

**Land at the rear of No. 24
Stone Street, Gravesend, Kent
Archaeological Desk Based
Assessment**

Client: STONEWATER LTD

AB Heritage Project No:10713

Date:13/01/2016

Land at the rear of No. 24 Stone Street, Gravesend, Kent Archaeological Desk Based Assessment

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Project Number 10713
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| Rev Number | Description | Undertaken | Approved | Date |
|------------|-----------------------|------------|----------|------------|
| 1.0 | DRAFT | KKP | AB | 12-01-2016 |
| 2.0 | DRAFT WITH AMENDMENTS | KKP | AB | 13-01-2016 |

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Stonewater Ltd to produce an Archaeological Desk-Based Assessment to cover a proposed development at 24 Stone Street, Gravesend, Kent. This includes an assessment of a selection of heritage assets [AB 6, 11, 36 & 37] and their settings, which may be affected by the proposed development. This report also includes a consideration of whether there is the potential for there to be an impact upon a number of key views across the townscape, from a heritage perspective.

In relation to the terrace of No. 20-24 Stone Street [AB 6], the significance of the terrace is considered to relate mostly to the evidential, illustrative historical, aesthetic and communal values of the buildings. There is thought to be a minor - moderate overall significance of effect.

In relation to Gravesend Railway Station [AB 11], the significance is also considered to relate mostly to the evidential, illustrative historical, aesthetic and communal values of the buildings. There is thought to be a minor overall significance of effect.

It is considered that the proposed development is unlikely to have an adverse affect upon the setting or significance of the Darnley Road Conservation Area [AB 36], as the significance is related mostly to the evidential, illustrative historical, aesthetic values of the Conservation Area.

There is considered to be a minor - moderate overall significance of effect upon the Upper Windmill Street Conservation Area [AB 37], as the significance is related mostly to the evidential, illustrative historical, aesthetic values of the Conservation Area.

The proposed development would likely form a prominent element of the four key views identified by Gravesham Borough Council. This may result in potential impacts.

The potential for the archaeological deposits dating to the prehistoric – medieval periods to be encountered within the bounds of the proposed development site is considered to be low-medium. For post-medieval and modern, the potential is considered to be medium, given the location of building identified on the historic maps with the southern part of the application site. Should archaeological deposits survive from any of these periods, there is considered to be a not significant-minor overall significance of effect.

A full phased impact assessment could be undertaken, in order to determine the magnitude and overall significance of effect of any impacts upon the key townscape views identified within this report.

It is recommended that a photographic record is made of the northern part of the boundary wall once the advertising boards have been removed but prior to the removal of the wall. It is also recommended that a watching brief is undertaken to record the accumulated sequence of deposits behind the boundary wall and during the intrusive groundwork, including all ground reduction within the proposed development site.

These recommendations will need to be approved by the Local Planning Authority.

1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Stonewater Ltd to produce an Archaeological Desk-Based Assessment, to submit alongside a forthcoming planning application covering a proposed development at the rear of the Grade II Listed No. 24 Stone Street, Gravesend, Kent (National Heritage List for England (NHLE) entry no. 1341510).
- 1.1.2 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.
- 1.1.3 In addition, this report includes an assessment of a selection of heritage assets and their settings, which may be affected by the proposed development including the terrace of No. 20 - 24 Stone Street [**AB 6**]; Gravesend Railway Station [**AB 11**]; Darnley Road Conservation Area [**AB 36**]; and Upper Windmill Street Conservation Area [**AB 37**]. This report also includes a consideration of whether there is the potential for there to be an impact upon a number of key views across the townscape, from a heritage perspective.

1.2 Site Location & Description

- 1.2.1 Centred on the approximate National Grid Reference (NGR) TQ 64682 73986 and covering an area of c. 0.1 hectare, the proposed development site is located on the northern side of the centre of Gravesend, c. 20m to the south of the main Southeastern Railway line, at the rear of No. 24 Stone Street, within the Upper Windmill Street Conservation area [**AB 37**].
- 1.2.2 The proposed development site is currently occupied by a garden area, formerly associated with the pub/nightclub at No. 24 Stone Street. The garden has a block paved surface and contains a number of single storey brick buildings associated with the former nightclub and a timber glazed conservatory that forms part of No. 24 Stone Street. The southern part of the application site is currently occupied by part of the adjacent car park.
- 1.2.3 The boundaries on the northern and western sides of the proposed development site consist of a metal and wooden fence. Brick and stone walls are located along the northern, western and southern boundaries of the proposed development site.
- 1.2.4 Rathmore Road runs adjacent to the northern boundary of the proposed development site. The rears of the terrace of Grade II Listed Nos. 20-24 Stone Street [**AB 6**] are located adjacent to the eastern part of the proposed development site. An access road for a car park is located along the western boundary.

