

HERITAGE
STATEMENT

THE COMPASS
ALEHOUSE
7 MANOR ROAD,
GRAVESEND, KENT.
DA12 1AA.

DATE: 21/09/24
REVISION: B



INTRODUCTION

This heritage statement has been prepared in support of the full planning application for the proposed alterations to:

Compass Alehouse – 7 Manor Rd, Gravesend, DA12 1AA

Alterations include:

- Reinstatement of customer amenity space and propose longer term.
- 8.7sqm of additional commercial space within site boundary.

*Note there are no built works.

The Compass Alehouse is located in the King Street Conservation Area (as shown in King Street Conservation Area Character Appraisal (2009) by Gravesham Borough Council).

Primary purpose of the proposal is to reinstate the customer amenity space longer term and include additional commercial space within site boundary.

The statement confirms that the proposals do not harm the significance of the conservation area.

This is to be read together with the full planning application of this site.

*Credit unknown for the image below



CONTENTS

1.0 Heritage and Context

1.1 The Conservation Area

1.2 The Surrounding Context

2.0 Level of Harm

3.0 Conclusion

This document has been put together and is the property of:

Ray Cheung, Gravesend

John Warden, The Compass Alehouse
Rachel Warden, The Compass Alehouse

1.1 THE CONSERVATION AREA

The site is located in the King Street conservation area.

The King Street Conservation Area was designated on 18th December 1980 by Gravesham Borough Council. It was extended on 9th September 1998 and 14th February 2001.

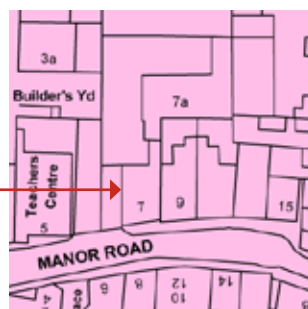
The Conservation Area's boundary includes all or parts of the shopping streets of King Street, Milton Road, Parrock Street, Windmill Street, Stone Street and Manor Road. It also includes the adjacent residential streets of Berkley Road, Bernard Street and Wilfred Street.

The plan below is extracted from the King Street Conservation Area. (as shown in King Street Conservation Area Character Appraisal (2009) by Gravesham Borough Council)

The zoomed in area plan indicates the site.



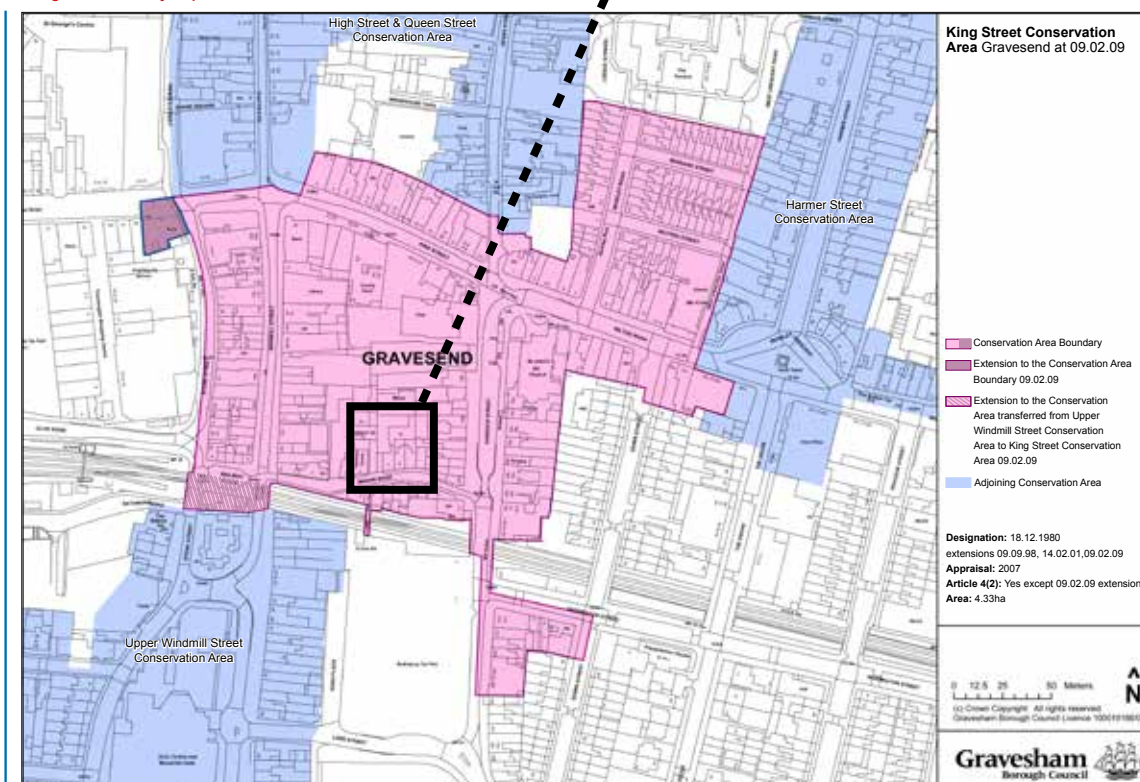
The Compass Alehouse
7 Manor Rd, Gravesend,
DA12 1AA



