

**No. 24 Stone Street,
Gravesend, Kent**

**Level 3-4 Historic
Building Recording**

Client: DAC ARCHITECTS

AB Heritage Project No:10713

Date:07/01/2016

No. 24 Stone Street, Gravesend, Kent Level 3-4 Historic Building Recording

Client DAC Architects
Project Number 10713
Prepared By Kerry Kerr-Peterson
Illustrated By Zoe Edwards
Approved By Andy Buckley

Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	KKP	AB	07/01/2015

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Enquiries To:

AB Heritage Limited (Head Office)
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Email: info@abheritage.co.uk
Tel: 03333 440 206



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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by DAC Architects to undertake a level 3-4 Historic Building Recording, covering the proposed development of the Grade II Listed No. 24 Stone Street, Gravesend, Kent.

Historic maps from the 19th and 20th centuries (Plate 3 & 4) have identified that the layout of the original part of the building appears to have changed very little between at least the late 19th and late 20th century. The Gravesend Tithe Map of 1842 shows part of the former workhouse complex in the location of the proposed new extension on the western side of the building.

The Historic Building Recording has identified that there is good survival of the original internal walls within the first and second floors of the building (See Figures 6 & 8). There is also considered to be a relatively good level of survival of likely original architectural features including architraves, ceiling roses, fire grates and surrounds. The historic building recording has also confirmed a good level of survival of the external features highlighted in the 1975 Historic England listing details. The extent of the survival of the underlying ground floor facade following its remodelling between c. 1930 and 1960 is unclear.

There is considered to be a minor degree of social value associated with No. 24 Stone Street, and it is presently considered to have minor social and low economic links to the existing townscape. The proposed development is considered to likely strengthen both the social and economic links with the existing townscape to a moderate – minor degree.

The likely use of the hotel by railway commuters provides the building with minor social and economic links to the railway station. However, the change in use of the building over time has compromised these links. These links with the railway station are likely to be strengthened to a minor degree by the proposed development.

The magnitude of impact of the overall alterations of proposed development is considered to be low with the overall significance of effect considered to be minor at most.

It is recommended that a watching brief is undertaken during the removal of the ground floor brick facade of the building, in order to monitor and ascertain the level of survival of the earlier timber facade. This should be extend to monitor those intrusive groundworks associated with the proposed new extension on the western side of the building, in order to determine the level of survival of any remains associated with the western part of the former workhouse complex. A record will need to be made of the roof timbers of the roof structure for the original pitched roof that are to be removed, prior to their removal.

These recommendations will need to be approved by the Gravesham Borough Conservation Officer and Kent County Council Senior Archaeological Officer where necessary.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by DAC Architects to undertake a level 3-4 Historic Building Recording, covering the proposed development of the Grade II Listed (National Heritage List for England (NHLE) entry no. 1341510) No. 24 Stone Street, Gravesend, Kent (Gravesham Borough Council Listed Building Consent Application Ref. 20150698).
- 1.1.2 This report was requested by Gravesham Borough Council Planning Officer (Michael Jessop) on the advice of the Borough Council Conservation Officer (Allan Cox). This information will aid the design of the interior of the building, to enable as much of the original internal fixtures, fittings and layout to be retained as possible.
- 1.1.3 No. 24 Stone Street forms the northern end of a Grade II Listed terrace of five buildings (Nos. 20-24), which together, English Heritage (now and hereafter Historic England) considers to form a heritage asset group (Photo 2). No's 21-23 originally formed a part of the earlier Gravesend workhouse, erected in 1797, while No's 20 & 24 were added in 1847, when the workhouse was converted into housing and the remainder of the workhouse complex was demolished.
- 1.1.4 The List of Buildings of Special Architectural or Historic Interest compiled by Historic England in 1975, highlights a number of original features of the exterior of the building, including the original sash windows with intact glazing bars, moulded surrounds with architraves and cornices.
- 1.1.5 This document should be read in conjunction with the Archaeological Desk Based Assessment produced by AB Heritage for DAC Architects for the proposed development at the land at the rear of No. 24 Stone Street, Gravesend, Kent (2015).

1.2 Site Location & Description

- 1.2.1 The proposed development site is located towards the southern end of the historic core of the centre of the town of Gravesend, c. 20m to the south of the main Southeastern Railway line, within the Upper Windmill Street Conservation Area (AB Heritage, 2015, Figure 2 [AB 37]) (See Figure 1). The proposed development site faces east onto Stone Street and west onto Rathmore Road, which runs along the northern boundary of the proposed development site (Photo 1).
- 1.2.2 The building covers an area of 306m² over three storeys with a basement, centred on National Grid Reference (NGR) TQ 64707 73996.
- 1.2.3 The proposed development site is currently vacant and was last in use as a Bar 24 Nightclub on the ground floor, with staff accommodation on the upper floors. A modern brick extension containing a toilet block and a wooden glazed conservatory are currently attached to the northern side of the property (Photo 1).
- 1.2.4 A garden area, formerly the beer garden of the property, is located immediately to the north of the proposed development site. A small paved yard is located on the eastern side of the

building, accessed via two steps from pavement level and enclosed by a modern brick and concrete wall with colonnades and cast iron railings. No. 24 Stone Street is adjoined to the adjacent properties of No. 22 & 23 on the south side (Photo 1).



Photo 1: View of No. 24 Stone Street (white building, mid left), from the north



Photo 2: View of No. 24 Stone Street (far end of the terrace) from the Civic Centre to the west

1.3 Proposed Development

- 1.3.1 The proposed development plans are for the conversion of the presently vacant building to provide a number of commercial units on the ground floor, with a total of 4 self contained flats, spread over the first and second floors (See Figures 3, 5, 7 & 9). The proposed development will not substantially alter the overall existing scale of the original building.
- 1.3.2 The proposed development will include the removal of the modern single storey brick toilet extension on the northern side, and the glazed conservatory located on the western side, as well as the canopies on the eastern side, the north-east corner and northern entrance.
- 1.3.3 A new single storey extension is proposed for the western facade. This is in order to increase the internal ground floor accommodation. This has been designed to complement the existing facade. The facade will undergo sympathetic maintenance and repairs, with any windows being repaired or replaced to match those already existing.

- 1.3.4 A sympathetic new shop front, the design for which has been inspired by a former shop front (Plate 1), is proposed for the ground floor of the eastern elevation. This will involve the removal of the existing red brick frontage of the building so that the new shop front will follow the line of the wall above.
- 1.3.5 The creation of the self contained flats within the interior of the proposed development site will include the demolition of the existing, likely original, internal staircases and a number of small areas of what is concluded to be 19th or early 20th century lathe and plaster internal walls (See Figure 6 & 8). A new staircase will be constructed in a new enclosure to access the flats independently of the accommodation on the ground floor. The side door and windows into the old pub will remain as the entrance to the flats.
- 1.3.6 The proposed plans anticipate that the internal obsolete chimney breast on the second floor will be demolished. All other fire places will remain and be put back into working order with original features being retained where possible.
- 1.3.7 It is proposed to remove remaining roof timbers of the roof structure for the original pitched roof, in order to free up the internal space for the new flats. The existing flat roof will require renewal and this will give the opportunity to provide additional roof lighting (DAC Architects, 2015).

2. AIMS & METHODOLOGY

2.1 Aims of Works

2.1.1 The aim of the Level 3-4 Historic Building Recording works is to comprise an analytical record, providing an interpretation of the building's history from the structure itself and in particular to:

- Make a record of what remains of the original fixtures, fittings and layout may remain, in order to aid the design process of the conversion of the building, so as to retain as much of the original features as possible; and
- Gain an understanding of the buildings social and economic links with the existing townscape and relationship with the adjacent railway station.

2.2 Objectives

2.2.1 The principal objectives of the programme of the Level 3-4 Historic Building Recording works were to:

- Produce a written description of the principal elements of the building. This includes, as much as possible on the form, function, date, history and sequence of development, any significant architectural details or fixtures / fittings related to the history and function of the building;
- Undertake a photographic record of the overall appearance of the principle rooms and circulation areas, including any significant architectural details or fixtures / fittings related to the history and function of the building;
- Mark up where possible on existing plans supplied by the client the original architectural details, fixtures, fittings & layout of the building; and
- Describe the social and economic links to the existing townscape and relationship with the railway station.

2.3 Methodology of Works

2.3.1 The methodology for the historic building recording has been carried out in accordance with *Understanding Historic Buildings: A Guide to Good Recording Practice* issued by Historic England (2006) and the NPPF (2012) and included the following:

- An order and review of the data held by the Kent County Council Historic Environment Record (HER);
- A review of relevant maps, photographs and other relevant documents held at the Kent History & Library Centre (hereafter KHLC) & Gravesend Local Studies Library (hereafter GLSL) was undertaken on the 8th December 2015;

- Compilation of a written description of the principal elements of the building using pro forma Room Data Sheets, including the form, function, date, history and sequence of development, any significant architectural details or fixtures / fittings related to the history and function of the building;
- Compilation of a photographic record of the overall appearance of the principle rooms and circulation areas, including any significant architectural details or fixtures / fittings related to the history and function of the building; and
- Completion of an Online Access to the Index of Archaeological Investigations (OASIS) entry.

2.3.2 The historic building recording has been carried out broadly in line with an Historic England Level 3-4 survey. The work was undertaken by Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and Tom Cloherty (Archaeological Technician, AB Heritage) on the 8th December 2015.

2.3.3 The photographic record was made using colour digital photography. Within the report, selected digital images have been reproduced along with plates where relevant.

2.4 Documentary Research

2.4.1 Initial documentary research was undertaken using the following sources:

- The online Kent HER <http://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/> was accessed to undertake an initial assessment of the relevant records;
- The Kent History Centre Online Catalogue <http://www.kent.gov.uk/leisure-and-community/history-and-heritage/kent-history-and-library-centre#> was accessed to undertake an initial assessment of the relevant documents;
- Statutory designations were confirmed using Historic England Professional Web sites including the National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>
- Information on the local borough council Conservation Areas was obtained from the Gravesham Borough Council web page <http://www.gravesham.gov.uk/services/environment-and-planning/conservation/conservation-areas>

2.5 Consultation

2.5.1 The scope of the historic building recording works was outlined during consultation via email and telephone undertaken by Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and the Gravesham Borough Council Planning Officer (Michael Jessop) and Conservation Officer (Allan Cox) during November and December 2015.

2.5.2 Michael Jessop advised that the key aim was to gain an understanding of the original details and layout of the building, and to illustrate the original layout details where possible on floor

plans of the building. Allan Cox added that gaining an understanding of the interior architectural details, such as the surviving original architrave was also an important aim of the recording programme.

- 2.5.3 Michael Jessop also requested that the local significance of the building, in terms of its social and economic links to the existing townscape and the relationship with the adjacent railway station, be taken into consideration.

2.6 Assessment of the Cultural Heritage Resource

- 2.6.1 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.6.2 The importance of already identified cultural heritage resources is determined by reference to existing designations.

