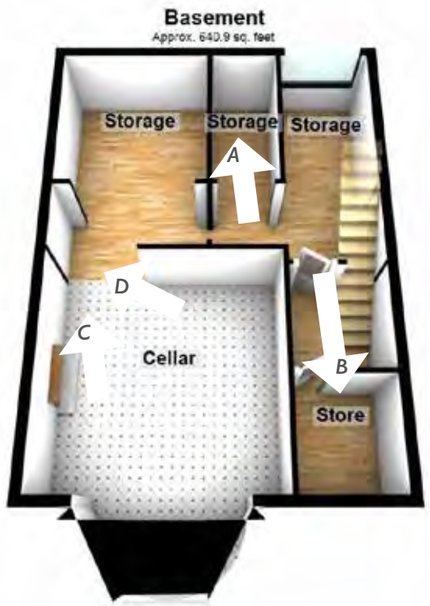
Partially completed works where still open depict historic fabric in situ including lath and plaster ceilings with fire board applied over.

View C - Basement finished floor depicting new waste run and SVP

View D - No. 195 Basement partitions being installed prior to aborted work.
Evidence of construction methods, timber stud, fire rated gypsum plasterboard,



Section 73 approved ground floor plan
029-NMA-00-B1-DR-A-00100 Rev. P5



Sales floor plans depicting part-developed property
- image from Allsop Estate Agents

Drawing not to scale - for publication purposes only

5.0 EXISTING BUILDING (at time of writing)

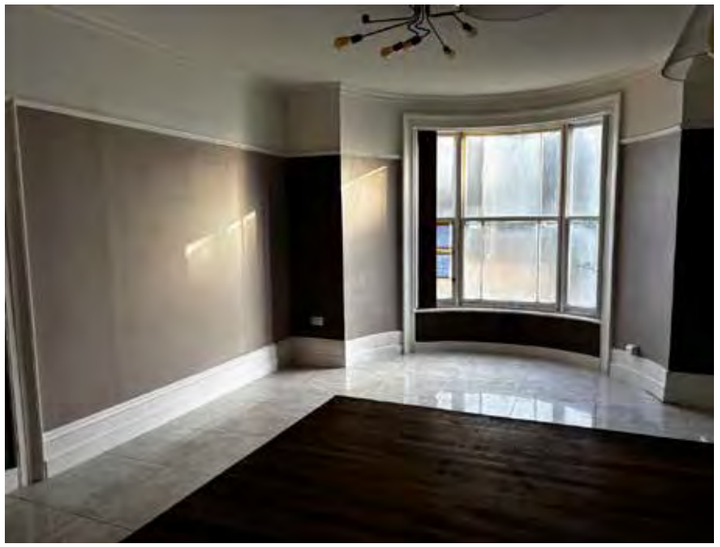
5.0.2 Interior layout- Ground Floor

Site observations and sales particulars evidence works to the ground floor unit being completed in accordance with the Section 73 approved layout with a centrally located shower room between living and sleeping areas. The plan form remains intact, but works to the associate basement store on this level started but not completed/aborted. The previous WC still in situ.

Historic skirting, architraves, fireplaces, dado rails, windows, shutters and doors all appear in tact. Shadow gaps have been formed where new partitions formed.

Cornices are apparent around the perimeter of a new ceiling application

View A - No. 195 ground floor interior front living room looking east toward front bow window.. Note ceramic tiled floor. Evidence of architrave, skirting, cornice and dado intact.



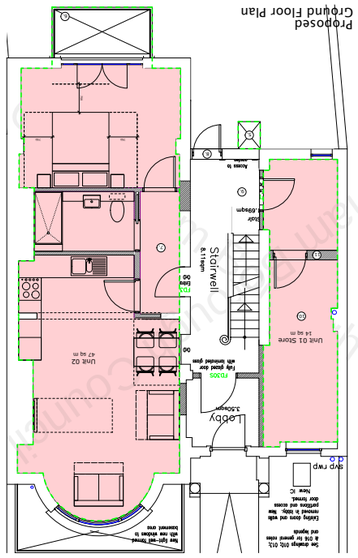
View B - ground floor interior front living room looking north toward front bow window.. Noteworthy - shutters recess sliders working

View C - ground floor interior front living room looking west toward kitchen

View E - existing basement WC - works appear not to have commenced

Drawing not to scale - for publication purposes only

View D - No. 195 ground floor interior - rear bedroom looking west toward French doors French doors and side and top lights appear as existing not replaced



Section 73 approved ground floor plan 029-NMA-00-B1-DR-A-00100 Rev. P5

Sales floor plans depicting part-developed property - image from Allsop Estate Agents

5.0 EXISTING BUILDING (at time of writing)

5.0.3Interior Photos- First floor

The first floor also appears completed. It is apparent the bathroom layout differs from the Section 73 approved drawing and the centrally located en-suite and associated partitions and door to the bedroom have not been installed.

A gas combination boiler is located to the north west corner of the north wing extension with flue perforation to the west elevation and apertures formed through the north elevation wall to form extraction for bathroom and kitchen areas. Consideration to existing north wing SVP locations are apparent.

The central wall dividing the front and rear reception rooms was opened up when used as a bank, an arch formed over. In conjunction with Section 73 approvals, the arch has been in filled. Historic skirting, architraves, fireplaces, dado rails and doors appear in tact. Shadow gaps have been formed at new partitions. Cornices remain around the perimeter of a new ceiling application.

View A - bathroom interior rear looking west toward rear sash opaque glass window..
Noteworthy - window and frame in tack.

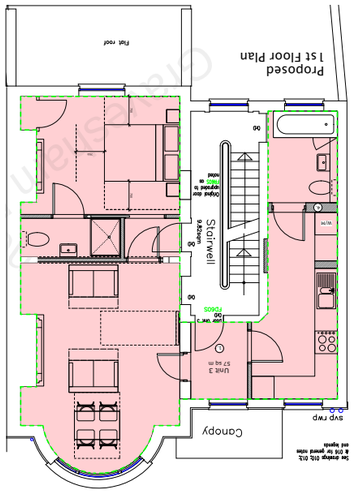
View B - Front living room interior looking west toward arch
Noteworthy - arch in tack. Panel infill provides shadow gap

No. 195 second floor interior lobby - mid unit looking east.
Noteworthy: architrave and skirting intact

View D - Front living room looking east toward bow window
Noteworthy - window, architrave, picture rail and skirting in tack.

Drawing not to scale - for publication purposes only

View E - Front living room looking south toward fireplace
Noteworthy - fireplace, mantel, and tiles in tack.



Section 73 approved 1st floor arrangement
2029-NMA-00-01-DR-A-00100 Rev. P5

Sales floor plan depicting part-developed property
- image from Allsop Estate Agents

5.0 EXISTING BUILDING (at time of writing)

5.0.4 Interior layout- Stairwells

The staircases, hand rails, spindles and stringers all remain intact as well as historic door architrave, dado and cornices.

A new light well has been formed within the flat roof over the stairwell, which is not depicted in Section 73 proposals.

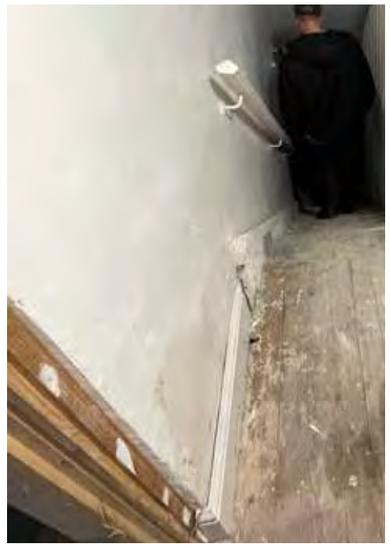
Smoke alarms and spot lights are apparent, in accordance with NICEIC confident installer certification as logged with STG local authority building control.

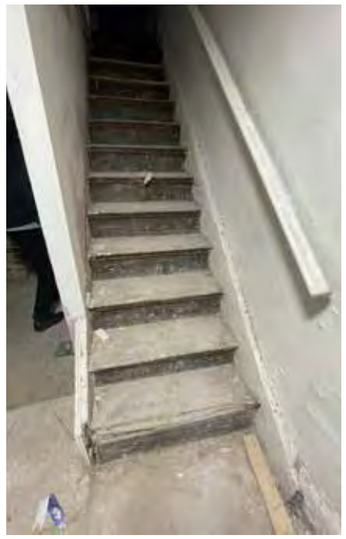
Where doorways have been in filled, architraves remain in situ.

The 2nd floor partition has been formed as a fire rated solid partition, contrary to Heritage direction to locate a glazed partition in order to not sever the stairwell. However, the balustrade and spindles remain intact.

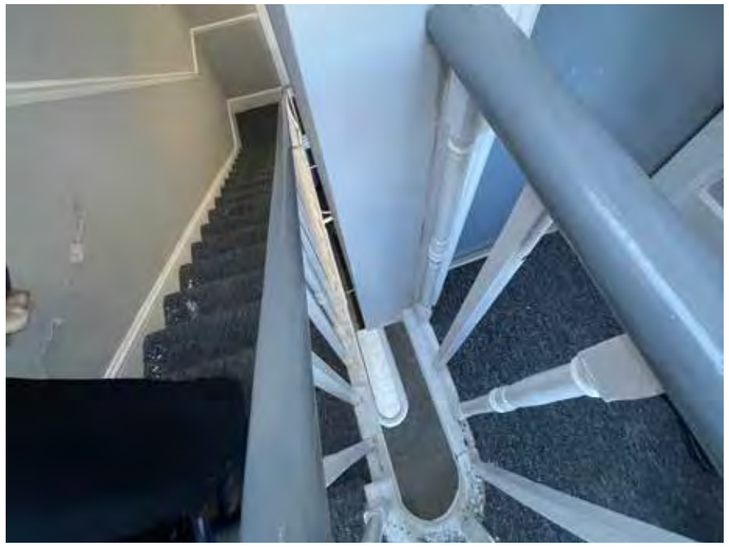
No. 195 GF to 1F
Noteworthy: spindles, timber stringer and banister in tact. Historic architraves and coving in tact. Evidence of smoke alarms and lighting installed.