1.3 Geology & Topography

- 1.3.1 The solid underlying geology of the proposed development site consists of chalk of the Seaford and Newhaven Chalk Formations. This was laid down c. 71 - 89 million years ago in an environment previously dominated by warm chalk seas.
- 1.3.2 No superficial geological deposits are recorded in the location of the proposed development site (British Geological Survey (BGS), 2015).
- 1.3.3 The topography of the proposed development site is generally flat at c. 20m above Ordnance Datum (AOD). There is a very slight reduction in topography to c. 19m AOD, towards the western end of the proposed development site (Elevation Finder, 2015).

1.4 Proposed Development

- 1.4.1 The proposed development plan is for the erection of a five storey building, reaching a maximum height of 34.925m AOD. This will consist of a commercial / retail lower and ground floor element, with a commercial entrance at the north-west corner of the building. The upper levels will consist of a residential component comprising four flats with balconies and areas of private space at ground level (See Figures 3-9).
- 1.4.2 A shared area with allocated space for refuse storage and a commercial/retail loading bay will be located on the eastern side of the proposed new building. A refuse vehicular access and stepped pedestrian access are proposed on the south side of the new building. A proposed new footpath runs adjacent to the south side of the new building and continues along the southern side of No. 20 Stone Street.
- 1.4.3 The proposed development will involve the reduction of the ground level across the entirety of the proposed development site, as the finished ground floor level is proposed to be 16.325m AOD from the present ground level. The lower section of the proposed new building will be constructed from brickwork with a reconstituted stone feature band and coping and glass commercial/retail windows and doors.
- 1.4.4 The remainder of exterior of the proposed new building will be constructed from metal cladding and render with aluminium windows, glass and steel balconies with a 'living green wall'.
- 1.4.5 As part of a scheme of road improvement works to be undertaken by Kent County Council, the wall forming the western and part of the northern boundary of the proposed development site will be removed and the soil build up behind the wall will be raked back into the adjoining owners land to the east.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (December 2014).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Kent Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The Historic England website professional pages, including the National Heritage List For England
 - A site-walk over was undertaken on the 9th December 2015
 - A visit to the Kent History & Library Centre (hereafter KHLC) & Gravesend Local Study Library (hereafter GLSL) on the 8th December 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites

- Information on heritage assets recorded on the Kent HER
- Readily accessible information on the site's history from readily available historic maps and photographs held at the KHLC & GLSL
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 The Settings Assessment of selected heritage assets was recommended by the Gravesham Borough Council Principal Planner (pers comm. November 2015), these comprise:

- Terrace of No. 20 - 24 Stone Street [**AB 6**] Grade II Listed;
- Gravesend Railway Station [**AB 11**] Grade II Listed;
- Darnley Road Conservation Area [**AB 36**]; and
- Upper Windmill Street Conservation Areas [**AB 37**].

2.2.6 There is a five step process outlined in the Historic England Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015). This approach is defined as:

- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm; and
- Step 5: Make and document the decision and monitor outcomes.

2.2.7 Steps 1 – 3 have been undertaken within the scope of this report. The information will be used to inform the local planning authority in carrying out Steps 4 & 5.

2.2.8 The effects on the settings of these heritage assets are assessed using a tabulated check-list and short narrative statement for each assessment stage, in line with Historic England guidance (2015), and is supported by photographic evidence.

2.2.9 During the site visit, a preliminary visual assessment was undertaken of the potential for the proposed development to impact upon key townscape views identified by Gravesham Borough Council (See Section 5.4.2 - 5). This is supported by photographic evidence included within the report.