2.6.3 For some types of heritage features there is no consistent value and the importance may vary, for example Grade II Listed Buildings. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.7 Impact Assessment Criteria

- 2.7.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.7.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.7.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 (below) highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.8 Limitations

- 2.8.1 It should be noted that the report has been prepared under the express instruction and solely for the use of DAC Architects, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.8.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (January 2016) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.8.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.8.4 It should be noted that the roof space was not accessed during the site visit.

3. HISTIORIC BACKGROUND

3.1 British Public Houses & Hotels

- 3.1.1 By 1577 there was estimated to be c. 20,000 public houses and inns across England and Wales. During the post-medieval period the bar areas of public houses became split into a number of different areas for different social classes (The Great British Pub, 2015).
- 3.1.2 As the population grew, during the late 18th and early 19th century, so too did the number public houses and inns. With the coming of the railways public houses and hotels began to be built close to stations, in order to take advantage of the increasing numbers of commuters (Researching Historic Buildings in the British Isles, 2015).
- 3.1.3 Many public houses and hotels have undergone a large amount of modernisation and only a small number of original interiors now survive (Researching Historic Buildings in the British Isles, 2015). The British public house has been in steady decline since the late 20th century and the public house as a surviving heritage resource is becoming ever rarer.

3.2 Public Houses & Hotels in Gravesend

- 3.2.1 Throughout its history, the prosperity of Gravesend derived from its position on the Thames. In 1401 the town was granted sole privilege to carry passengers by water to London, providing it provided its own vessels for the purpose. During the medieval period, travellers who thronged the town on their way to London were accommodated in the numerous recorded inns. During the post-medieval period The Long Ferry played a major role in the development of the town, encouraging the growth of inns amongst other trades.
- 3.2.2 In the first half of the 19th century, with the introduction of steam, Gravesend was established as a seaside resort, with the number of inns, taverns and public houses expanding greatly to serve both the local population and the increasing numbers of travellers and visitors to the resort. The gradual urban growth of Gravesend was accelerated after 1840, to cater for both the influx of visitors and its own population. Great efforts were then made to improve the town, including the construction of fine terraces of houses.
- 3.2.3 During the post-medieval period, three breweries were established at Gravesend. Russell's Gravesend Brewery was established in 1858 and gradually acquired 22 public houses, including the Station Hotel (Plate 1) (Kent County Council, 2004).

3.3 No. 24 Stone Street

- 3.3.1 The terrace of five properties, which includes No. 24 Stone Street (No. 20-24), was first statutory listed as Grade II Listed Building on the 3rd July 1975 (NHLE, 2015).
- 3.3.2 No. 21-23 was constructed in 1797 and originally formed the earlier Gravesend parish workhouse, with accommodation for 50 people. As well as the buildings that form No. 21-23 Stone Street, the earlier workhouse complex included another building of a similar length at the rear, with an outbuilding at the northern end and an additional building in the current location of No. 20 Stone Street (See Plate 3). In 1846-7 a new, larger Gravesend & Milton Union Workhouse was built on Trafalgar Road. As a result, the former workhouse on Stone

Street was converted into housing and additional houses constructed on the northern (No. 24) and southern (No. 20) ends of the terrace in around c. 1847 (The Workhouse – The Story of an Institute, 2015).

- 3.3.3 The house at No. 24 Stone Street was established as the Bricklayers Arms public house sometime around 1851 (Baines, 2010). The name of the pub may have been inspired by the profession of the owner at this time, Thomas Carley, who in 1859, is also recorded as a builder (Kelly's Trade Directory, 1859).
- 3.3.4 At this time the address of the property was No. 16 Stone Street and the 1867 Trade Directory recorded the address as No. 16 Victoria Place. Photographic evidence has identified that by c. 1915, the ground floor of the building had a timber panelled frontage with glazed upper sections and vertical pilasters (Plate 1).



Plate 1: The Station Hotel (No. 24 Stone Street) from the north-east c. 1920 (GLSL)

- 3.3.5 The Trade Directories indicate that the name of the pub changed to the Station Hotel between 1918 and 1922. This may have been to promote the business as a hotel, taking advantage of the properties close proximity to the railway station. It is also around this time that the address of the property changed to No. 24 Stone Street.
- 3.3.6 The Station Hotel remained a prosperous establishment through until at least the 1960's; with photographic evidence suggesting that the ground floor timber frontage of the building was upgraded to brick sometime between c. 1930 and 1960 (Plate 2). The extent of the remodelling of the underlying facade carried out during the construction of the brickwork is unclear.



Plate 2: The Station Hotel between c. 1930 and 1960 showing the first floor brick facade (GLSL)

- 3.3.7 Towards the end of the 20th century, the pub became known as the Station Inn. It was around this time that the prosperity of the public house went into a period of decline. A newspaper article from 1978 mentions that the pub was about to reopen (GLSL ref. EG 1.3.78) and another from November 1990, records that the building received a £150,000 make over after a period of dereliction (GLSL ref. GR 29.11.90).
- 3.3.8 A conservatory was constructed at the rear of the building sometime during the late 20th century. Alterations were made to the first and second floors along with erection of the existing brick toilet block at the rear of the building around 1991.

4. HISTORIC MAP SOURCES

Gravesend Parish Tithe Map 1842

- 4.1.1 Although the Gravesend tithe map of 1842 shows the area prior to the construction of No. 24 Stone Street, it depicts the position of the former workhouse building complex. It is likely that part of the building at the southern end of the complex is located in the position of the southern extension to No. 24 Stone Street.

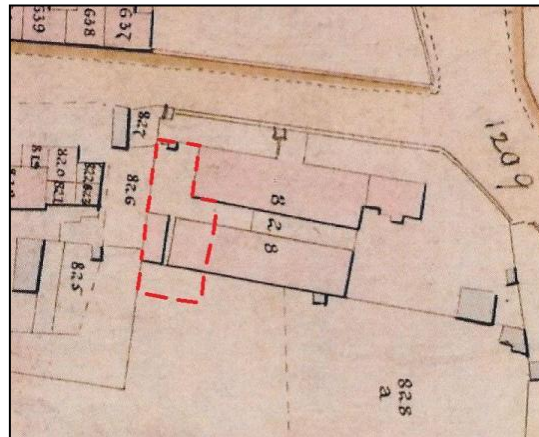


Plate 3: Gravesend tithe map, 1842. Approx site outlined in red (KHLIC)

1st edition 25" OS Kent Map Sheet 10:7 surveyed 1863 & published 1866 (Plate 2)

- 4.1.2 The earliest accessible map that shows the building in any detail is the 1st edition of the 25" OS map published in 1866. The building is shown as a public house called the Bricklayers Arms, set back from the road on the east side, with an alleyway along the northern side of the building leading to outbuildings, service yards and garden areas associated on the western side of the building.
- 4.1.3 A small square feature on the eastern side of the building may represent a porch or the access hatch to the basement of the building. A lamp is also shown on eastern facade.

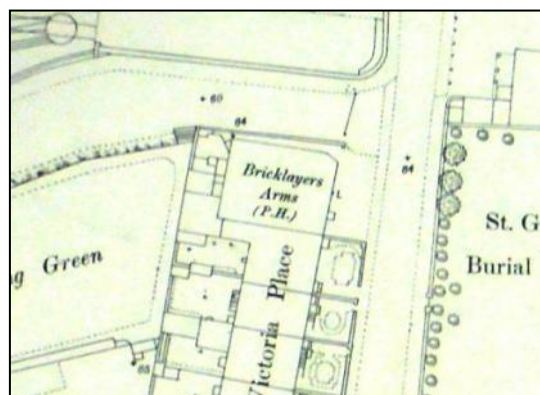


Plate 4: Extract from the 1st ed OS map, 1866 (Gravesend Local Studies Library)

2nd edition 25" OS Kent Map Sheet 10:7 surveyed 1865, revised 1895 & published 1897 (Plate 3)

- 4.1.4 The 2nd edition of the 25" OS map published in 1897 shows the building much as it was depicted on the 1st edition of the map, with the addition of a small extension on the north-east corner of the building. The associated outbuildings/service yards/ are shown as part of the main building.

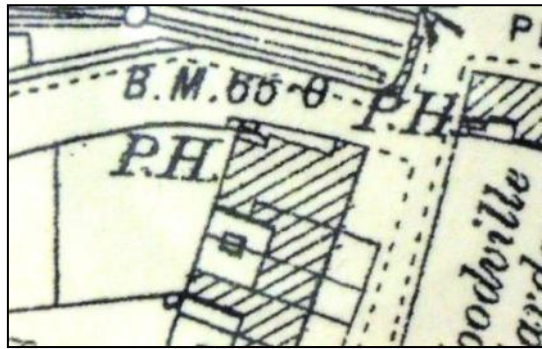


Plate 5: Extract from the 2nd ed OS map, 1897 (Kent History & Library Centre)

- 4.1.5 The remainder of the later OS map editions show that the plan of the building changed very little, if at all between the late 19th and the late 20th century.

5. HISTORIC BUILDING RECORDING

Exterior

- 5.1.1 The exterior of the building is a typical Classically-styled Victorian building. The facades are plain painted stucco with a moulded cornice below the parapet (Photo 3). There are eleven timber box sash windows; the majority of which have twelve panes. The two second floor windows on the western elevation both have sixteen panes (Photo 3). A doorway with a six pane door is present at first floor level on the western elevation. This leads out onto the roof of the present rear extension and has four pane side panels and a two pane rectangular overlight.
- 5.1.2 All of the windows have raised mouldings. The first floor windows have a cornice above, supported by moulded corbels at each end. The northern elevation has two blind windows on the first floor and a further two on the second floor (Photo 3).
- 5.1.3 The ground floor has a brick facade with timber canopies above the entrances on the northern and eastern elevations (Photo 3). The ground floor of the western facade is obscured by a modern, gothic style brick extension.



Photo 3: No. 24 Stone Street from the north-east

Interior – Basement

- 5.1.4 The basement is accessed via a flight of steps from the ground floor. There is a concrete floor, painted brick walls and a modern layer of chipboard obscure the ceiling. A likely original brick pillar supports the floor above. A hatch and chute from the pavement level is present in the eastern wall of the basement. Two parallel fragments of iron rail are present within the chute recess (Photo 4) suggesting an earlier mechanism for moving barrels involved the use of a system of rails within the floor of the basement, although no further evidence for this system was observed.

- 5.1.5 A modern breeze blocks partition is present within the basement. A breeze block L – shaped recess below the ground floor, the function of which is unclear, branches out to the north of the original basement wall. A square brick lined drain is present in the floor of the basement (Figure 2).



Photo 4: Rails in the basement floor

Interior – Ground Floor

- 5.1.6 The main area of the ground floor has undergone a substantial amount of alterations and there are few original walls or features surviving in this part of the building (Figure 4). No surviving evidence was observed for the social division of the original bar area. A modern brick built extension and conservatory is present on the western side. The entire original part of the ground floor is now open plan with a concrete floor covering by timber flooring. The walls have been covered with several layers of modern chipboard panelling.
- 5.1.7 The original chimney stack, now located on the eastern side of the open plan room has been modified to form a single heath open on both sides (Photo 5).