No. 195 Previous staff WC access door infill
Noteworthy: all architrave appears intact. New skirting depicted to match existing.

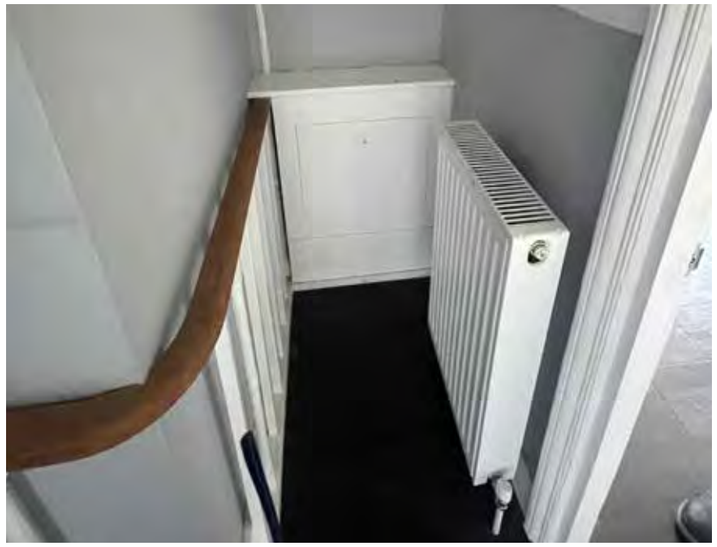




No. 195 GF to LGF
Noteworthy: floorboards in tack. Evidence of new skirting and architrave being formed to previously utilised GF WC (proposed to provide inner access to passageway in JCA scheme



No. 195 1f to 2f stairwell
Noteworthy: solid partition infill (noted as glazed in Section 73 drawings)
Drawing not to scale - for publication purposes only



No. 195 2f landing - note balustrade and spindles remain in situ behind partition
Noteworthy: solid partition infill (noted as glazed in Section 73 drawings)

No. 195 2F light well to form AOV in JCA scheme

5.0 EXISTING BUILDING (at time of writing)

5.0.5 Interior layout- Second Floor

Historic fabric appears to be retained throughout. Evidence of gas heating system and radiators installed as well as new re-wiring throughout.

The bathroom and kitchen layouts differ slightly to Section 73 approved drawings, however, extraction apertures are all located in the later north wing.

There is water ingress through the flat roof to the north wing extension, evident in the kitchen ceiling. This is in the location of the previously evident chimney (since removed) however drone footage depicts remedial works required to the roof which may be further causing water ingress.

Historic sash windows remain intact throughout the building, as do fire places, grates, storage cupboards, doors and joinery.

Flooring to the ground and first floor appears to be laminated engineered timber. No cornice is evident.

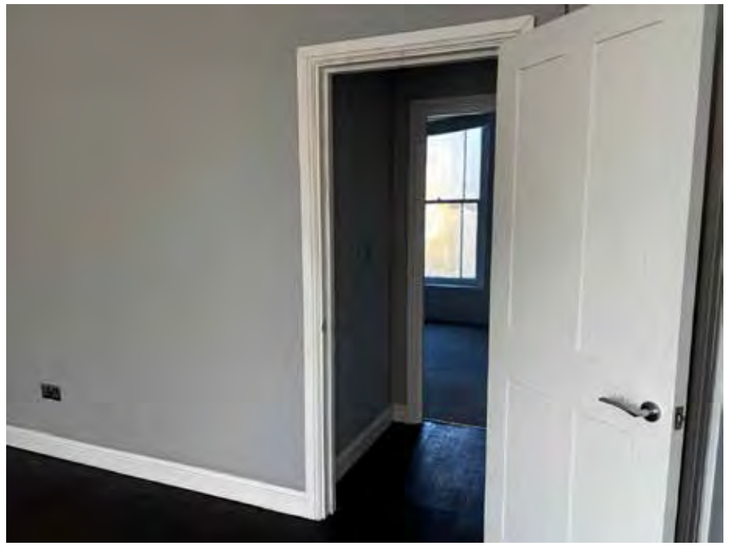
View A - No. 195 third floor kitchen to bathroom

View B - No. 195 2F under stair cupboard

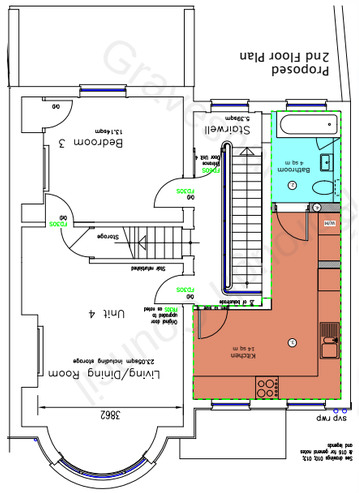
View C - No. 195 second floor rear bedroom looking south toward fireplace
Noteworthy - fireplace, mantel, grate, window, sill, cupboard still in tack
Evidence of replacement door and modern electrical fittings

View D - No. 195 third floor interior - front living room looking south
Noteworthy fireplace, mantel, window, sill, skirting and architrave intact

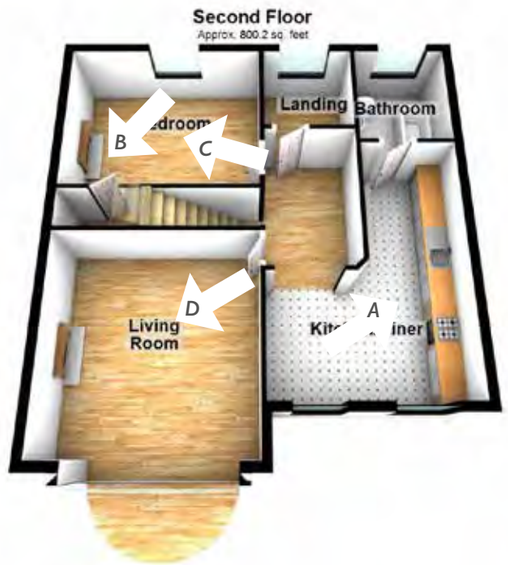
Drawing not to scale - for publication purposes only



Door and architrave assumed replaced like for like



Section 73 approved 2nd floor arrangement
Depicting glazed screen to stairwell
2029-NMA-00-01-DR-A-00100 Rev. P5



Sales floor plans depicting part-developed property
- image from Allsop Estate Agents

5.0 EXISTING BUILDING (at time of writing)

5.0.6 Interior layout- Third Floor

The historic plan form, stairwell, doors and finishes, including fire places, cupboards, skirting, windows, architraves and cornices remain intact in accordance with historic planning material as well as panels below windows.

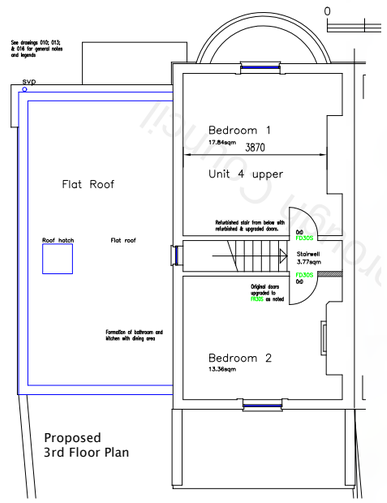
The third floor is carpeted.

Site observations and sales particulars floor plans define the existing layouts within the building as well as photos taken on site by JCA in May and October 2025 form evidence works to the third floor having been carried with partitions formed, not apparent in Section 73 3F drawings on the portal with new bi-fold doors to create en-suite bathroom and store.

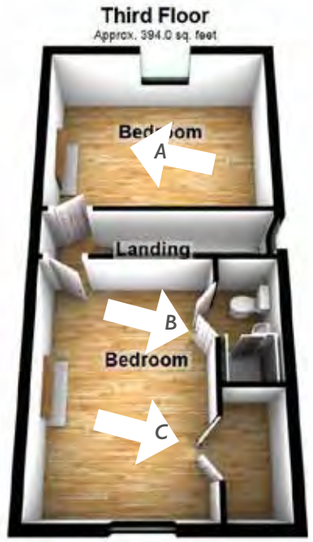
A. No. 195 third floor rear bedroom
Noteworthy cupboard, fireplace, mantel, window, sill, skirting and architrave intact

B. No. 195 en-suite with tiled floor and a transition strip located between carpeted bedroom and wet area.

C. No. 195 storage cupboard with carpeted floor located to corner of bedroom.



Approved JNW 3nd floor arrangement
No evidence of Section 73 amendment online



Sales floor plans depicting part-developed property - image from Allsop Estate Agents

Drawing not to scale - for publication purposes only

5.0 EXISTING BUILDING (at time of writing)

5.0.7 Roof plans

The roof light depicted on the approved scheme drawings by JNW appears to be in its historic location. There are no apparent Section 73 amendments to this arrangement, despite a newly located rooflight apparent over the stairs within the north wing. Furthermore, no planning drawings depict the pitched slate roof which remains in situ.

Looking east - No. 195 flat roof depicting roof light through historic pitched hipped slate roof, EPDM (or similar) surface treatment.

The approved drawings depict the chimney removed, as per the approval.

Although historic planning drawings depict the chimney, drone footage found no evidence of the previous location of the chimney.

The slate roof has tile vents within assumed to provide ventilation to 3F.

Looking south - No. 195 flat roof depicting SVP (assumed in same location since 1970's office wc's to second floor) Chimney removed. Roof vents assumed to be servicing

There appears inadequate lead abutment cloaking and standing water below the downpipe from the main roof, as well as railed render to the parapet.

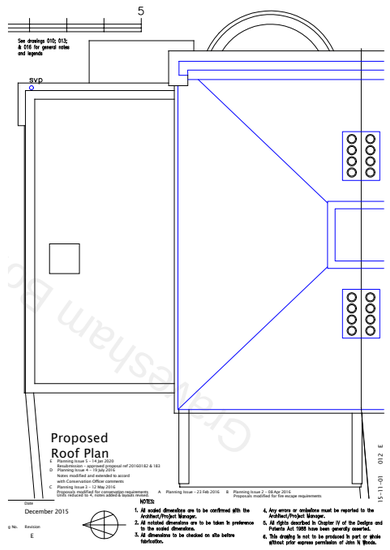
Please refer Section 7.7 for further drone images and waterproofing works.