2.3 Consultation

- 2.3.1 An email from Michael Jessop (Gravesham Borough Council Principal Planner) to the client dated 8th July 2015, listed a number of heritage features that may potentially be affected. It was requested that the setting and significance of these heritage feature needed to be considered.
- 2.3.2 Consultation was undertaken between Kerry Kerr-Peterson (Assistant Project Officer, AB Heritage) and Wendy Rogers (Kent County Council Senior Archaeology Officer), via email and telephone on 19th November 2015.
- 2.3.3 Wendy recommended that Allan Cox (Gravesham Borough Council Conservation Officer) should be consulted as to 'what listed buildings should be addressed in this desk based assessment' and therefore the size of the study area.
- 2.3.4 Consultation undertake with Allan Cox via telephone on 26th November 2015 confirmed that it was not necessary to consider "casting the study area much beyond the site". During this consultation, key view points for consideration were put forward by Allan Cox and these were drawn up onto a plan by Michael Jessop and submitted to AB Heritage on 27th November 2015.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

| | | |
|--------|---|--|
| Low | - | Very unlikely to be encountered on site |
| Medium | - | Possibility that features may occur / be encountered on site |
| High | - | Remains almost certain to survive on site |

2.4.2 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). |

2.4.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.4.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 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).

2.5.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. 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. |

2.5.3 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 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

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Stonewater Ltd, 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.
- 2.6.2 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.
- 2.6.3 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.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Gravesham Local Plan Core Strategy

- 3.4.1 The Local Plan Core Strategy is the main document in the Gravesham Local Plan. The Local Plan Core Strategy and Policies Map were adopted on 30 September 2014. The following policy is relevant to this scheme:

Policy CS20: Heritage and the Historic Environment

- 3.4.2 The Council will expect any proposals for development to demonstrate a thorough understanding of the heritage significance of any affected assets, their context and setting. Proposals should have regard to any relevant conservation area appraisals and associated management plans, lists of buildings of national and local architectural or heritage interest and guidance relating to areas of archaeological interest adopted by the Council.

Policy CS20 states the following:

- 3.4.3 The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present.
- 3.4.4 Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance of the Borough’s heritage assets, their setting where it contributes to the significance of the asset and their interpretation and enjoyment, especially where these contribute to the distinct identity of the Borough.

These include:

- Gravesend Town Centre, its development as a heritage riverside town, and its setting;
 - The Borough’s urban and rural conservation areas; and
 - Surviving built features and archaeology relating to the Borough’s maritime, military, industrial and transport history.
- 3.4.5 When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset’s conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There are no statutory designated heritage features located within the bounds of the proposed development site.

Within the 250m Study Area

- 4.1.2 There are a total of sixteen statutory designated heritage features [**AB 6-13, 14-16, 18-19 & 36-39**], located within the 250m study area surrounding the proposed development site. These consist of twelve Grade II Listed Buildings [**AB 6 – 12, 14 – 16, 18 & 19**] and four Conservation Areas [**AB 36 – 39**], the closest of which are No. 20 to 24 Stone Street [**AB 6**] located immediately adjacent to the eastern boundary of the proposed development site & The Upper Windmill Street Conservation Area [**AB 37**], the western boundary of which is located immediately adjacent to the eastern boundary of the proposed development site.

4.2 Non Statutory Designated Features

Within the Proposed Development Site

- 4.2.1 There is one non statutory designated heritage feature that covers the proposed development site, this is the Town and City 1801 Extent Historic Landscape Character [**AB 4**] covers the proposed development site. This is the 1801 extent of settlement of the town and is generally medieval or post-medieval in origin.

Within the 250m Study Area

- 4.2.2 There are three non statutory designated heritage features located within the 250m study area. These are key unlisted buildings that have been identified from the Conservation Area Appraisals, the closest of which are No. 2-6 Railway Place within the King Street Conservation Area [**AB 41**], located c. 30m to the north-east and the majority of buildings on Wrotham Road within the Upper Windmill Street Conservation Area [**AB 40**], located c. 30m to the south-east of the proposed development site. :

4.3 Historic Environment Record Data

Within the Proposed Development Site

- 4.3.1 There are no known heritage features recorded on the Kent HER within the bounds of the proposed development site.