Photo 5: Main chimney on the Ground floor, scale 1m

Stairwell 1

- 5.1.8 Stairway one leads from the ground floor to the first floor and is positioned opposite the ground floor doorway on the northern elevation. Likely original picture rail is present and the

stairwell wall has been edged and capped with moulded timber. Likely original skirting board is present on the western wall of the stairwell. The eastern wall of the stairwell has been replaced.

- 5.1.9 The likely original timber stairs are present within the stairwell. Only one tread appears to have been replaced. Remnants of an earlier floral central stair carpet are present with brass edging plates. The position of a narrower, earlier stair carpet is evident (Photo 6).

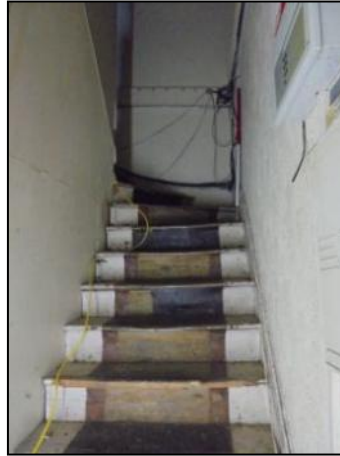


Photo 6: Stairwell 1 from the ground floor, scale 1m

Interior – First Floor

Rooms 1 & 2

- 5.1.10 Rooms 1 & 2 are likely to have originally formed a single room. They appear to have been partitioned sometime during the late 19th or early 20th century by a lathe and plaster partition wall, erected across the centre of the original room layout. This is evident from truncated pre-existing likely plaster coving and picture rail (Photo 7). A matching sash window and doorway, with four light side panels, are present on the western elevation.
- 5.1.11 The rooms have a number of existing likely original mid-late Victorian features including coving with an acanthus leaf design that spreads out onto the ceiling, ceiling roses with matching design, moulded picture rail, and high skirting boards. There are two arches alcoves either side of the chimney stack at the southern end of the room 2.
- 5.1.12 There are two likely original matching mid-Victorian Classical style fireplaces at the opposite end of the each room. These have white marble surrounds and cast iron, round arch topped register grates. The likely original door architrave survives in room 2 but has been replaced in room 1.



Photo 7: Truncated coving and picture rail in room 1 on the first floor

Hallway 1

- 5.1.13 The hall area on the first floor has been divided up by modern timber partitions to create a number of storage spaces and hallway areas. A WC is located behind the second floor stairs. It seems likely that the position of the WC is original and the architrave and panelling on the outside of the doorway and within the WC may also be original. Likely original moulded picture rail and timber wall edging and capping is present adjacent to the WC. The picture rail on the western wall of the hallway joins up with that in Stairwell 1.

Room 3

- 5.1.14 Room 3 would have originally included the adjoining modern bathroom and hallway. A distinctive local architectural detail, a 'Gravesend corner' forms the concave north-east corner of the room. Two timber sash windows with surrounding architrave are present, although the architrave around the eastern window has been truncated by the insertion of the modern kitchen units. A fireplace is present on the southern wall of the kitchen area. The original hearth has been adapted to insert a modern boiler and flue. Smoke blackened bricks are present on the interior of the chimney stack.
- 5.1.15 Picture rail and skirting board survives within the kitchen and hallway areas of the room, the former curving around the inside of the Gravesend corner. The likely original door architrave is present on the inside of the doorway leading from hallway 1. A right angle of picture rail at the corner of the chimney stack survives within the partition wall within the hallway area (Photo 8).



Photo 8: Picture rail turning a corner, now within a hallway outside room 3 on the first floor

Room 4

- 5.1.16 Room 4 has a large rounded alcove on the western side of the chimney. A likely original timber beam protrudes from the alcove and connects with a beam that runs along the ceiling (Photo 9). The fireplace has been covered and the skirting board has been filled in over the gap. A later doorway has been inserted into the alcove on the eastern side of the chimney. The room contains a number of likely original features, including picture rail, skirting board and architrave around both sides of the door. A timber sash window is present on the eastern elevation.



Photo 9: Alcove and beam within room 4 on the first floor, scale 1m

Room 5

- 5.1.17 This room has a timber sash window on the eastern elevation. The northern wall is of likely lath and plaster construction. The room contains likely original architrave including picture rail, skirting board and around both sides of the door.

Interior – Second Floor

Stairwell 2

- 5.1.18 Stairwell 2 leads from the first to the second floor. Likely original timber panelling is located adjacent to the bottom of the stairs. Parts of the closed string timber balustrades at the bottom of the stairs have been removed. Skirting board is present along the length of the carpeted staircase. A timber balustrade is located at the top of the stairs and along the second floor

landing. This is likely to be a later replacement. A modern timber folding partition forms part of the second floor landing. A timber sash window is present at the top of the stairs, on the northern elevation.

Room 6

- 5.1.19 This room has been split up using modern timber partitions to create a bathroom and hallway within the main room. The north-east corner of this room is a concave 'Gravesend corner' with likely original timber sash windows on the northern and eastern elevations.

Room 7

- 5.1.20 Room 7 is situated on a slightly lower level and is accessed via a single step. The room is divided by a modern timber panelled partition, creating an additional room on the western side. A blocked window type recess is positioned with the sloping ceiling on the western side of the room. The western part of the main chimney is located in the north-east corner. Likely original door architraves are present on the eastern wall and the plain skirting boards are probable replacements.

Room 8 & 9

- 5.1.21 A likely original timber lathe and plaster partition wall separates rooms 8 & 9 from room 7 and another divides rooms 8 & 9. A 12 pane timber sash windows are present on the eastern elevation within recesses in the sloping ceiling on the eastern side. The windows retain brass 19th century lever catch and plates. The window in room 8 has an additional probable later lock (Photo 10). The eastern part of the main chimney is present on the northern wall of room 8. The interior door architraves are likely to be original; although the plain skirting boards are probable replacements.



Photo 10: Sash window lever catch, plate and lock on a window in room 8 on the second floor

Room 10 & 11

- 5.1.22 Rooms 10 and 11 are likely to have originally formed a single room, separated during the late 19th or early 20th century by the insertion of lathe and plaster partition walls, creating a hallway entrance to the rooms. A 16 pane sash window is present on the western elevation of both rooms. Incomplete picture rail survives in room 10 but is missing from room 11. The plain skirting board is likely to be a replacement in both rooms.

5.1.23 Room 10 retains an off centre mid-late Victorian, single piece cast iron register fire grate with a plain timber surround. Room 11 has a Regency style central late Victorian cast iron register fire grate in a, with a plain timber surround (Photo 11). Alcoves are present on both sides of the fire grates in both rooms. A vertical linear feature is present within the south-west corner of room 11, the function of this features is unclear although it is likely to be structural (Photo 11).



Photo 11: Regency style late Victorian fire grate in room 11 on the second floor, scale 1m

6. DISCUSSION

- 6.1.1 Analysis of historic maps, photographs and documentary evidence has identified that following construction in c. 1847, No. 24 Stone Street was established as the Bricklayers Arms public house around c. 1851. By c. 1915 the ground floor of the building had a timber panelled frontage with glazed upper sections (Plate 1). The Trade Directories indicate that the name of the pub changed to the Station Hotel between 1918 and 1922.
- 6.1.2 Photographic evidence suggests that the ground floor timber frontage was upgraded to brick between c. 1930 and 1960 (Plate 2). Towards the end of the 20th century the pub became known as the Station Inn. It was around this time that the prosperity of the public house began to decline. Local newspapers report a number of episodes of dereliction during the 1970s and the 1990s.
- 6.1.3 Historic maps from the 19th and 20th centuries (Plate 3 & 4) have identified that the layout of the original part of the building appears to have changed very little between at least the late 19th and late 20th century. The planning history of the property has identified that both the first and second floors underwent alterations around c. 1991. The Gravesend Tithe Map of 1842 shows part of the former workhouse complex in the location of the proposed new extension on the western side of the building.
- 6.1.4 The Historic Building Recording has identified that there is good survival of the original internal walls within first and second floors the building (See Figure 6 & 8). There is also considered to be a relatively good level of survival of likely original architectural features including architraves, ceiling roses, fire grates and surrounds.
- 6.1.5 The Historic England listing description details the survival of the original timber sash windows and surrounding external architraves. The historic building recording has confirmed a good level of survival of these external features. The extent of the survival of the underlying ground floor facade following its remodelling between c. 1930 and 1960 is unclear.

6.2 Social and Economic Significance

- 6.2.1 There is considered to be a degree of social value associated with No. 24 Stone Street, in the form of the social interactions, memories and stories created by the function of the building throughout its history as both a public house and hotel. The significance of the building can be considered to relate to its communal value to a minor degree.
- 6.2.2 However, the overall significance of the building is considered to relate mostly to its illustrative historic, evidential and aesthetic values. This relates to the evidence provided by the building of past human activity and the visual links that it provides between past and present people. This is in addition to the aesthetic stimulation provided by the high level of surviving external and internal original architectural details.

6.3 Social and Economic Links with the Existing Townscape

- 6.3.1 No. 24 Stone Street appears to be on the periphery of the existing social and economic hub of Gravesend, which appears to be centred on the northern side of railway line, in the area of High Street & King Street and further north towards the Thames. Therefore, the building at

No. 24 Stone Street is presently considered to have minor social and low economic links to the existing townscape. The proposed development is considered to likely strengthen both the social and economic links with the existing townscape to a moderate – minor degree, by bringing the building back into use in both a social and economic respect.

6.4 Relationship with the Gravesend Railway Station

- 6.4.1 Gravesend railway station, located c. 125m to the north-west of the proposed development site, was constructed by the South Eastern Railway Company in 1849, some 2 years after No. 24 Stone Street. Therefore, No. 24 Stone Street was not constructed in direct association with the later railway station. The establishment changed its name to the Station Hotel c. 1918 - 1922.
- 6.4.2 The likely use of the hotel by railway commuters provides the building with minor social and economic links to the railway station. However, the change in use of the building over time has compromised these links by removing firstly the accommodation aspect of the building and finally by its closure.
- 6.4.3 The social and economic links with the railway station are likely to be strengthened to a minor degree by the proposed development, as it proposes to provide commercial facilities in close proximity to the railway station.

6.5 Impact Assessment

- 6.5.1 As a Grade II Listed Building, No. 24 Stone Street can be considered to be a heritage feature of – local - regional importance (in line with Table 1).
- 6.5.2 The removal of the unsympathetic brick facade of the building and replacing it with one that is based on the design of the earlier traditional timber framed frontage (See Figures 10 & 11) is considered to have an overall positive impact, as this is likely to be a more sympathetic, traditional frontage for the building.
- 6.5.3 To create the flats on the first and second floors, the existing likely original staircases (Stairwells 1 & 2) will be removed, along with a number of small sections of 19th or early 20th century lathe and plaster internal walls on both floors. This will include the removal of a small amount of likely original architrave. Part of the main second floor chimney will also be demolished and an existing first floor balcony doorway will be replaced and partially blocked.
- 6.5.4 Overall the proposed alterations are considered to alter the existing baseline conditions of the building to a small degree at most. As a result, the magnitude of impact of the proposed development is considered to be low (in line with Table 2). The overall significance of effect of the proposed development is considered to be minor at most (in line with Table 3).