Looking west - No. 195 & 6 forming a pair with matching hipped slate roof's over wings, evidence of No. 195 later flat roof extension to the north

Front elevation - there is evidence of the later north wing side extension with a slight brick colour variation

Drawing not to scale - for publication purposes only

Front elevation - there is evidence of suspected rainwater goods debris blockages Resulting in brickwork failure with water ingress into the brick mortar



Approved JNW roof plan arrangement
No evidence of Section 73 amendment online

5.1 HERITAGE PLANS (existing environment comparison)

5.1.1 LGF & GF Heritage Plans as at 2015

The following plans depict evidence of original joinery remaining in locations as recorded in 2015 Heritage and existing site evidence (during JCA site visits May and Oct 2025)

KEY

Original features as recorded by JNW Architects May 2016

- window & architrave/ lining
- tall Ogee / low profile / square skirting
- cornice
- architrave
- fireplace & mantle
- picture rail
- original door (see doors below)
- coping stone
- rain water goods
- arch
- approved for removal in NMA scheme
- approved for removal in JNW scheme
- approved for removal in both schemes

Phasing key

- 19th century
- 20th century
- 21st century

Original cellar staircase remains in situ. New fire rated partition beside.

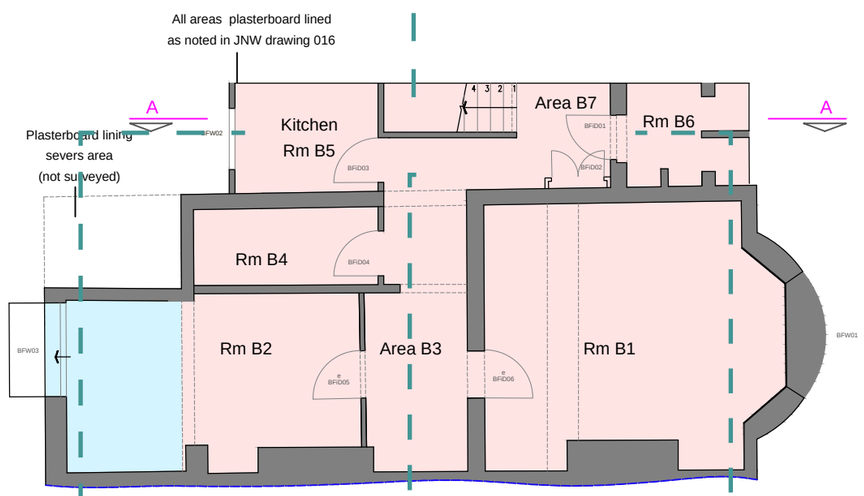
Exterior tiled floor (denoting historic glass extension)

Later GF window to WC -prop to form new passage entrance gate

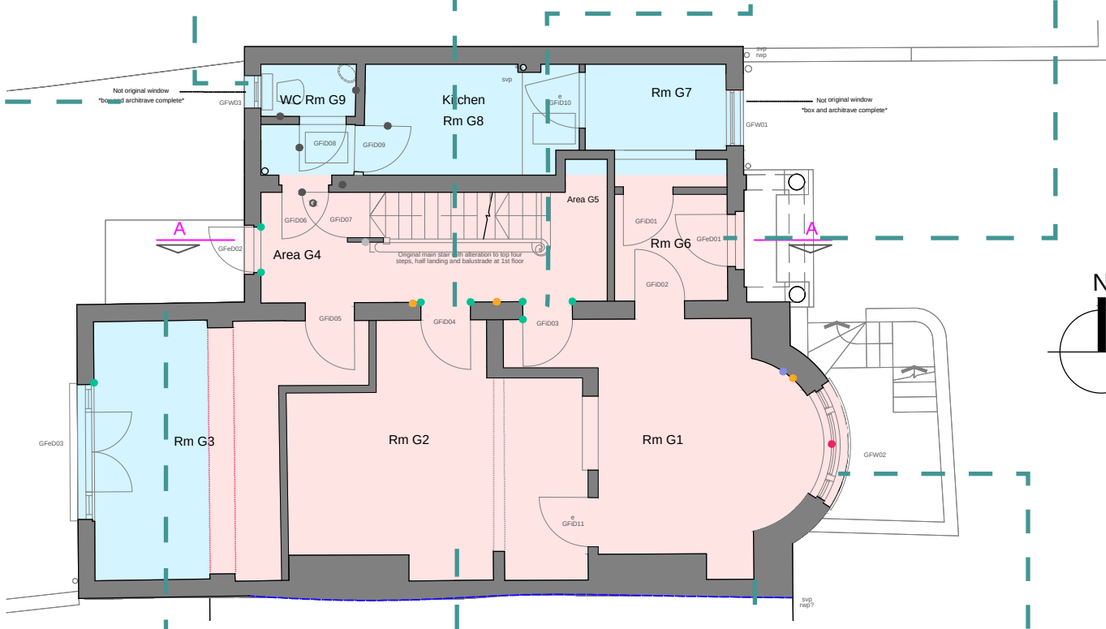
Original tall OG skirting remains in situ

Door infill. Original architrave remains in situ

Fire exit door be replaced with shaker style 1/2 glazed door

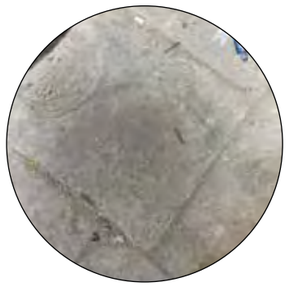


LGF Heritage Plan 2015



GF Heritage Plan 2015

Original tiling and grill to smaller lightwell to remain in-situ.



Stone slabs within basement store to be lifted and relayed over new slab (some lifted and set aside)

Vaulted brick store and floor remains within basement to be retained

Original door in-situ to be up-graded to provide fire rating

Original mouldings remain in-situ

Original vent retained

Original bay shutters and original architrave

Drawing not to scale - for publication purposes only

5.1 HERITAGE PLANS (existing environment comparison)

5.1.2 1&2F Heritage Plans as at 2015

KEY

Original features as recorded by JNW Architects May 2016

- window & architrave/ lining
- tall Ogee / low profile / square skirting
- cornice
- architrave
- fireplace & mantle
- picture rail
- original door (see doors below)
- coping stone
- rain water goods
- arch
- approved for removal in NMA scheme
- approved for removal in JNW scheme
- approved for removal in both schemes

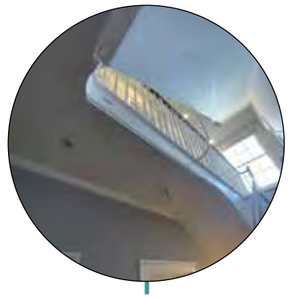
Phasing key

- 19th century
- 20th century
- 21st century

N

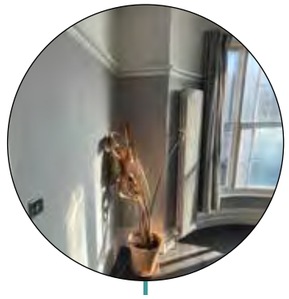
Door infill. Original architrave remains in situ

Original stair balustrades remain in situ



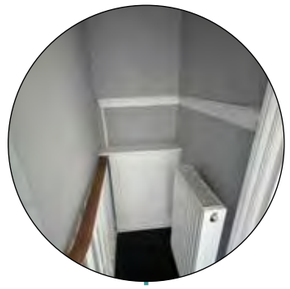
Window surrounds remain in situ

Original mouldings remain in-situ

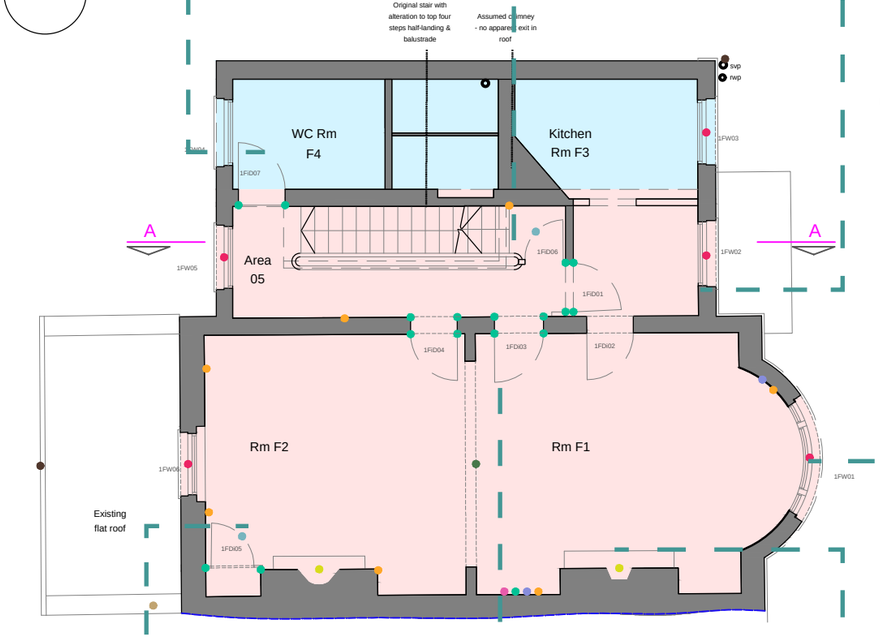


Original stair balustrades remain in situ Fire rated partition installed

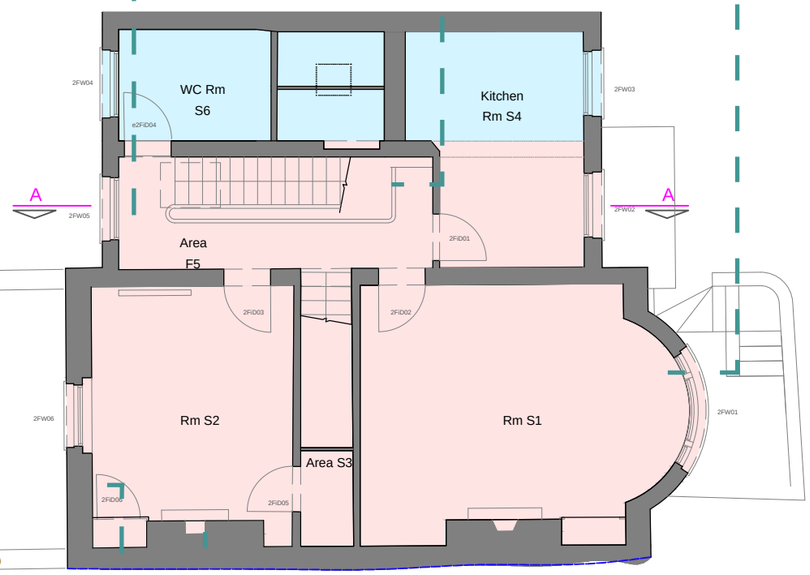
Original stair balustrades remain in situ Fire rated partition installed