Within the 250m Study Area

- 4.3.2 There are a total of twenty three known heritage features [**AB 1 - 3, 5, 13, 17, 20 - 35**] located within the 250m study area surrounding the proposed development site, that have been recorded on the Kent HER. These range in date from the prehistoric to modern and relate mostly to settlement and military activity in the area.

4.4 Previous Archaeological Works in the Study Area

4.4.1 A number of previous archaeological investigations have been undertaken within the 250m study area. These include archaeological desk-based assessments, watching briefs, trial trenches and trench evaluation, and include:

- A watching brief and subsequent excavation at the Sensory Garden Site, Transport Quarter, located 50m to the east of the proposed development site identified a hillwash deposit with Mesolithic or Neolithic flints, Roman ceramic building material & 5th/6th century Saxon pot, along with an inhumation cemetery, associated tombs and gardens [AB 2];
- A watching brief and subsequent excavation at the rear of No. 43 High Street revealed post-medieval rubbish pits [AB 17]; and
- An archaeological desk based assessment centred c. 70m to the south of the proposed development site, identified 'the area has some potential to contain Prehistoric to Early Medieval archaeology'.

4.5 Palaeoenvironmental Evidence

4.5.1 There is no known palaeoenvironmental evidence recorded on the Kent HER within the 250m study area.

4.6 Archaeology & History Background

Prehistoric

4.6.1 Evidence for prehistoric activity within the Gravesend area is relatively sparse, limited mostly to individual findspots ranging from the Neolithic to the Bronze Age (Gravesham Borough Council, 2007). There are no known heritage features of prehistoric date within the bounds of the proposed development site. There are two heritage features [AB 1 & 2] of this date located within the 250m study area.

4.6.2 Prehistoric flints [AB 2] have been found in a hill wash deposit c. 50m to the east of the proposed development site and an Iron Age coin [AB 1] was found c. 200m to the north-east of the proposed development site.

Roman

4.6.3 By the mid-first century AD there was a Romano-British settlement of more than 12 hectares in extent, close to Gravesend's present town centre, the closest part of which was identified 270m to the north-west of the proposed development site. This produced evidence for timber and stone buildings and was occupied through to the 4th century AD. A road surface associated with the settlement is thought to run from a river side landing to the Roman town of *Vagniacae*, located c. 3.5km to the south-west (Kent County Council, 2004).

4.6.4 There are no known heritage features of roman date within the bounds of the proposed development site. There are however two heritage feature [AB 2 & 3] of this date located within the 250m study area.

- 4.6.5 Roman ceramic building material [**AB 2**] was found c. 50m to the east and a Roman copper alloy brooch [**AB 3**] was found c. 210m north-east of the proposed development site.

Medieval

- 4.6.6 During the late Saxon period Gravesend was a small market town and river staging point. The place name of Gravesend appears to have Saxon origins as it first appears as Gravesham in 1086 and is either derived from the Saxon word *Gerefa* (the head man) and ham (settlement), i.e. Gerefa's settlement or the Old English *Graf* (grove) and *ende* (end) meaning at the grove's end. In 1086 Gravesend was held as a single manor, but before 1066 it was three separate estates.
- 4.6.7 There are no known heritage features of medieval date within the bounds of the proposed development site. There are however two heritage feature [**AB 1 & 2**] of this date located within the 250m study area.
- 4.6.8 Saxon pottery [**AB 2**], dating to the 5th and 6th centuries AD was found c. 50m to the east of the proposed development site. A medieval copper alloy steelyard weight & mirror case [**AB 1**], dating to the 13th century was found c. 200m to the north-east of the proposed development site.

Post-Medieval

- 4.6.9 By the beginning of the post-medieval period Gravesend had become a sizable town centred on the High Street, West Street, East Street and the riverside. The seagoing traffic played a large part in the development of the town.
- 4.6.10 In the first half of the 19th century, with the introduction of the railway, Gravesend was established as a seaside resort, which fuelled the expansion of the town further to serve both the local population and the increasing numbers of travellers and visitors to the resort.
- 4.6.11 There are no known heritage features of post-medieval date within the bounds of the proposed development site. There are two heritage features [**AB 5 & 17**] of this date located within the 250m study area.
- 4.6.12 A Tramway [**AB 5**] located c. 165m to the north of the proposed development site was constructed in 1883, becoming electrified in 1901.
- 4.6.13 An inhumation cemetery, tomb & garden [**AB 2**] dating to the 19th & early 20th century, were found c. 50m to the east of the proposed development site. A number of post-medieval rubbish pits [**AB 17**] were found c. 215m north of the proposed development site.