6.6 Outline Recommendations

- 6.6.1 It is recommended that a watching brief is undertaken during the removal of the ground floor brick facade of the building, in order to monitor and ascertain the level of survival of the earlier timber facade and make a record of any surviving historic fabric exposed beneath the brick facade.

- 6.6.2 The watching brief should also extend to monitor those intrusive groundworks, such as ground reduction and the excavation of footings, associated with the proposed new extension on the western side of the building. This will determine the level of survival of any remains associated with the western part of the former workhouse complex, which was shown in this location on the 1842 Gravesend Tithe Map (See Plate 3). This will allow for a record to be compiled of any exposed surviving heritage assets present.
- 6.6.3 In addition, a record will need to be made of the roof timbers of the roof structure for the original pitched roof that are to be removed, prior to their removal.
- 6.6.4 These recommendations will need to be approved by the Gravesham Borough Conservation Officer and Kent County Council Senior Archaeological Officer where necessary.

7. REFERENCES

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The Great British Pub <http://www.historic-uk.com/CultureUK/The-Great-British-Pub/> [accessed 12/12/2015]

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Appendices

Appendix 1 Historic England Listing Details 3rd July 1975

'A small terrace of houses. The core of Nos 21, 22 and 23 was originally the old workhouse erected in 1797. About 1847, it was converted into houses, Nos 20 and 24 added and the back part of the old building pulled down. 3 storeys and basement stuccoed. Parapet and cornice, 11 sashes in all with most glazing bars intact. Mainly moulded surrounds with architraves and cornices and brackets to 1st floor windows. Nos 20-23 have rusticated stuccoed ground floors. No 24 has a modern brick ground floor. Doorcases with rectangular fanlights to Nos 20 and 21. No 20 has a small modern shopfront, No 22 a shopfront and No 23 has a large round-headed arched shopfront with keystone'.

Appendix 2 – Historic Building Recording Photograph Registers & Photographs



10713_001



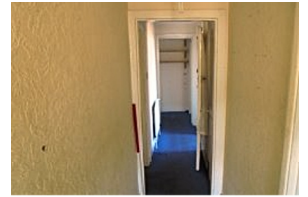
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10713_003



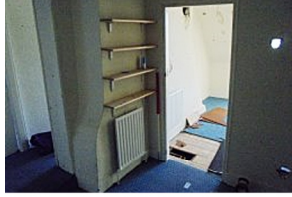
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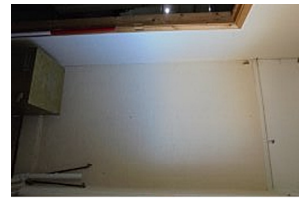
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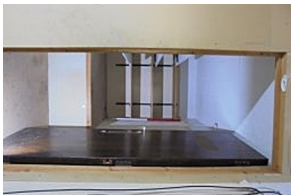
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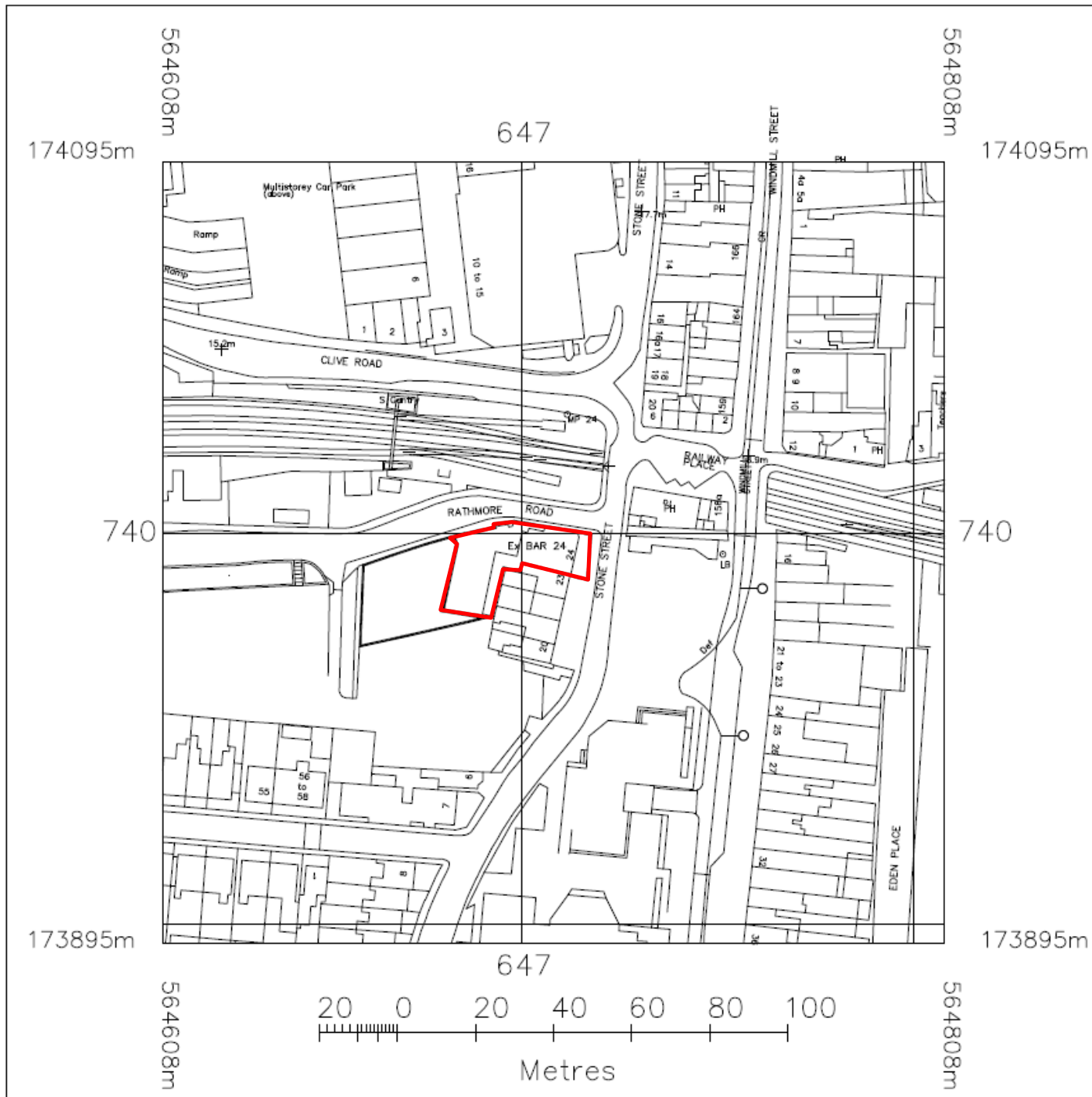
Photo #	Description	Taken From	Initials	Building #	Floor #	Room #
001	Sash window N elevation	S	TC		2nd	6
002	Gravesend corner	SW	TC		2nd	6
003	Sash window E elevation	W	TC		2nd	6
004	Modern partition wall/door	NE	TC		2nd	6
005	Room 6 towards Stairwell 2	E	TC		2nd	6
006	Window recess & sloping roof	E	TC		2nd	7
007	2nd floor chimney	SW	TC		2nd	7
008	Sash window E elevation	W	TC		2nd	8
009	Door architrave	SE	TC		2nd	8
010	2nd floor chimney	S	TC		2nd	8
011	Window furniture	NW	TC		2nd	8
012	Sash window E elevation	NW	TC		2nd	9
013	Room 9	SE	TC		2nd	9
014	Sash window W elevation	SE	TC		2nd	11
015	S end of Room 11	N	TC		2nd	11
016	N end of Room 11	S	TC		2nd	11
017	N end of Room 10	S	TC		2nd	10
018	Sash window W elevation	SE	TC		2nd	10
019	Door architrave in Stairwell 2	SW	TC		2nd	11
020	Window furniture	E	TC		2nd	10
021	Sash window Stairwell 2	S	TC		2nd	SW2
022	Balustrade Stairwell 2	SW	TC		2nd	SW2
023	Bottom of Stairwell 2	SW	TC		1st	HW 1
024	WC Hallway 1	NW	TC		1st	HW1
025	Picture rail/partition wall in WC area	SE	TC		1st	HW1

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026	Picture rail/partition wall in WC area	SE	TC		1st	HW1
027	Sash window W elevation	SE	TC		1st	1
028	Fire place	S	TC		1st	1
029	Late 19th-early 20th century partition wall	N	TC		1st	1
030	Late 19th-early 20th century partition wall	NE	TC		1st	1
031	Ceiling rose		TC		1st	1
032	Truncated coving	NW	TC		1st	1
033	Architrave (beam capping)	NE	TC		1st	HW1
034	Gravesend corner	SW	TC		1st	3
035	Sash window N elevation	S	TC		1st	3
036	Fire place/chimney	N	TC		1st	3
037	Picture rail corner	NW	TC		1st	3
038	Door architrave	SE	TC		1st	3
039	Doorway W elevation	SE	TC		1st	2
040	Fire place/alcoves	NE	TC		1st	2
041	Ceiling rose		TC		1st	2
042	SE side of Room 2	NW	TC		1st	2
043	Fire grate	NE	TC		1st	2
044	Alcove	SW	TC		1st	4
045	Sash window SE elevation	NW	TC		1st	4
046	Blocked fireplace	S	TC		1st	4
047	NW side of Room 4	SE	TC		1st	4
048	Room 5	NW	TC		1st	4
049	Wall edging Room 4	SW	TC		1st	4
050	Stairwell 1	N	TC		1st	HW1
051	Picture rail in cupboard in hallway 1	N	TC		1st	Hw1

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052	Picture rail in stairwell 1	N	TC		1st	SW1
053	Architrave in stairwell 1	SE	TC		1st	SW1
054	Detail of stairs in stairwell 1		TC			SW1
055	Stairwell 1	N	TC		G	SW1
056	Bar area	NW	TC		G	G
057	Bar area	NW	TC		G	G
058	Ground floor chimney	N	TC		G	G
059	Basement	S	TC		B	B
060	Basement chute	NW	TC		B	B
061	Rails in basement floor	NW	TC		B	B
062	Area under ground floor	N	TC		B	B
063	Drain in basement floor		TC		B	B
064	Conservatory interior	NE	TC		B	B
065	Bar area	SE	TC		G	G
066	Exterior W elevation	W	KKP			
067	Exterior W & N elevations	NW	KKP			
068	Exterior W & N elevations	NW	KKP			
069	Exterior E & N elevations	NE	KKP			
070	Exterior E elevation	E	KKP			