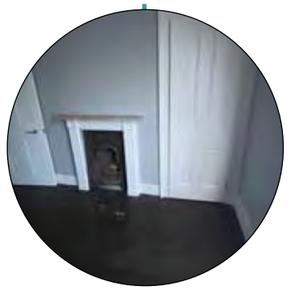
Window surrounds remain in situ



1F Heritage Plan 2015



2F Heritage Plan 2015



Original Fireplace, skirting and architrave remain in situ

New partition with original arch and architrave retained

Original Fireplace and skirting remain in situ

Original decorative fireplace, door frame, window sill and architrave all remain in situ

Original Fireplace and skirting remain in situ

Drawing not to scale - for publication purposes only

5.1 HERITAGE PLANS (existing environment comparison)

5.1.3 3F & Roof Heritage Plans as at 2015

KEY

Original features as recorded by JNW Architects May 2016

- WS window & architrave/ lining
- SS tall Ogee / low profile / square skirting
- CC cornice
- AR architrave
- MF fireplace & mantle
- PR picture rail
- OD original door (see doors below)
- CS coping stone
- rain water goods
- arch
- approved for removal in NMA scheme
- approved for removal in JNW scheme
- approved for removal in both schemes

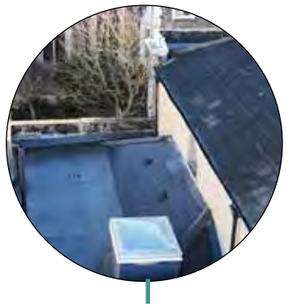
Phasing key

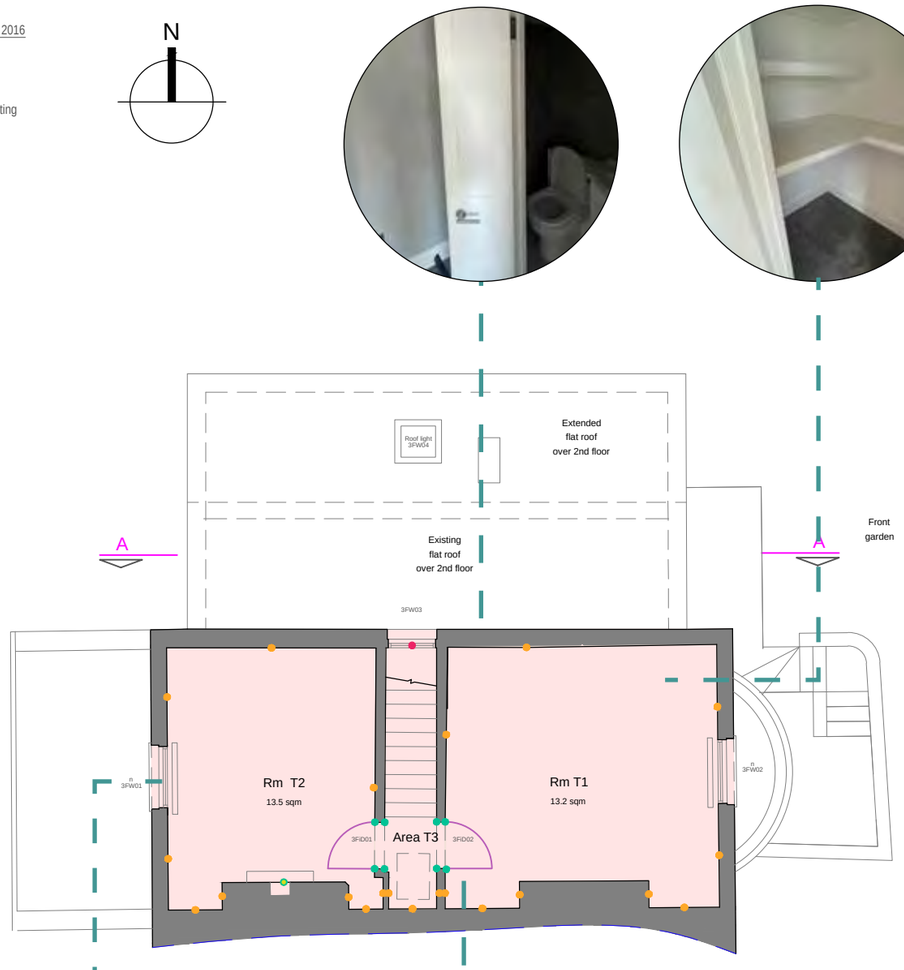
- 19th century
- 20th century
- 21st century

Square skirting type remains in-situ

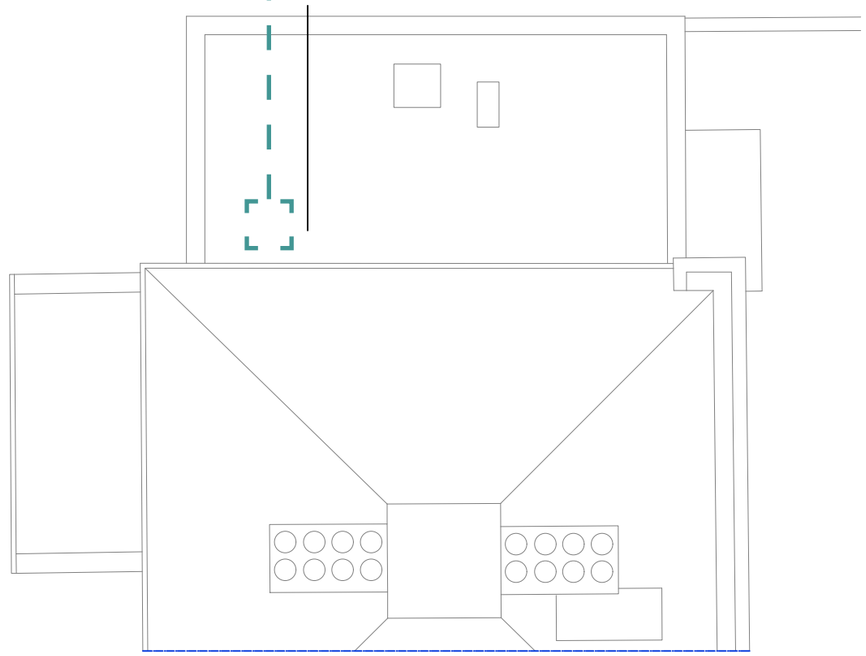
New partitions and doors to frame en-suite and storage.

New AOV roof light relocated over second floor stair well.

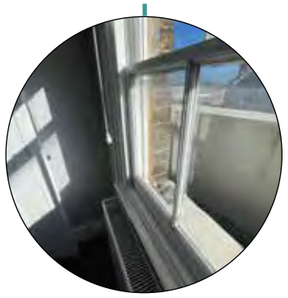




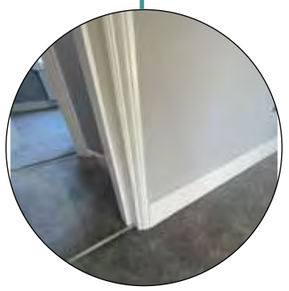
3F Heritage Plan 2015



RF Heritage Plan 2015



Sash window in keeping with original

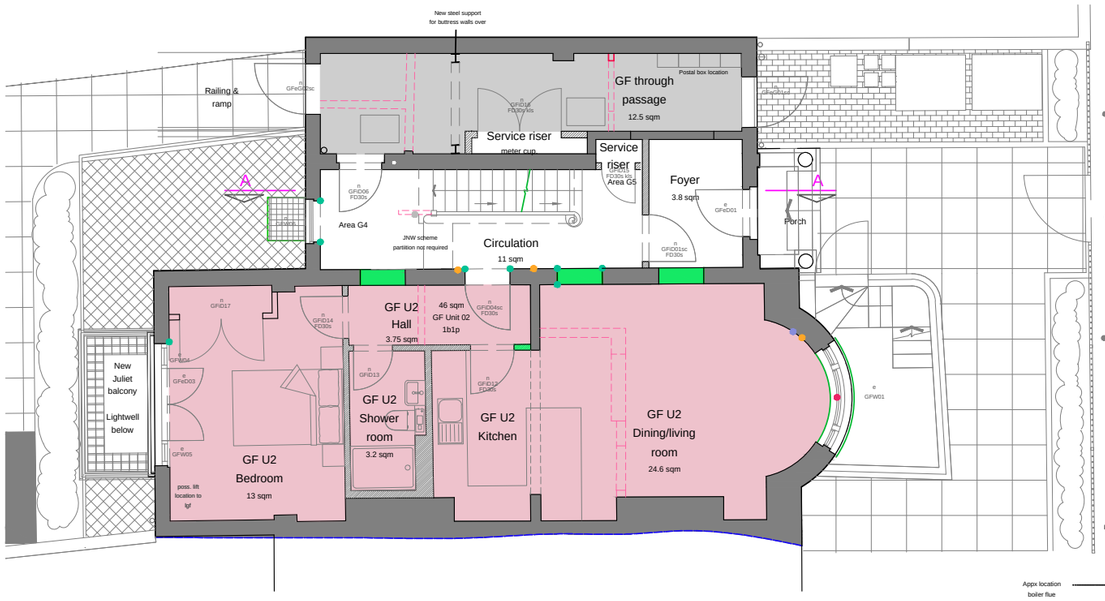


Original architrave and skirting remains in-situ.