Modern

- 4.6.14 Through the modern period the Thames became less prevalent in Gravesend's focus, becoming instead a commuter settlement subsidiary to London. The town pier closed in 1969 and the commercial focus of the town shifted from the High Street to New Road and King Street with shopping malls being built on New Road. As transport to London improved and large retail parks opened close by, commerce in the town declined giving way to residential development as a commuter suburb.

- 4.6.15 There are no known heritage features of modern date within the bounds of the proposed development site. There are 18 heritage features [AB 2, 5 & 20 - 34] of this date located within the 250m study area.
- 4.6.16 Fifteen of these heritage features are the sites of features associated the military defence of the area during World War Two [AB 20 – 34]. They include air raid warden’s posts [AB 22 & 25], air raid shelters [AB 20, 21, 26, 28, 29, 31 & 32], police telephone [AB 23], firewatcher’s headquarters [AB 30], civil defence control centre [AB 33], and emergency water tanks [AB 24 & 27]. The closest of these was the site of a public air raid shelter [AB 21] that was constructed in 1939 and demolished in 1946, located c. 10m to the south of the proposed development site.

Undated/Multi-period

- 4.6.17 There are no known heritage features of undated/multi-period date within the bounds of the proposed development site. There is one heritage feature [AB 35] of this date located within the 250m study area. This is the findspot of a copper alloy object [AB 38], found c. 155m to the south-west of the proposed development site.

4.7 Historic Map & Photograph Sources

- 4.7.1 A visit to the KHLC and GLSL was undertaken by Kerry Kerr-Peterson (Assistant Project Office, AB Heritage) and Tom Cloherty (Archaeological Technician, AB Heritage) on the 8th of December 2015.

Gravesend Parish Tithe Map 1842 & Apportionment 1840 (Plate 1)

- 4.7.2 The earliest map that shows the proposed development site in any detail is the parish tithe map of 1842. The tithe map shows the proposed development site mostly covered an area to the west of the former workhouse and was occupied by the workhouse as a market garden and nursery. The proposed new footpath within the southern part of the application boundary, running along the southern side of No. 20 Stone Street, may cross part of the former location of another building associated with the workhouse.

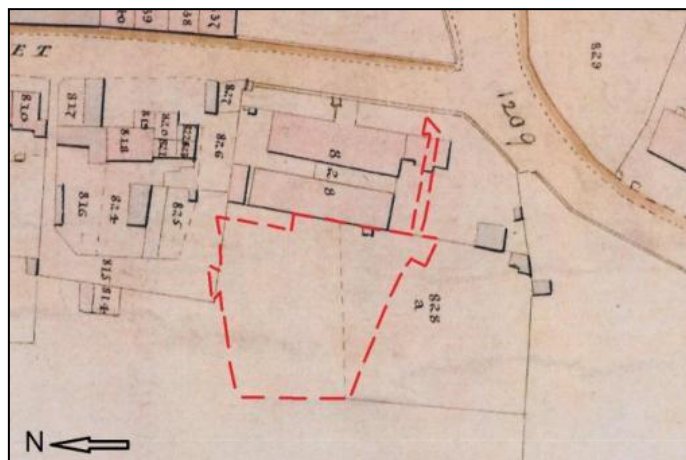


Plate 1: Gravesend tithe map 1840. Approx. application site outlined in red (KHLC)

1st edition 25" OS Kent Map Sheet 10:7 surveyed 1883 and published 1886 (Plate 2)

- 4.7.3 The area surrounding the proposed development site has changed considerably since the 1842 tithe map. The buildings on the western and southern side of the workhouse complex have been removed. The Bricklayers Arms public house is shown at the northern end of the terrace, with the addition of another terrace at the southern end.
- 4.7.4 The proposed development site is shown as a bowling green, with the southern part of the application site occupied by part of a timber yard, with a saw pit and several buildings.