Legend

 Site Boundary

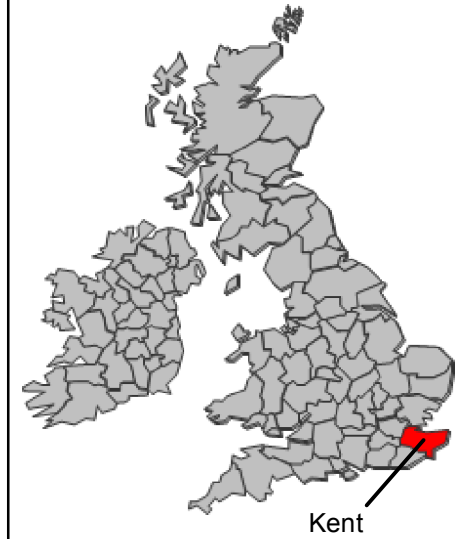


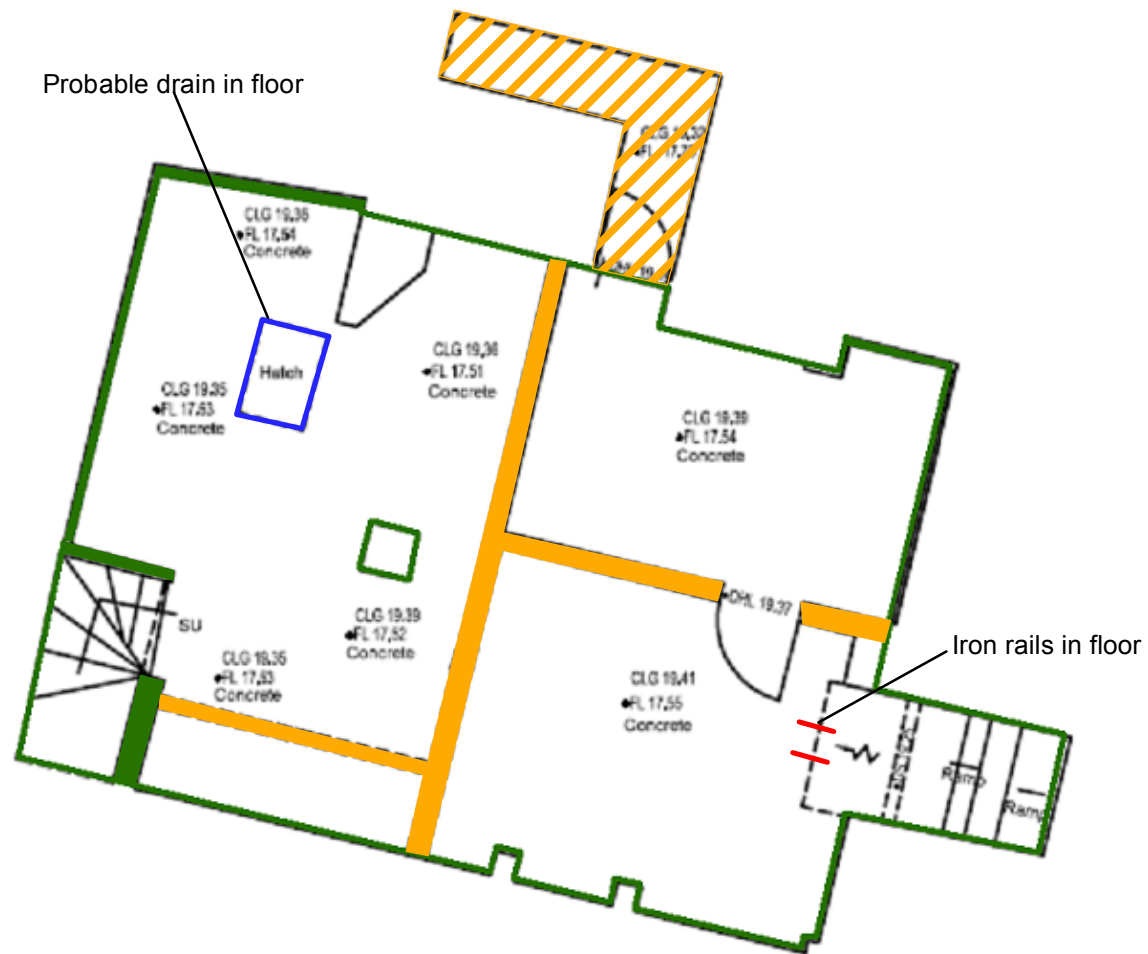
Figure 1: Site Location

Project: 24 Stone Street

Job Number: 10713


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Legend

 Likely Original Walls
(noted on Existing Plans during Site Visit)

 Modern Extension

 Modern Partition Wall

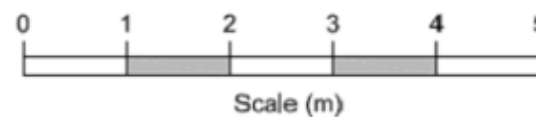
(noted on Existing Plans during Site Visit)

Figure 2: Annotated Existing Basement Plans

Project: 24 Stone Street

Job Number: 10713

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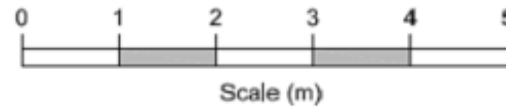
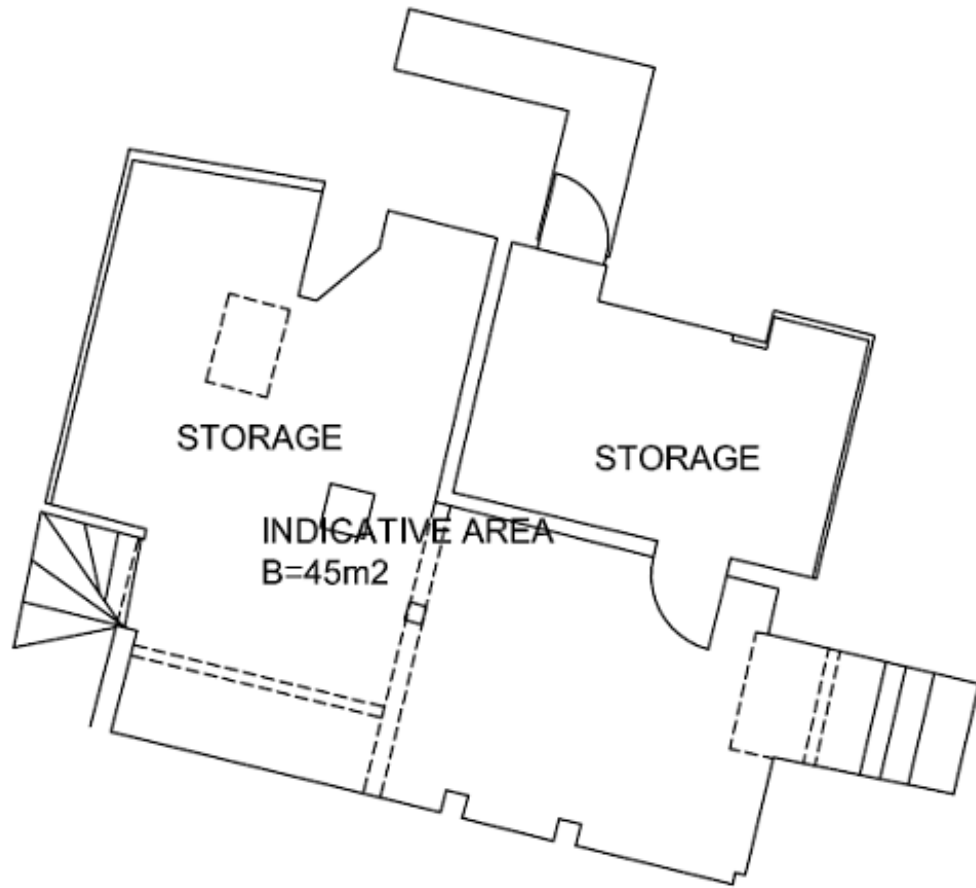


Figure 3: Proposed Basement Plans

Project: 24 Stone Street

Job Number: 10713

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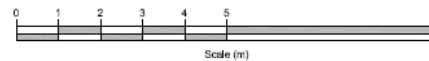
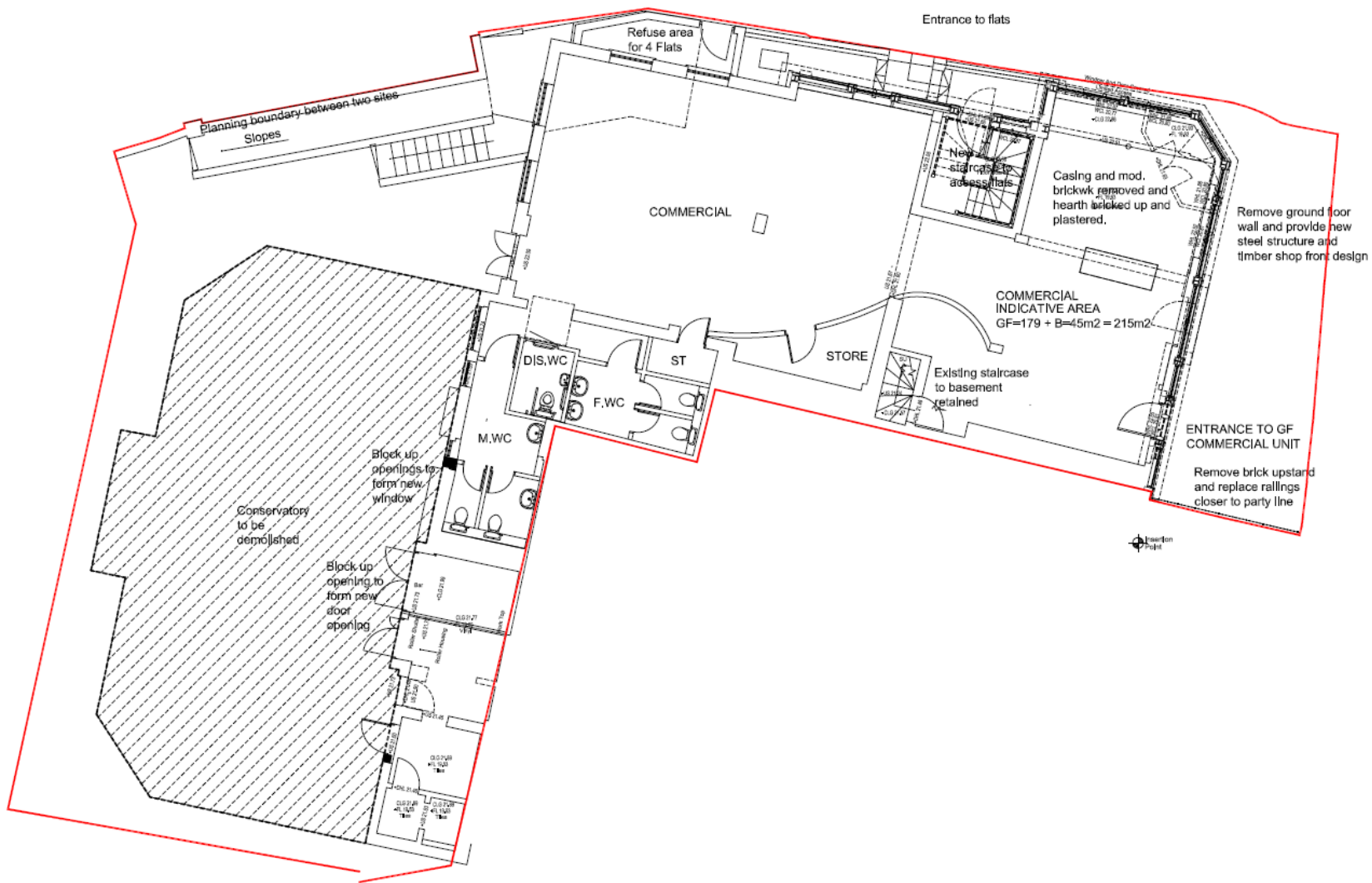