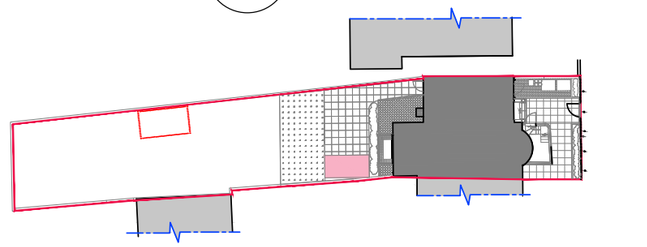
6.0 PROJECT PROPOSALS - PROPOSED FLOOR PLANS

6.0.1 Basement Unit 1, Ground Floor Unit 2 and First Floor Unit 3 Plans

The following floor plans are a revised scheme to the approved Section 73 proposals. Minimal interventions are evident and historic fabric retained



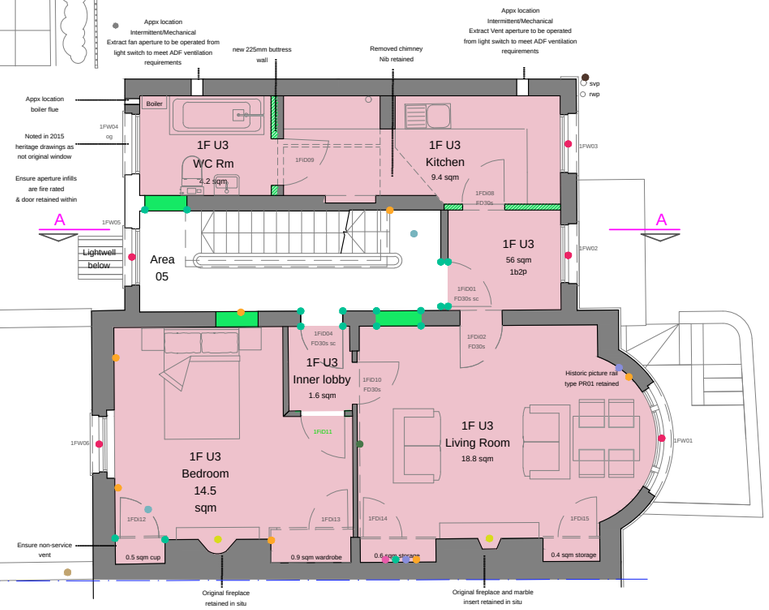
Proposed Ground Floor Plan



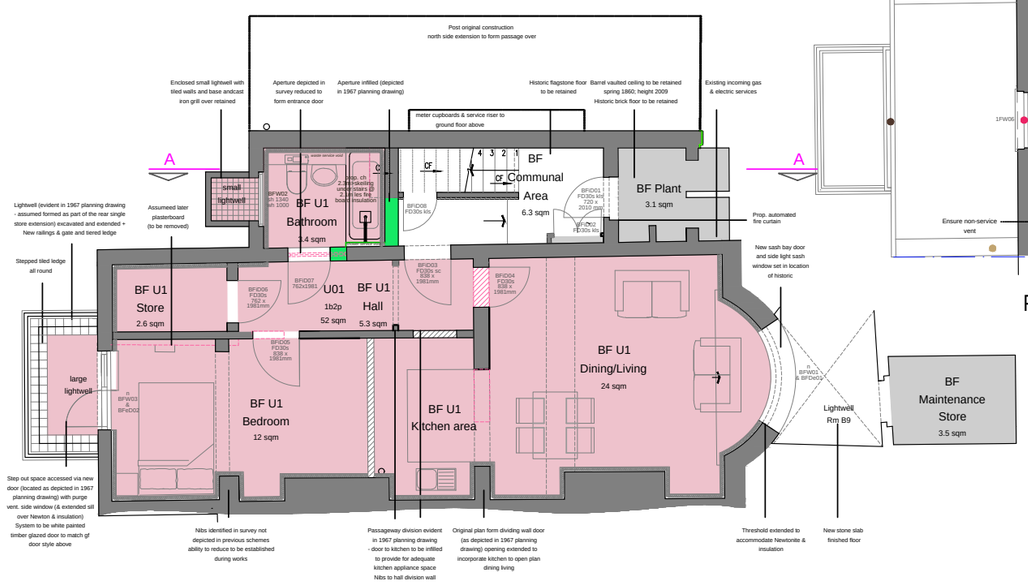
Proposed Site Plan

0 25m 50m

1:500 Scale Bar



Proposed First Floor Plan



Proposed Lower Ground Floor Plan

KEY

Partitions, apertures and doors

- fire rated
- existing partitions/walls retained
- removed partitions/walls
- new partitions/walls
- aperture infills
- unit area

Original features as recorded by JNW Architects May 2016

- window & architrave/ lining
- tall Ogee / low profile / square skirting
- cornice
- architrave
- fireplace & mantle
- picture rail
- original door (see doors below)
- coping stone

0 5m 10m

1:100 Scale Bar

Drawing not to scale - for publication purposes only

NOTES:

Report all discrepancies, errors and omissions.

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See relevant drawings for all specialist work.

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Rev	Date	Description

Project Title

Railton Proposed Flatted Schemes
195 Parrock Street
Gravesend
Kent DA12 1EW

Drawing Description

Proposed LGF, GF and 1F Plans

Scale

1:100 @ A3

Date

Dec 2025

Drawn By

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Drawing Number

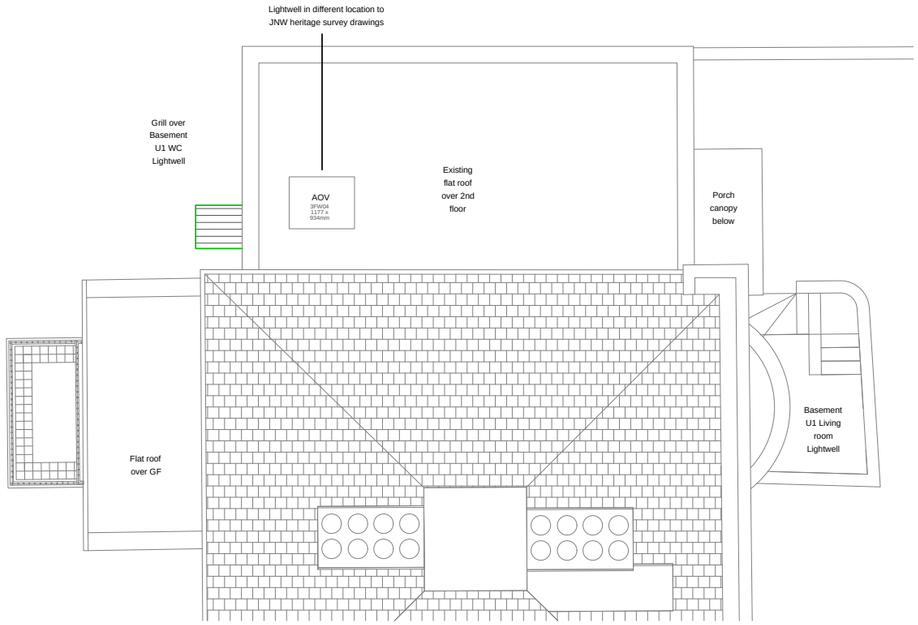
28711_PL01

Revision

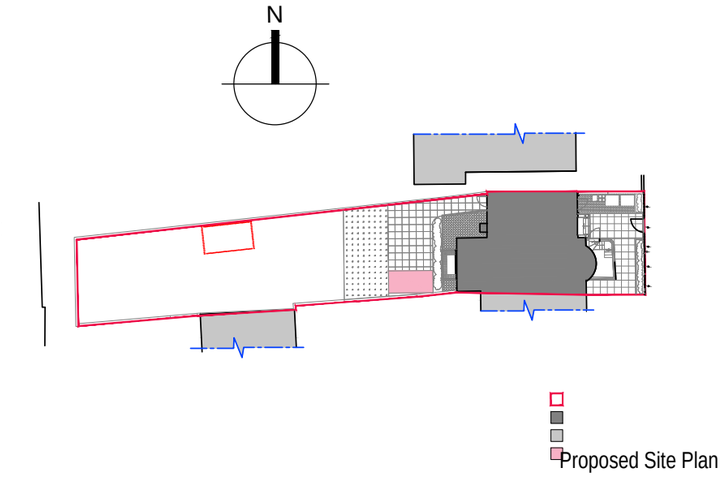
-

6.0 PROJECT PROPOSALS - PROPOSED FLOOR PLANS

6.0.2 Second and Third Floor Unit 4 Duplex and Roof Plans



Proposed Roof Plan



Proposed Site Plan

KEY

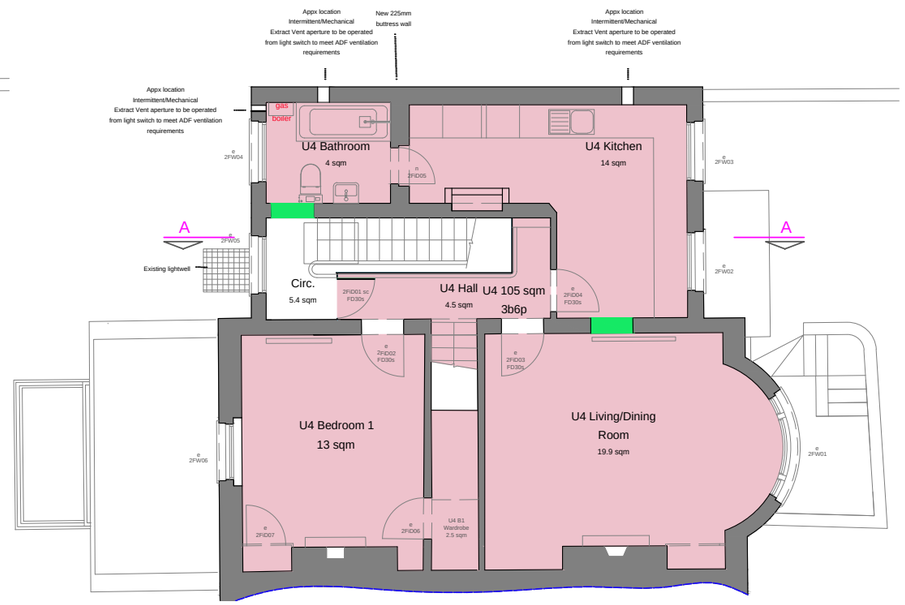
Partitions, apertures and doors

- fire rated
- existing partitions/walls retained
- removed partitions/walls
- new partitions/walls
- aperture infills
- unit area