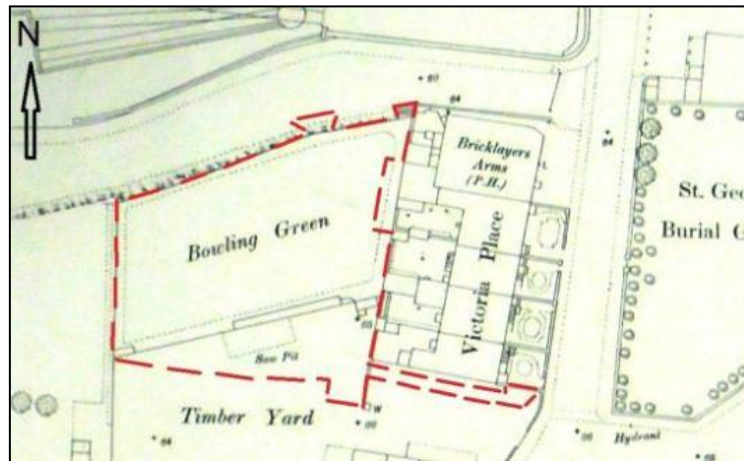


Plate 2: 1st edition OS map, 1886. Approx application site outlined in red (GLSL)

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

- 4.7.5 The second edition of the OS map suggests that the timber yard within the southern part of the application boundary has been removed as several large buildings are now located in this location. The function of the proposed development site at this time is unclear and it has been separated into two plots. The proposed new footpath on the southern side of No. 20 Stone Street crosses the location of another former building.

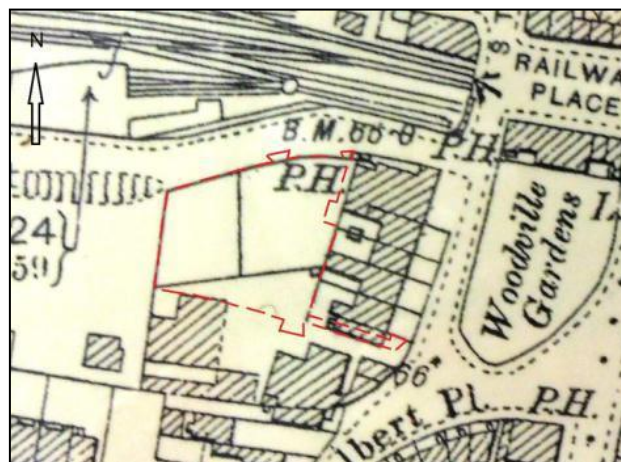


Plate 3: 2nd edition OS map, 1897. Approx. application site outlined in red (KHLC)

Black & White Photograph – Station Hotel Rear Garden (early 20th century) (Plate 4)

- 4.7.6 An early 20th century photograph depicts the proposed development site as the rear garden of the Station Hotel. The image shows that the garden was laid out with a seating area at the eastern end. The western end is entered through a timber pergoda and has a series of beds lain out with paths between. The beds are edged with stretcher bricks. A number of large trees and shrubs are present in the south-west corner of the garden. A stock brick wall is present along the western boundary of the garden, with a course of darker industrial bricks creating a decorate capping (right background). This is likely to be at least the western part of the lower section of the present western boundary wall.



Plate 4: Early 20th century photo of the rear garden of the Station Hotel (GLSL)

25" OS Kent Map Sheet 10:7 surveyed 1862-3, revised 1936-7 & published 1936 (Plate 5)

- 4.7.7 The 1936 edition of the OS map shows the proposed development site covering the garden area at the rear of the station hotel, with the addition of a number of small buildings at the rear of No 21 & 22 Stone Street. The southern part of the application site, adjacent to the garden contains a large building and the building along the proposed new footpath remains extant.



Plate 5: 1936 OS map. Approx. application site outlined in red (KHLIC)

4.8 Site Visit

- 4.8.1 A site visit was undertaken by Kerry Kerr-Peterson (Assistant Project Office, AB Heritage) and Tom Cloherty (Archaeological Technician, AB Heritage) on the 9th of December 2015.
- 4.8.2 The proposed development site is currently occupied by a garden area, formerly associated with the Station Inn pub/ Bar 24 nightclub at No. 24 Stone Street [AB 6]. The garden has a block paved surface with a grassed area at the western end (Photo 1).
- 4.8.3 A number of single storey brick buildings are present within the garden including a timber glazed conservatory that forms part of current building of No. 24 Stone Street [AB 6], a modern brick built lean-to shed against the southern boundary wall, a modern brick built pergoda seating area in the centre of the garden, a modern brick built exterior toilet block against the south-west corner of the boundary wall with a small paved parking area to the south. There is also a modern timber shed against the northern boundary wall (Photo 1).