Figure 5: Proposed Ground Floor Plans




Project: 24 Stone Street

Job Number: 10713

Reproduced from client plans



Legend

-  Modern Partition Wall
-  Likely Original Walls (noted on Existing Plans during Site Visit)
-  Late 19th - Early 20th Century Lath & Plaster Wall (noted on Existing Plans during Site Visit)

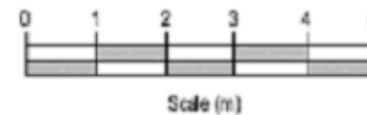
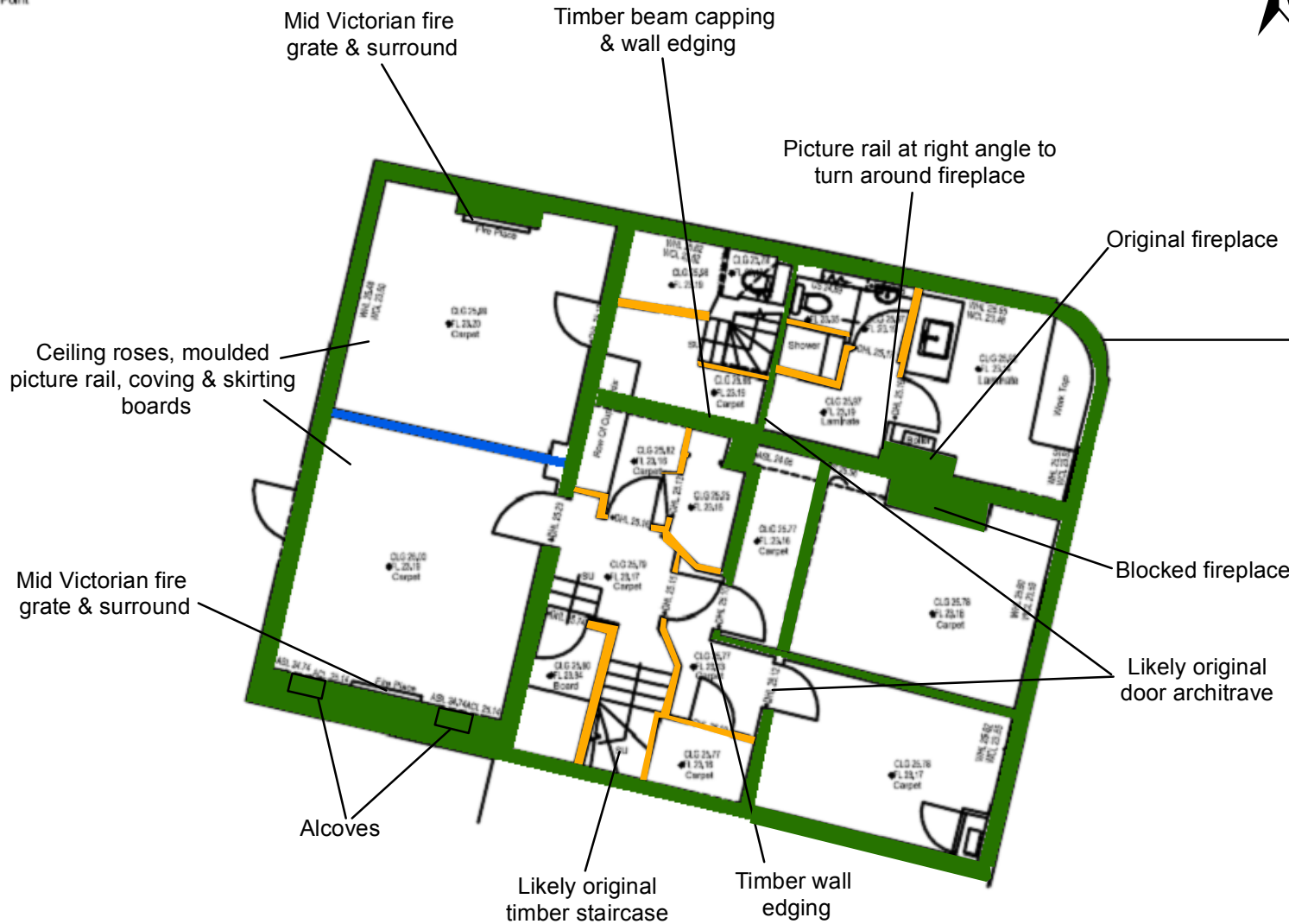


Figure 6: Annotated Existing First Floor Plans

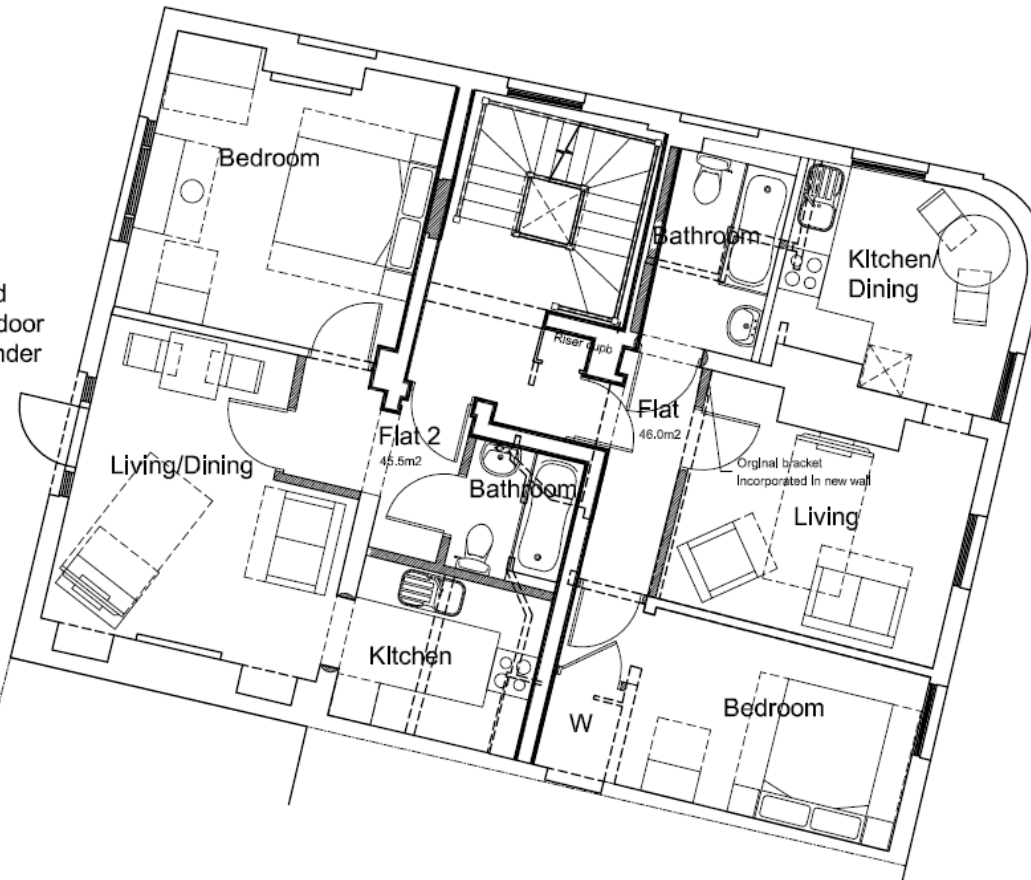
Project: 24 Stone Street

Job Number: 10713

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Replace window and
dorr unit to remove door
and brick up and render
to match



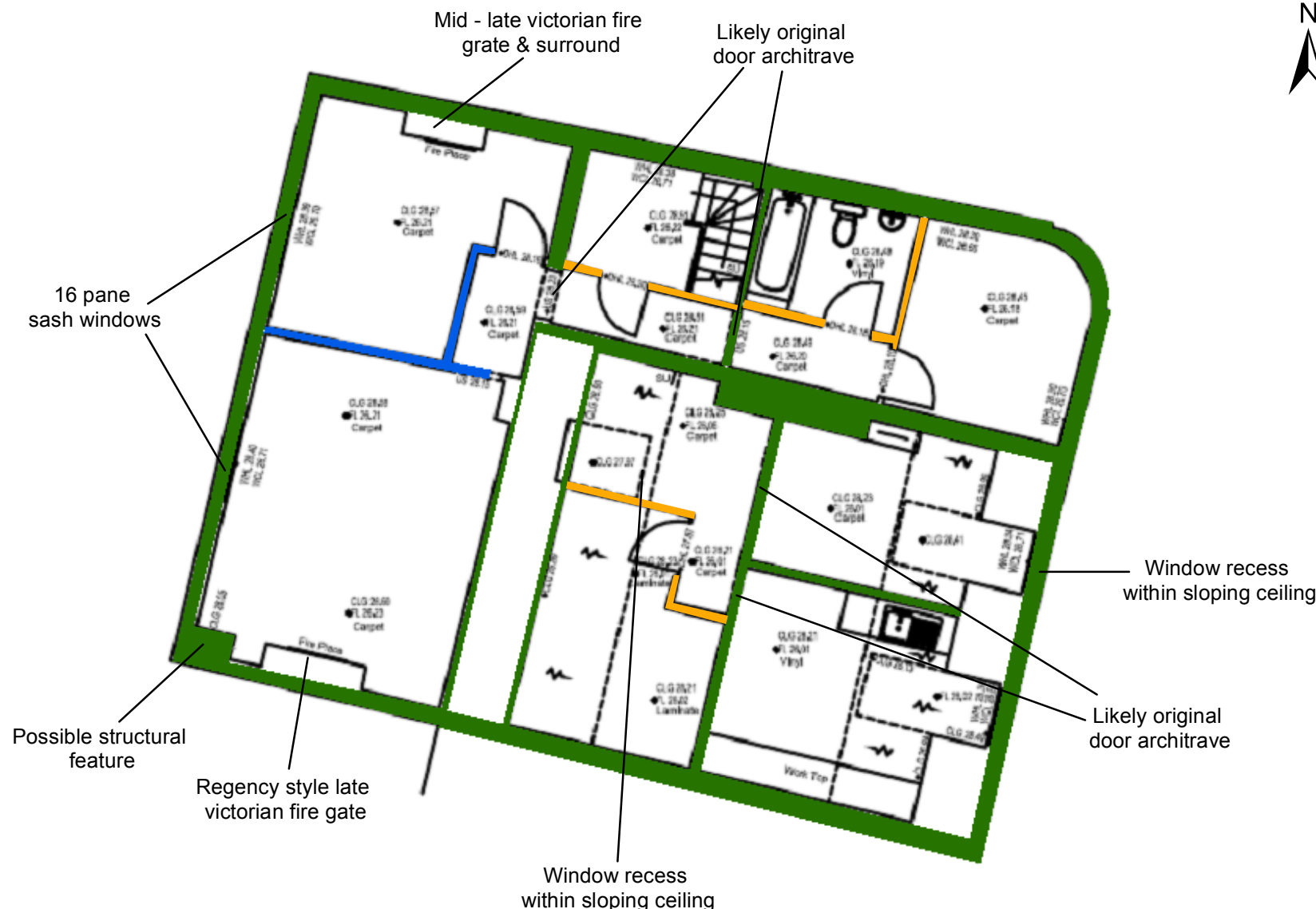
Scale (m)