Original features as recorded by JNW Architects May 2016

- window & architrave/ lining
- tall Ogee / low profile / square skirting
- cornice
- architrave
- fireplace & mantle
- picture rail
- original door (see doors below)
- coping stone

Proposed Third Floor Plan



Proposed Second Floor Plan

0 5m 10m

1:100 Scale Bar

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Rev	Date	Description

Project Title

Railton Proposed Flatted Schemes
195 Parrock Street
Gravesend
Kent DA12 1EW

Drawing Description

Proposed 2F, 3F and Roof Plans

Scale

1:100 @ A3

Date

Dec 2025

Drawn By

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Drawing Number

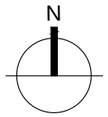
28711_PL02

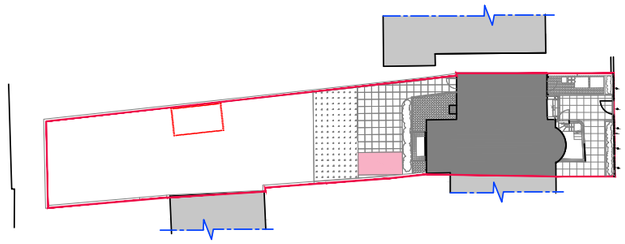
Revision

-

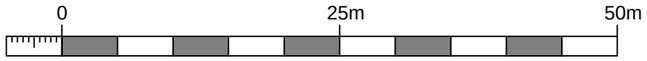
6.0 PROJECT PROPOSALS - PROPOSED SECTIONS AND ELEVATIONS

6.0.2 Proposed Front and Rear Elevations





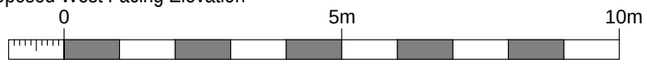
Proposed Site Plan



1:500 Scale Bar

Proposed East Facing Elevation

Proposed West Facing Elevation



1:100 Scale Bar

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Rev	Date	Description

Project Title
Railton Proposed Flatted Schemes
195 Parrock Street
Gravesend
Kent DA12 1EW

Drawing Description
Proposed Front and Rear Elevations

Scale
1:100 @ A3

Date
Dec 2025

Drawn By
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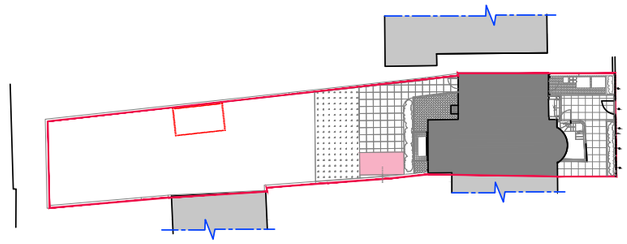
Drawing Number
28711_PL04

Revision
-

6.0 PROJECT PROPOSALS - PROPOSED SECTIONS AND ELEVATIONS

6.0.2 Proposed Side Elevation and Section

N



Proposed Site Plan

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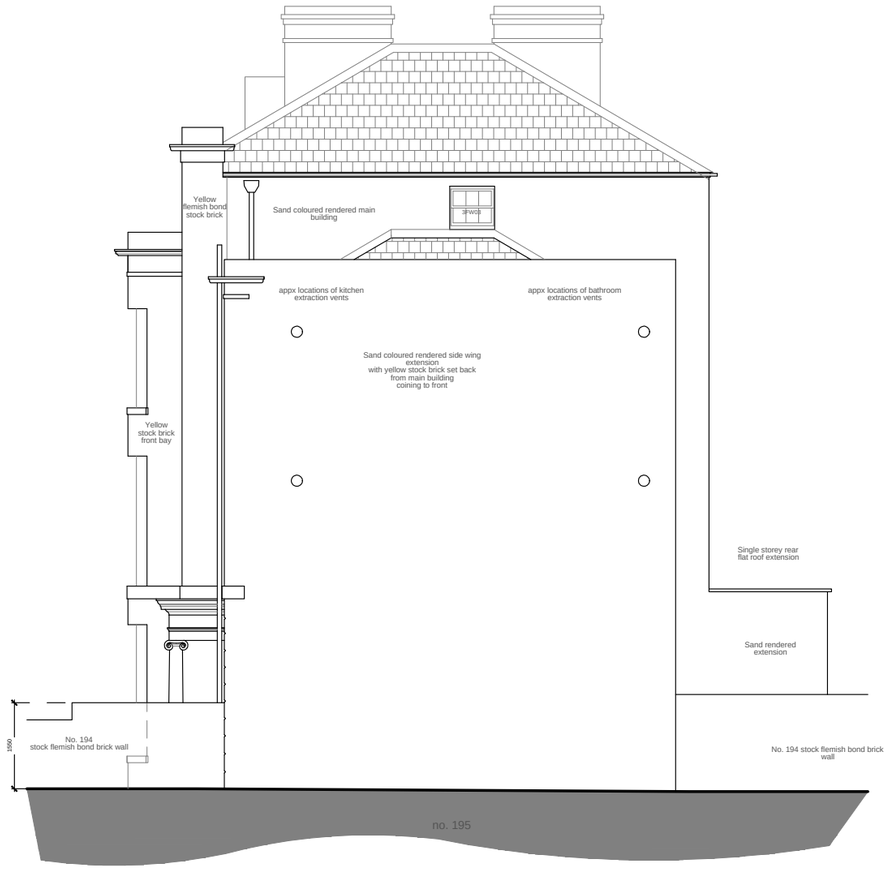
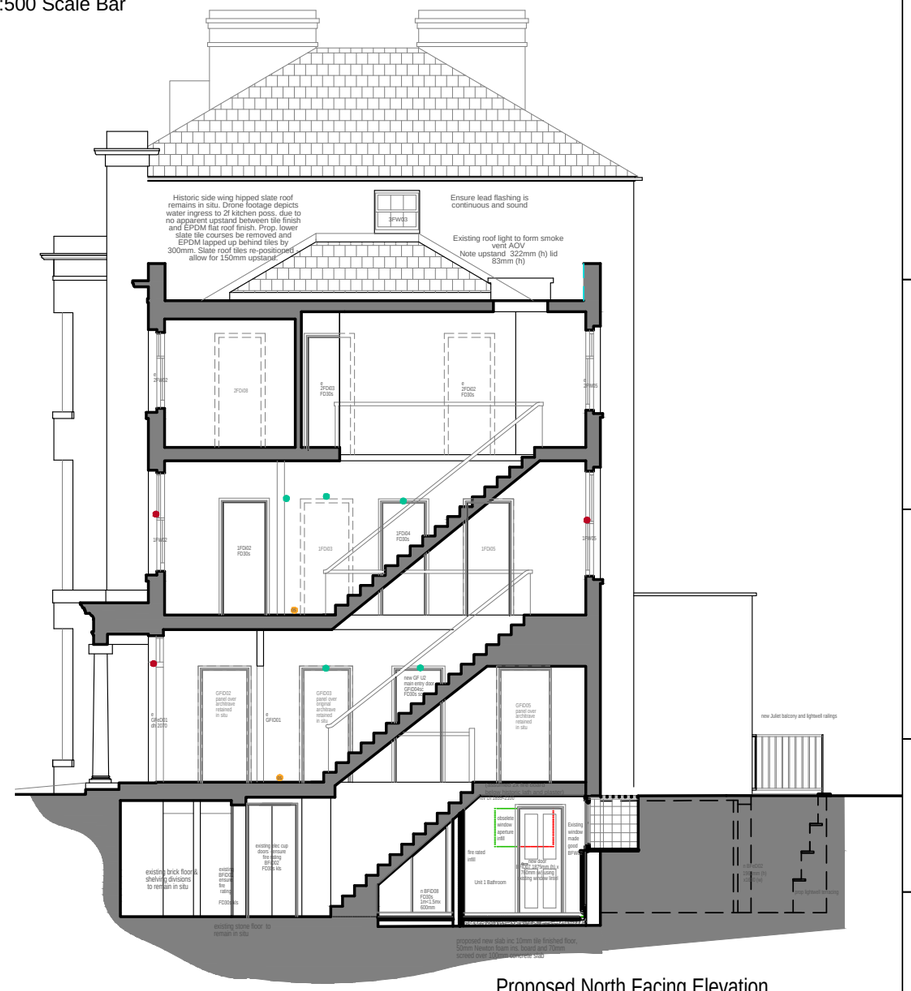
1:500 Scale Bar



Proposed Section



Proposed North Facing Elevation

0 5m 10m

1:100 Scale Bar

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Rev	Date	Description

Project Title

Railton Proposed Flatted Schemes
195 Parrock Street
Gravesend
Kent DA12 1EW

Drawing Description

Proposed Side Elevations and Sections

Scale
1:100 @ A3

Date
Dec 2025

Drawn By
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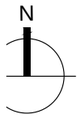
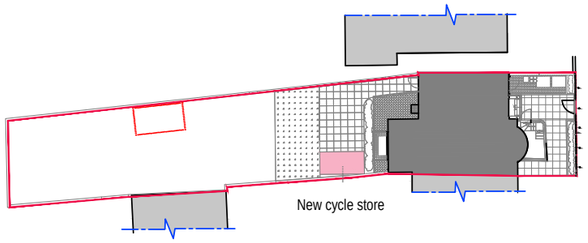
Drawing Number
28711_PL03