Photo 1: The garden area from the north-east

- 4.8.4 A modern brick wall forms the southern boundary and north-east corner of the proposed development site. The north-east corner has a modern metal railing along the top of the wall (Photo 3).
- 4.8.5 The lower section of the western boundary wall is comprised of English Garden bonded stained stock bricks with a darker course of industrial capping bricks at the northern end. This part of the wall is likely to be that visible in the rear right of Plate 4. The height of the wall has been raised at the eastern end. A modern concrete wall has been constructed in front of the base of the wall. Timber fence panels have been erected on the inside of the northern section of the wall (Photo 2).



Photo 2: Western boundary wall from the south-west, scale 1m

- 4.8.6 The majority of the northern boundary wall is obscured by advertisement boards. This section of wall is constructed from random courses of a mixture of rectangular blocks of slag and stained stock bricks, bonded with a grey mortar. This randomly coursed section is capped by a section of modern stock brick construction and adjoins the modern section of brick wall at the north-east corner (Photo 3). The western brick wall appears to butt up against the randomly constructed wall on the northern side. It is possible that the earlier northern section of wall may relate to the former workhouse [AB 6].



Photo 3: Adjoining sections of wall at the north-east corner, scale 1m

5. SETTINGS ASSESSMENT

5.1.1 A settings assessment was conducted in relation to a number of heritage features identified by Gravesham Borough Council (See Section 2.3.1). The walkover survey was undertaken by Kerry Kerr-Peterson (Assistant Project Office, AB Heritage) and Tom Cloherty (Archaeological Technician, AB Heritage) on the 9th of December 2015 to assess which of the identified heritage assets (see Table 4) have the potential to be affected by the proposed development.

5.2 Step 1 - Identification of Heritage Assets

5.2.1 Four heritage assets [**AB 6, 11, 36 & 37**] have been identified as having the potential to be adversely affected by the development proposal, as shown in Table 4. This has been identified on the preliminary basis of:

- Statutory designation (Scheduled Monuments, Listed Buildings);
- Close proximity to the site; and/ or
- Likely to be visible from within the site.

Table 4: Heritage assets selected for settings assessment

| AB Number | Name | Designation | Location |
|--------------|---|-------------------|--|
| AB 6 | No. 20-24 Stone Street | Grade II | Immediately adjacent to the north-east corner. |
| AB 11 | Gravesham Railway Station | Grade II | c. 125m to the north east |
| AB 36 | Darnley Road Conservation Area | Conservation Area | c. 160m to the south |
| AB 37 | Upper Windmill Street Conservation Area | Conservation Area | immediately adjacent to the east |

5.3 Step 2 - Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

5.3.1 The example table below (Table 5) shows how each asset was assessed on site to identify the key attributes of the setting of each of the heritage assets in order to define their contribution to the significance of each asset. The completed tables for each asset listed above are included in Appendix 2.

Table 5: Example of key attribute assessment table

| THE ASSET'S PHYSICAL SURROUNDINGS | |
|---|--|
| Topography | |
| Surrounding Landscape | |
| Land Use | |
| Trees, Vegetation | |
| Openness, enclosure and boundaries | |
| Degree of change over time | |
| EXPERIENCE OF THE ASSET | |
| Surrounding landscape character | |
| Views from, towards, through and across the asset | |
| Visual dominance or prominence | |
| Noise, vibration or other intrusion | |
| Accessibility | |
| Degree of interpretation /promotion to the public | |
| Associative relationships between heritage assets | |

5.3.2 The key attributes for each of the heritage assets is summarised below and used to assess whether, how and to what degree the site might be considered to make a contribution to the setting and significance of the heritage asset(s).