King Street Conservation Area Appraisal

2009

Designated Boundary Map 09.02.09

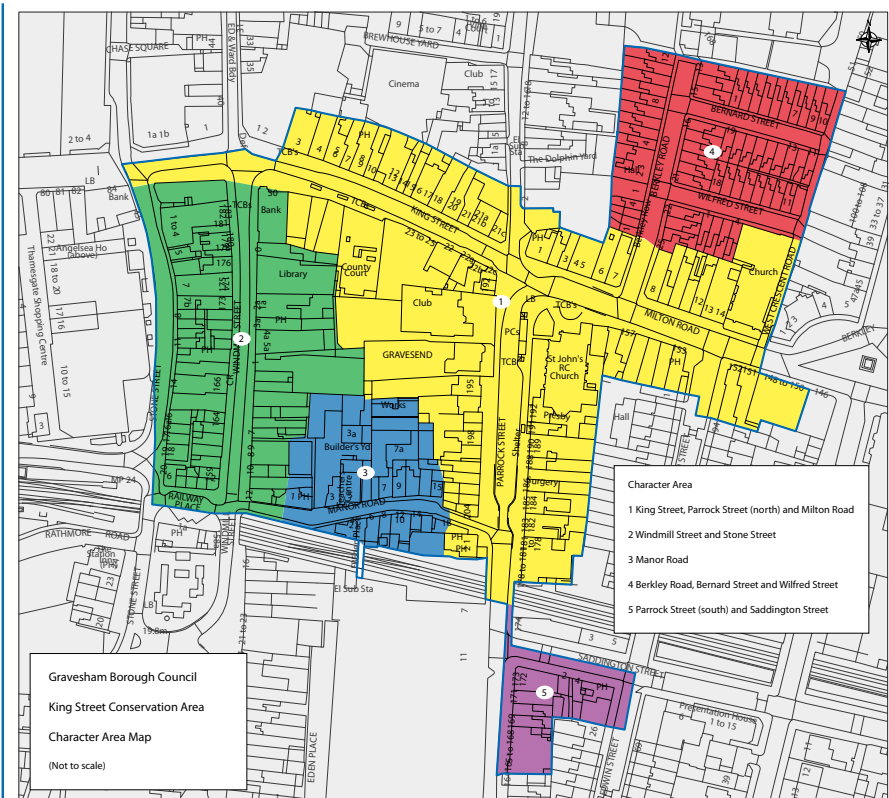


1.2 THE SURROUNDING CONTEXT

The site is within the King Street character area (see plan below).

The site itself is not high lit as a building of historical merit within the appraisal, but is merited with a building with positive character and the site may have archeological potential.

The building is in an area that has been deemed built 1874-1907.



1.2 THE SURROUNDING CONTEXT - MANOR ROAD WITHIN THE KINGS STREET CONSERVATION AREA

Manor Road has a different character to the larger commercial streets adjoining it. The road snakes east-west and has the appearance of a minor route connecting more established roads.

The road during the 18th Century was used by stagecoach before the route was restricted.

Buildings line the road with taller three storey 19th century structures on the north side contrasting with a parade of single storey 1930s shop units on the south.

Former small industrial and service buildings, such as nos. 13 and 15, complement the street scene.

An alleyway on the southern side leads to a footbridge over the railway tracks and the small scale of the buildings on this side of the road does create the impression that this is a typical service road or arches development next to a train station. It is a common route for the local community from the car park (Parrock St Car park) or the residents approaching from the south.

The quality and retention of original features is poor/variable in Manor Road, however, its considerable charm remains intact through the curve of the street.

Manor road features terracotta decorations and Victorian style wall mounted streetlights that contribute to the historic character.

The north side of the road has buildings of particular note, the green tiled Manor Shades Public House (currently residential) and the 19th Century 3 storey buildings that follow the soft curves of the road. These buildings are akin to other historical buildings within Gravesend. The unlawful unattractive shopfronts along this road undermine the special character of this commercial street. This is not uncommon in the conservation area as a whole.



Manor road - east to west view
Manor shades Public House in the foreground.



Views through to industrial yards and unlawful shopfronts.
South side of the road.



Manor road - middle kink view from alley way looking
north.



Single storey south side of the road.

2.0 LEVEL OF HARM

The proposed alterations detailed below do not harm the significance of the conservation area:

Alterations include:

- Reinststate customer amenity space and propose longer term.
- 8.7sqm of additional commercial space within site boundary.

*Note there are no built works.

This causes no harm to the conservation area.

3.0 CONCLUSION

In conclusion the proposed minor variations within the boundary of the site do not harm the significance of the conservation area.

Despite it being located within the conservation area its architectural style and form have been altered through time and the heritage assets to the shop front no longer remain. Which we are not proposing a change.

The character and the qualities of the existing site remain in keeping within its architectural style and neighbouring vernacular.

*Note there are no built works.

It has been previously granted to be a micropub/alehouse and will remain as such for this time period.

It is concluded that the proposal does not harm the significance of the conservation area.

END