Revision
-

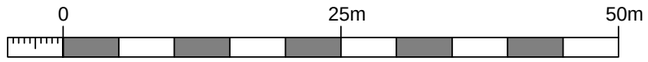
6.0 PROJECT PROPOSALS - PROPOSED CYCLE STORE PLAN & ELEVATIONS

6.0.3 Proposed Front and Rear Elevations





Proposed Site Plan



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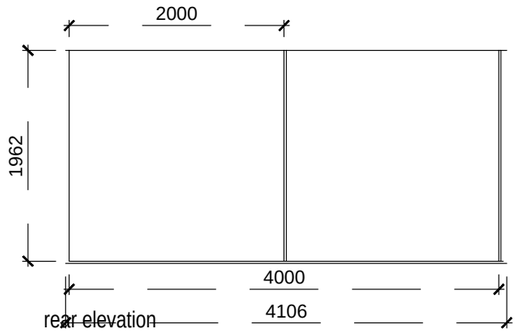
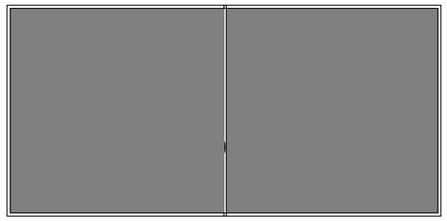
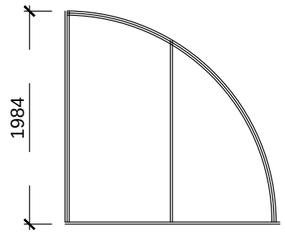


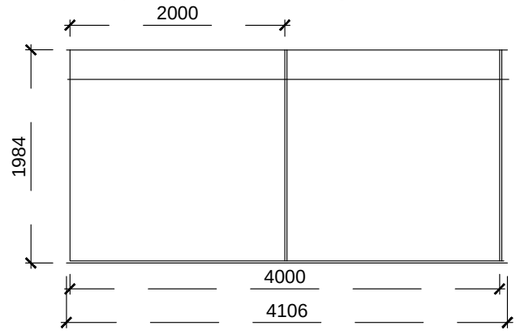
rear elevation



Proposed plan



Proposed east and west facing elevation



1:50 Scale Bar

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Rev	Date	Description

Project Title
Railton Proposed Flatted Schemes
195 Parrock Street
Gravesend
Kent DA12 1EW

Drawing Description
Proposed Cycle Store Plans and Elevations

Scale
1:50 @ A3

Date
Dec 2025

Drawn By
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Drawing Number
28711_PL05

Revision
-

6.1 PROJECT PROPOSALS - DESIGN INTENT

The existing environment, surveyed in November 2025, evidences works have been carried out in accordance with 20200663, in general: A first floor en-suite was not installed and bathroom and kitchen layouts differ. STG Building Control database evidence new electrical installation carried out in October 2022, in accordance with Section 73 commencement timescales. However, 'prior to commencement' conditions associated to Listed Building Consent 20200060 dated 20th January 2020 are not evidenced.

6.1.1 Retrospective permission that works have been carried out appropriately

This submission seeks acknowledgement evidence shows works have been carried out sympathetically and appropriately in accordance with heritage guidelines, including:

- New interior stud wall and plasterboard partitions to form room and flat divisions
- Over boarded ceilings with acoustic linings
- New kitchens and bathrooms as installed
- New services and utilities as installed (based on stacked bathrooms/kitchens)
- New skirting, cornices and architraves as formed
- New floor finishes as installed
- Associated services and utilities to provide combination boiler heating systems to upper floor flats and electric systems to ground and basement flats
- Associated insulation and acoustic provisions

6.1.2 Revised permission

This revised section 73 and Listed Building Consent application seeks approval for adjustments to previous schemes:

1. **Gated passageway access**
   To form a front to back passage through the ground floor of the north wing, forming associated front and rear apertures to locate security entrance gates with ramped access to accommodate cycle access
2. **New window and associated door and ramp removal**
   Removing an existing rear ground floor corridor fire exit door and replacing it with a casement window with brick infill below,. Removing associated ramp to rear to expose proposed Basement unit 1 bathroom small rear lightwell with grill over
3. **Enlarging rear lightwell**
   Tiering the existing aperture to existing larger rear lightwell to provide light and outlook to the proposed basement unit 1 bedroom
4. **New basement doors and windows to front and rear**
   Providing glazed doors and windows to front unit 1 livingroom and rear unit 1 bedroom and lightwells, utilising existing apertures.
5. **No en-suite to first floor (omitted during previous works)**
   Removing a centrally located en-suite from the previous scheme
6. **Postal boxes and smart meter locations**
   Located within the passageway and to the front of the site
7. **Landscaping and amenity**
   Boundary treatments, refuse siting, cycle storage, amenity space and surface treatments to front and rear
8. **Lightwell railings and Juliet balcony**
   Security railings around front and rear lightwells and associated Juliet balcony to ground floor French Doors above
9. **AOV Smoke Vent**
   Retrospective approval for rooflight within north wing flat roof

6.1.3 Associated planning submission drawings

Revised proposals, are to be read in conjunction with a recent survey of the existing environment as surveyed September 2025:

- **28711_EX03 As Existing Lower Ground and First Floor Plans**
- **28711_EX04 As Existing Second and Third Floor and Roof Plans**
- **28711_EX05 As Existing Sections and Elevations**
- **28711_EX06 Existing and Proposed Front and Rear Lightwells**

JCA drawings EX01 & 02 locate heritage features from heritage drawings depicting the environment in 2015 and historic maps and local authority planning applications:

- **28711_EX01 & EX02 Heritage Floor Plans based on JNW Existing Conservation Plans 2015: 016 and 017 Rev. C & 018 Rev. B]**

6.1.4 New scheme planning submission drawings

This submission forms a new LBC application. Associated drawings include:

- **28711_LP01 Site and Location Plans**
- **28711_SP01 Proposed Site Plan**
- **28711_PL01 Proposed Lower Ground Floor (Basement), Ground and First Floor Plans**
- **28711_PL02 Proposed Second and Third Floor and Roof Plans**
- **28711_PL03 Proposed Side Elevations and Sections**
- **28711_PL04 Proposed Front and Rear Elevations**
- **28711_PL05 Proposed Cycle Store Plan and Elevations**
- **28711_PL06a Proposed Front Passage Ramp, Ext. Post Boxes and Bin Storage Plans & Elevations**
- **28711_PL06b Proposed Rear Passage Ramp, and Int Post Boxes Plans & Elevations**
- **28711_PL07a & b Proposed Partition Types 01-05**
- **28711_PL08 Proposed First Floor Arch Infill**
- **28711_PL09 Proposed New Internal Floors**
- **28711_PL10 Proposed Front Bay Joinery Details**
- **28711_PL11a & b Proposed Doors Types and Elevations**
- **28711_PL12 Proposed Window Types and Elevations**
- **28711_PL13 Proposed AOV Smoke Vent Details**
- **28711_PL14 Proposed Rear GF Window Joinery Details**
- **28711_PL15 Proposed Front Basement Lightwell & Waterproofing System Section DD**
- **28711_PL15b Proposed Rear Basement Lightwell & Waterproofing System Section DD**
- **28711_PL16a Front & Rear Gates and Railings Balustrade Details**
- **28711_PL16b Proposed Rear Lightwell & Ramp Safety Balustrades & Juliet Balcony Details**
- **28711_PL17 Proposed Rear Basement Lightwell & Waterproofing System Section DD**
- **28711_PL18 Moulding Details, Architraves, Skirting, Dados, & Coving**
- **28711_PL19 Window and Door Schedules**

Further details to associate this application to be submitted, post specialist consultation:

- **Glazed Partition Details (should existing constructed U4 partition to stairwell considered unacceptable)**
- **Statement of Works and Method Statements**
- **Fire Alarm and Emergency Lighting Plan and Elevation**

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6.2 PROJECT PROPOSALS - HERITAGE IMPACT ASSESSMENT

Works carried out thus far and proposed works

6.2.1 Basement

Previous approval response acknowledged new openings could be agreed post removal of extensive modern partitioning, particularly for external walls where new window openings would reveal original opening locations in principal walls. Basement works appear to have been left.

External apertures/lightwells

There are 3 light wells, 1 to the front and 2 assumed to have been inserted when the early 20th century extensions were constructed to the rear.

Heritage analysis and enabling works evidence a front bay window door with side windows were apparent within the front lightwell bay. This submission re-instates this arrangement to proposed Unit 1 livingroom, to match no. 196, as approved.

A window/doorset to the rear larger lightwell is proposed, to service the proposed Unit 1 bedroom set within the existing aperture with excavations below the existing sill to accommodate a door. The lightwell to be expanded by way of terracing to allow better vista and light into the bedroom, hence the existing grill will no longer be required

All new joinery to be in white painted timber to match upper floor detailing. The front bay to have a timber decorative infill to replace the one since lost. A 3rd basement aperture is retained with a high level window to be made good, forming a small rear lightwell with grill over to service the bathroom. White square tiles within it are to be left in situ, grouting made good.

New structural works

Footings to lightwells and door apertures will be required in accordance with structural engineer calcs (tbc).

Internal doors and partitions

6 internal doors are depicted in the 1967 planning drawing. Only the store door remains. All new partitions and doors to be new.

Lift (since lost)

Whilst a detailed methodology and archaeological recording was required for the opening up of basement areas including removal of the hoist, this no longer forms part of this submission. The basement floor has been excavated, no archaeological recording apparent. Later heritage appraisal showed the hoist was installed in the 1970's when the building was under temporary bank use for document transfer.