Figure 7: Proposed First Floor Plans

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- Legend**
- Modern Partition Wall
 - Likely Original Walls (noted on Existing Plans during Site Visit)
 - Late 19th - Early 20th Century Lath & Plaster Wall (noted on Existing Plans during Site Visit)

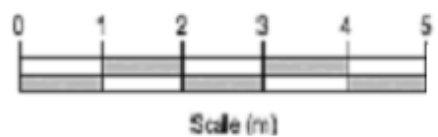


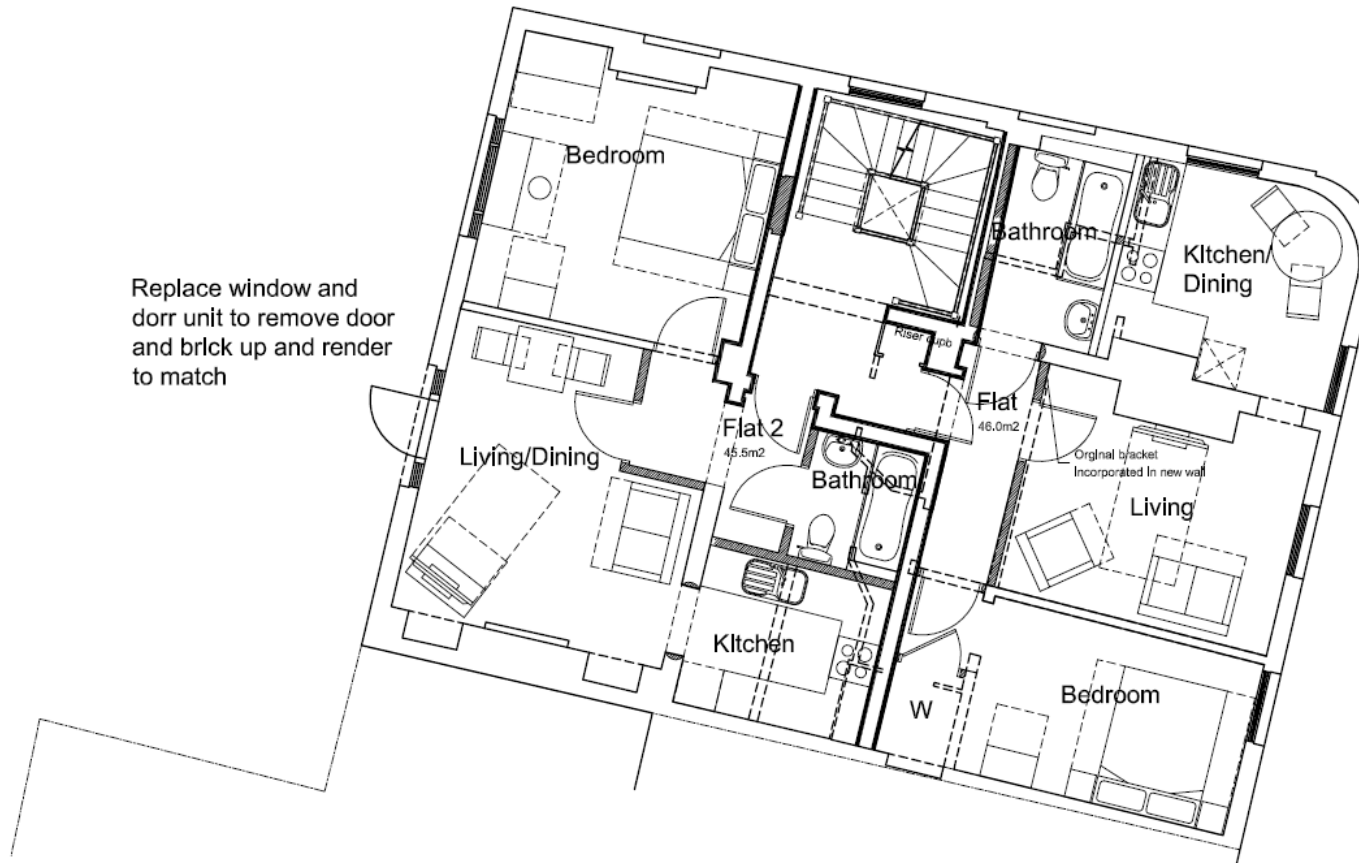
Figure 8: Annotated Second Floor Plans

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Replace window and dorr unit to remove door and brick up and render to match



Scale (m)

Figure 9: Proposed Second Floor Plans

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Elevation A



Elevation B

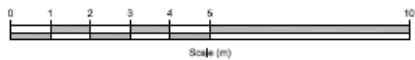


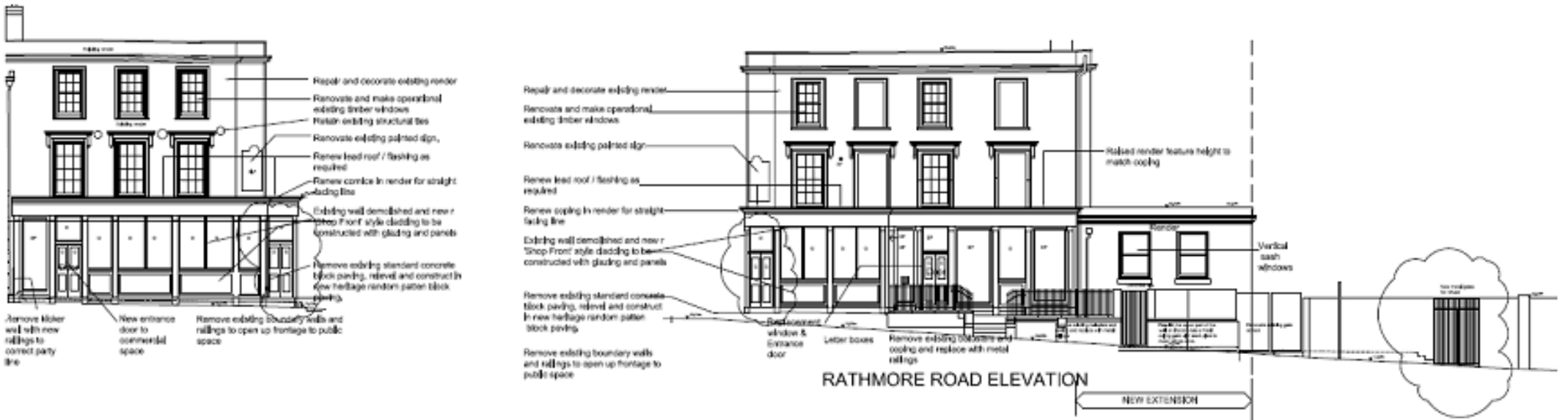
Figure 10: Existing Elevation Plans

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Elevation A

Elevation B



Elevation C (Rear)