Floor finish

Original brick flooring survives in the cold room (with stone slab shelves intact) This area is to be utilised as a service/plant room and will remain undisturbed. Original stone slab flooring has been left in situ at the foot of the stairs, to be set aside to allow for tanking membrane insertion and to be re-laid post works. (refer schedule of works)

6.2.2 Fencing, gates and Juliet balcony (see 7.4)

Lightwell safety balustrades

1.1m high aluminium square profile safety balustrades are proposed set into coping stones to be installed around front and rear lightwells, the front to have an access gate to provide access to the front bunker. A sample panel of masonry work was required prior to works in the 2020 submission, the upstand to the front lightwell has been constructed in like for like bond, materials and finishes, this to be replicated in the renovation of the rear lightwell.

Juliet balcony and entry gates are proposed to match, all so as not to compete with the Regency frontage style.

King Street Conservation Area guidance favours frontages to present a firm enclosure - a mixture of low brick walls and railings. Proposals seek to reinstate 1.8m high Fleur de Lis wrought iron railings with entry gate set within as a distinctive architectural feature with reference to approved detail for adjoining property 196 (refer drawing 28711_PL16a. There is little advantage in locating a low plinth wall, as they will both restrain natural water run off and sever Local Authority bollards and lamppost fronting the pavement, as detailed in the conservation appraisal, from the openness and result in an awkward relationship to the wall.

6.2.3 Refuse and cycle store (see 7.6)

This to be located to the front of the site for ease of collection. Demarcation for storage in the form of grey paving bricks and granite set borders with bollard lighting. It was considered not to form an enclose in case this causes harm to the siting of the listed building. Hedgerow screening is proposed to the road.

6.2.4 Entrance fencing and gates (see 7.4)

New entrance gates are required to form the through passage access to the front and rear of the property. There is clear evidence from previous planning applications, pre listing, that the side wing was extended and would have had an access door within it to access the rear glazed roof room depicted in historic drawings (since removed). To the front, a night deposit was located in the 1970's within a previous aperture to service the property when utilised as a bank. The new aluminium entry gates are to match the safety balustrades and to be located either end of the new north wing passageway front and back. It is assumed previously timber door frames were located. Fixing locations to be utilised where able.

6.2.5 New windows and external doors (see 7.3)

Windows have not been replaced and are to be retained in situ and to be made good in like for like materials in accordance with associated window schedule 28711_PL19 and guidance from Historic England.

As part of this revised scheme, the ground floor rear corridor emergency evacuation door is to be replaced with a window (GFW05) with infill panel below. This to remove access over the basement unit 1 bathroom smaller light well, retaining existing grill over to provide required SBD security.

6.2.6 Chimney removal and flat roof repair (see 7.9)

An (assumed) early 20th century chimney located in the north wing extension is no longer evident with no record of how removal was conducted. Further investigation is required to determine if its removal may be resulting in 2nd floor water ingress through the roof. All other fireplaces and chimneys remain in situ.

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6.2 PROJECT PROPOSALS - HERITAGE IMPACT ASSESSMENT

For minimal disruption, it is proposed the joinery be retained as existing.

6.2.7 Internal details (see 7.3)

Staircases

A condition required a detailed schedule and scaled drawings for stairwell renovations, including methods or repair where applicable. It is apparent that the staircases remain in situ throughout.

Architraves, staircases, picture rails and skirting (see 7.3)

Annotated plans within this document depict original door frames, mouldings and architraves when surveyed in 2015. A method statement as to how they will be protected during the development was not submitted, but no detriment appears to have been caused.

Ceilings

Lath and plaster remains intact beneath new plasterboard applications where initial investigation has been conducted; New suspended ceilings have been installed, the historic ceilings and decorative cornices remain above.

New fire rated and bathroom partitions (see 7.7)

Later installations such as hardboard appear to have been carefully removed, with no apparent damage. Where new partitions abut original walls/ceilings, these have been separated from the original plan layout by adopting shadow gaps/lines where any new partitions abut original walls, deeper than they are wide to achieve the desired effect. These continue along the entire length of the interface, maintaining sound, fire and structural integrity. The second floor has a solid (assumed fire rated) partition. Railings to stairwell retained. Partition depicted in the approved drawings as a glazed partition. Associated scaled drawings of walls floors and ceilings are submitted in accordance with

Glass partitions

The laminated obscure glazing partition has not been installed, fire rated partition in its place which has been formed around the historic balustrade and appears necessary form a support for the entry door to 2nd floor, the partition to be checked for fire rated construction and permission is sought for it to remain. The glazed partition would retain vista of continuing balustrades, however, the partition forms separation to Unit 4; the solid partition meeting acoustic, thermal and privacy requirements.

Interior doors

No assumptions may be made to existing door fire ratings; FD30s fire rated doors are required to all habitable rooms in accordance with building regulation.

Where original doors to be upgraded, it was recommend Envirograf product 42 range of paints, clear or coloured, applied to manufacturer's instructions, in conjunction with Envirograf surface mount; FD60s fire rated doors required to all entry doors from stairwell and all associated openings to be closed off in accordance with fire rated stud partitions.

A new internal fire rated evacuation exit door is to be located within the original stairwell corridor.

Should secondary glazing be introduced it is proposed to be slim-line Pilkington K or Low E polymer-based secondary glazing can increase thermal efficiency by 60-70% with counter-balanced vertical sliders

Mouldings, cornices, skirtings and

Original details have been sought from neighbouring building 196, further referenced in 2015 Heritage Plans.

Existing materials appear to remain in situ throughout including architraves, cornices, dado, picture rails and skirting. Where new partitions were formed in the previous development, new mouldings appear to have been installed to match existing according to location, aside from new architrave which is square finish with a shadow gap and defines new insertions, not appearing juxtaposed to historic detailing.

6.2.8 Finishes

Joinery

All new windows and doors to be in white painted timber, to precisely match existing in detail, construction, material and finish including reveal and Sill.

Masonry and stonework

Existing apertures affected by the works to be made good in like for like render/brick stone detailing and finishes, ensuring brick choice and mortar pointing to be like for like in material and finish; stucco and stonework detailing to be recorded prior to works and replicated accurately. Paint choice to be suited to resultant material (breathable where lime plaster/stone), colour and texture to match surrounding finishes.

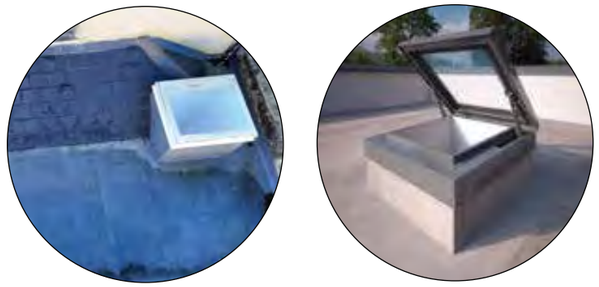
6.2.9 AOV roof light

1:10 scale plans and elevations are included in this submission, illustrating details of a replacement smoke vent at the top of the stairwell, utilising a void already formed to locate a roof light.

Drawing not to scale - for publication purposes only

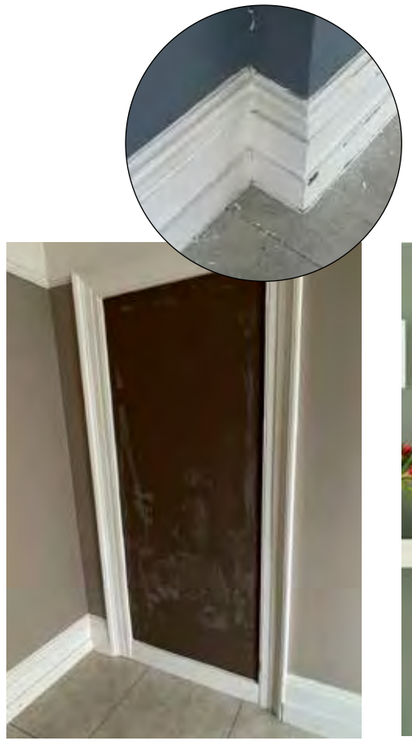
6.2 PROJECT PROPOSALS - HERITAGE IMPACT ASSESSMENT

6.2.10 Imagery



Rooflight to be removed and replaced with AOV

Tall OG Profile Skirting



Evidence of sympathetically installed partition infill. Heritage architrave and heritage skirtings in situ

New Howdens Burford 4 panel shaker door

New square architrave

New GF U2 Burford bathroom door with new square architrave

Heritage architrave

Existing GFiD12 GF U2 kitchen door beside GF U2 bathroom door evidences like for like application

Existing main external entrance door to remain in situ

North wing extension later window (previous bank night deposit box aperture)
To be replaced with side passage door

AI example image by others. Proposed secure gated entrance front and rear of passageway

Existing ele 04 rear ground floor French doors GFeD03 GF U2 and side lights (exterior) to have Juliet balcony to outside

Proposed Howdens Richmond FD60 fire door to foyer entrance

Front ground floor bay and window with stone lintel to basement lightwell aperture below

Drawing not to scale - for publication purposes only

7.0 CONCLUSION

To summarise, 195 Parrock Street is Grade II Listed and as such Listed Building Consent (LBC) was sought by previous owners to convert the building from offices to flats.This application was approved, in accordance Full Planning Consent 20200059 and LBC 20200060.

Following this, the scheme was adapted and Section 73 approval was granted under application 20200663 for the changes, superceding 20200059.

Works commenced in accordance with conditions 1 and 2 associated to approved application 20200663, thereby fulfilling conditions associated to it. This is evidenced by electrical installation sign off recording within 3 years of approval with the Local Authority Building Control STG and in that general arrangements have been set out in accordance with the approved scheme, aside from works not yet undertaken and adjustments to bathroom and kitchen layouts.

JCA have been appointed by the current owners of 195 Parrock Street to put together drawings and photographs of works carried out by previous owners to assure the Local Authority that the works have been carried out in accordance with Heritage Strategies, sympathetically to the heritage of the building

Some of the strategies as approved by LBC were not undertaken and as JCA sought guidance from the Local Authority via a Pre Application submission, which was not forthcoming.

This application seeks Section 73 approval for revisions forming part of this submission as well as Listed Building Consent for the design strategies.

30 conditions were required in accordance with the approved LBC scheme for which this revised Listed Building Consent application endeavours to provide details to confirm how the works have been carried out and proposed works are to be conducted.

Drawing not to scale - for publication purposes only