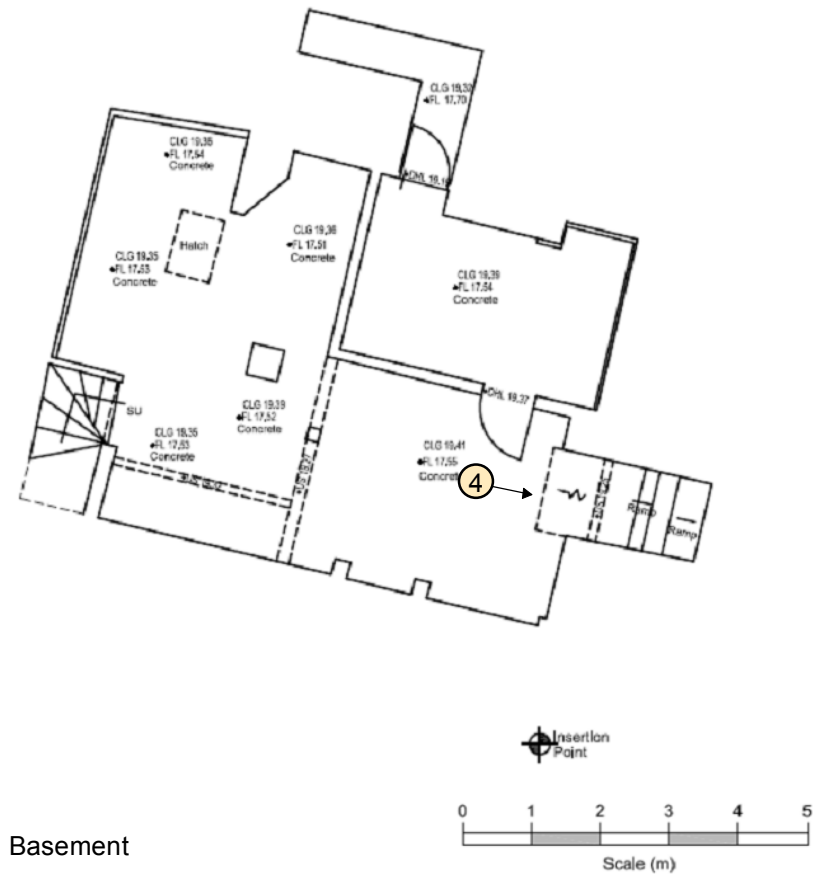
Figure 11: Proposed Elevation Plans

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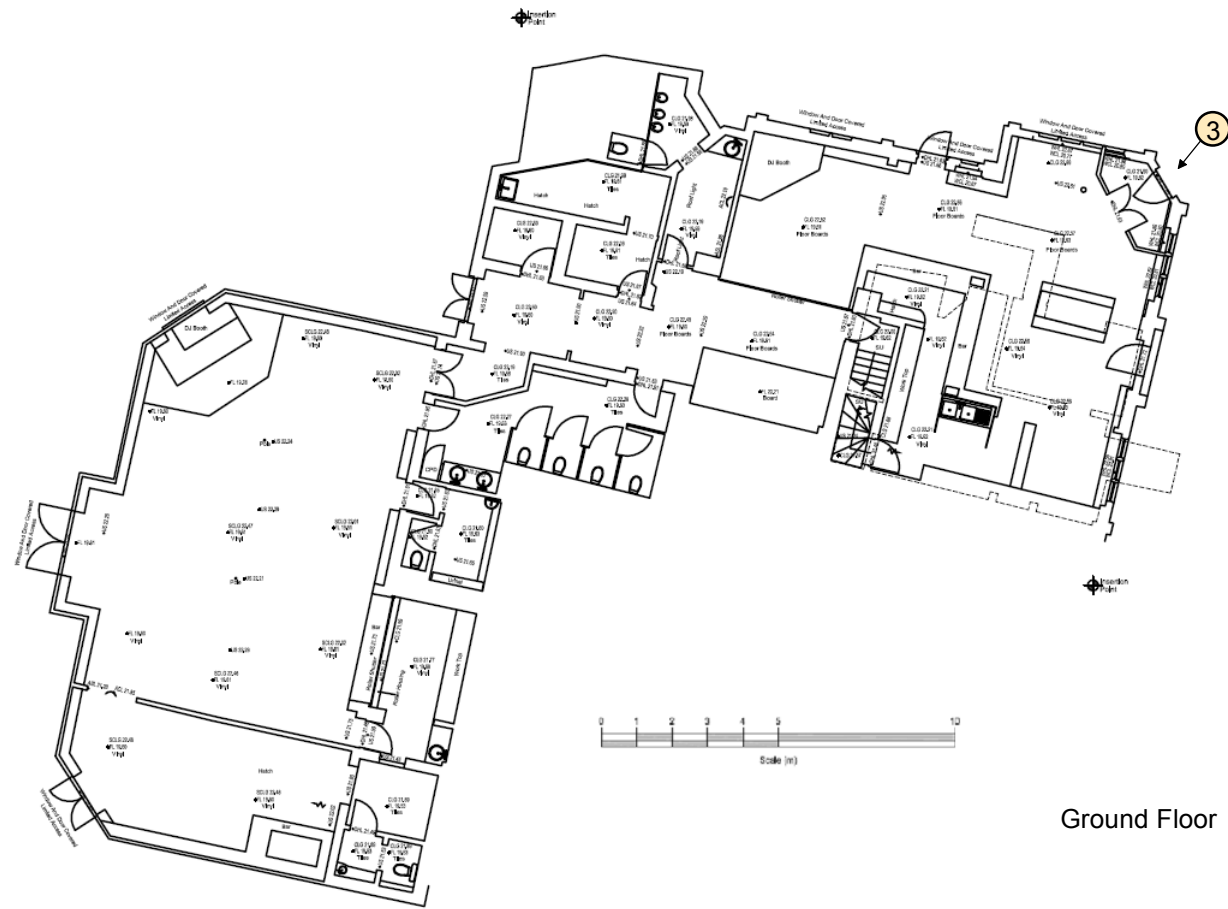
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Basement



Ground Floor

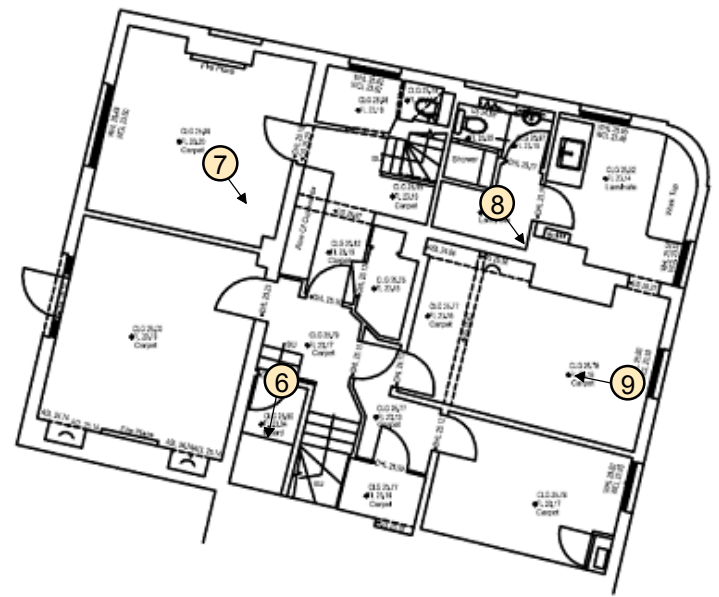
Figure 12: Orientation of Photographs Included in the Report (existing plans)

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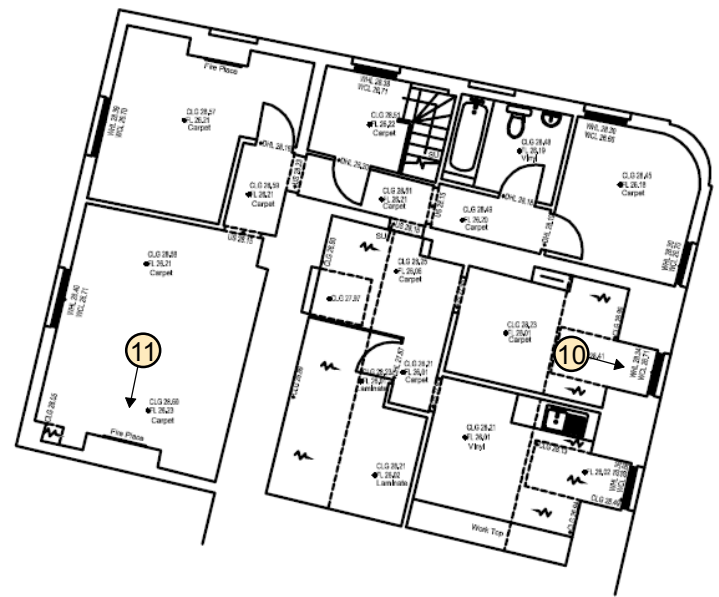
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First Floor



Second Floor

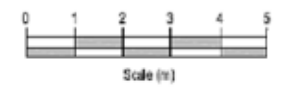


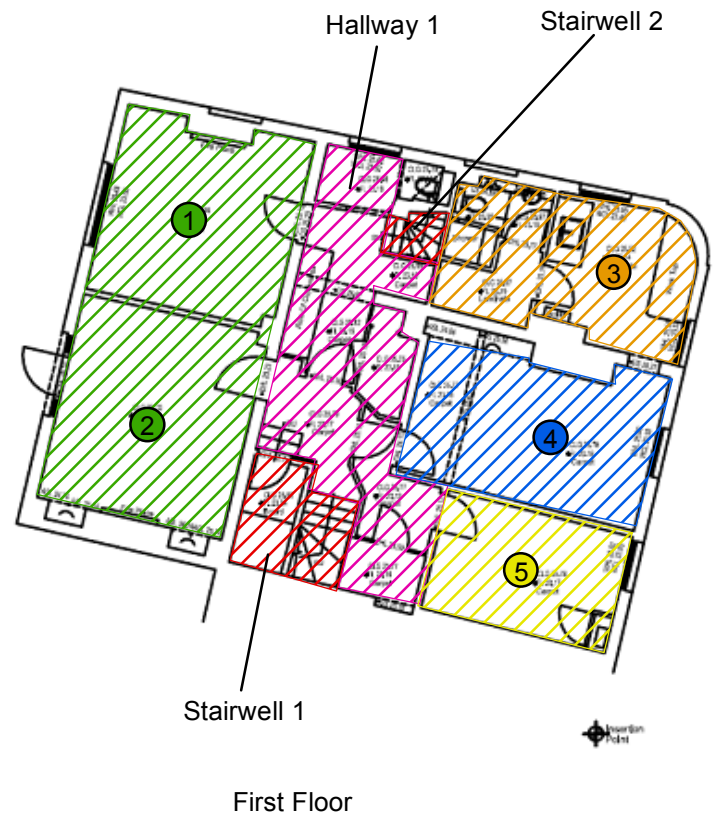
Figure 13: Orientation of Photographs Included in the Report (existing 1st & 2nd Floor Plans)

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First Floor

Second Floor

Figure 14: Room Identification (existing 1st & 2nd Floor Plans)

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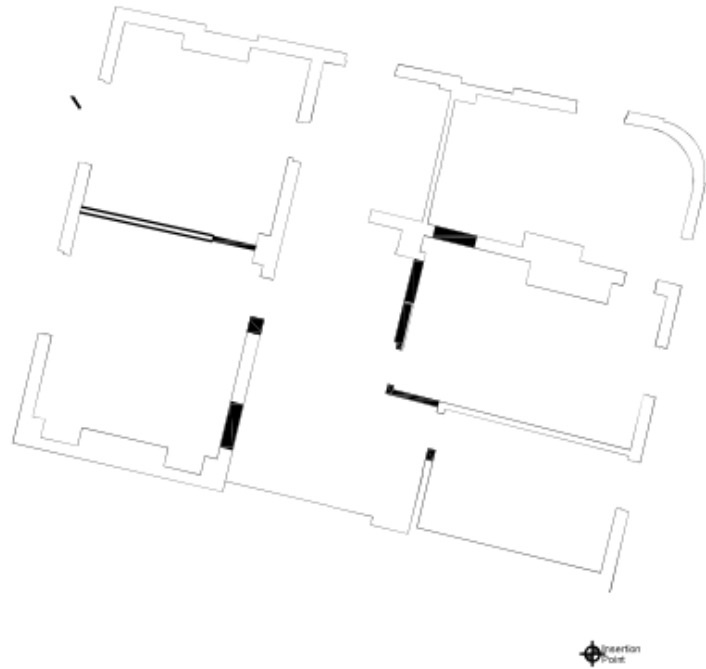


Colour shaded areas show likely original room layouts

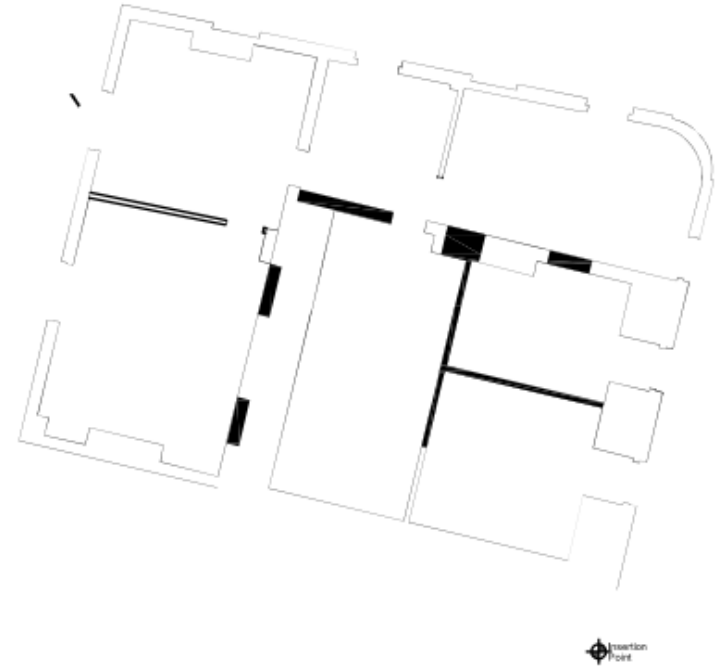


Insertion Point

Insertion Point




First Floor



Second Floor

Legend


 Sections of Likely Original Internal Walls Proposed for Removal

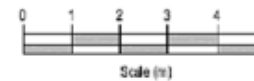


Figure 15: Sections of Likely Original Internal Walls Proposed for Removal

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AB Heritage Limited
Caerus Suite, 150 Priorswood Road,
Taunton, Somerset, TA2 8DU
Tel: 03333 440 206
e-mail: info@abheritage.co.uk