Key Attributes of No. 20-24 Stone Street [AB 6]

5.3.3 The Grade II Listed terrace of five properties that forms No. 20-24 Stone Street [AB 6] faces east onto Stone Street, with the Civic Centre forecourt beyond to the east. Yards and garden areas are located immediately to the rear of the terrace, including the beer garden at the rear of No. 24 that forms the northern part of the proposed development site. A modern car park is located on the western and southern sides of the terrace, with Rathmore Road and the railway line beyond to the north. The wider southern part of the historic core of the townscape of Gravesend lies beyond the immediate setting. These aspects have undergone a degree of change over time with the development of the town throughout its history.



Photo 4: Terrace of No. 20-24 Stone Street from the Civic Centre

- 5.3.4 The significance of the terrace is considered to relate mostly to the evidential, illustrative historical, aesthetic and communal values of the buildings that form the terrace, in the form of the evidence derived from the building towards the illustrative historic connections and local meaning of the buildings, as well as the aesthetic stimulation offered by the external surviving original architectural details. The setting of the terrace is considered to make a minor-moderate positive contribution towards the significance of the terrace as a heritage feature by providing a townscape position in which the building is appreciated.

Key Attributes of Gravesend Railway Station [AB 11]

- 5.3.5 The southern (upside) entrance to the Grade II Listed railway station faces south onto Rathmore Road with the modern car park beyond to the south. A car park is located on the western side and a storage yard is situated on the eastern side of the upside station building. The upside platform and railway line is located on the northern side of the building.
- 5.3.6 The main entrance to the station is via the northern (downside) entrance, facing north onto Clive Road, with the modern shopping centre beyond to the north and east. A car park is situated to the west of the downside building, with the downside platform and line to the south. The wider southern part of the historic core of the townscape of Gravesend lies beyond the immediate setting. These aspects have undergone a degree of change over time with the development of the town throughout its history.



Photo 5: Principal View 4 from Darnley Road towards the proposed development site

- 5.3.7 The property at No. 24 Stone Street [AB 6] is considered to have a minor social and economic links to the Gravesend Railway Station [AB 11] (See AB Heritage, 2016, Section 6.4). The view between the railway station and No. 24 Stone Street is thought to make a positive contribution towards these links (Photo 5).



Photo 6: The railway station from No. 24 Stone Street

- 5.3.8 The significance of the railway station buildings is considered to relate mostly to the evidential, illustrative historical, aesthetic and communal values of the buildings. This relates to the evidence provided by the buildings and the illustrative historic connections to the development of the town during the 19th century, as well as the aesthetic stimulation brought about by the classical design features of the buildings. The setting of the station buildings is considered to make a minor positive contribution towards the significance of the station buildings as heritage features, as it provides the townscape location in which the buildings are appreciated.

Key Attributes of Darnley Road Conservation Area [AB 36]

- 5.3.9 The Darnley Road Conservation Area [AB 36] includes part of the 19th century residential expansion to the southern part of Gravesend town centre. The interest in the area is provided

by the historic layout, including remnants of the manor farm, overlain with a 19th century urban street pattern and group value of its buildings. Its inward facing streets contain high quality small groups and terraces of predominantly two or three storey 19th century houses, many displaying intricate architectural detailing (Photo 7) (Gravesend Borough Council, 2009).

- 5.3.10 Urban townscape surrounds the Conservation Area, with 19th and 20th century houses continuing along Darnley Road to the south. The residential area of the Pelham Road/The Avenue Conservation Area extends to the west. Modern commercial build up and the historic core of the town centre lie beyond to the north, with further residential elements and public buildings, including the Civic Centre to the east. The views into and out of the Conservation Area are limited to the vistas along roads and across the main road junction at the green (Gravesend Borough Council, 2009).
- 5.3.11 The significance of the Darnley Road Conservation Area [AB 36] is considered to relate mostly to evidential, illustrative, historical and aesthetic values. This is in the form of the evidence of the development of the Victorian suburban areas of the town and the aesthetic stimulation identified with the high quality 19th century architecture of the area (Gravesend Borough Council, 2009). The setting of the Conservation Area has undergone a degree of change over time with the development of the town throughout its history. The setting provides the suburban townscape position in which the streets of the Conservation Area are appreciated and is considered to make a minor positive contribution towards the significance of the Conservation Area. .



Photo 7: View of Cobham Street from the west end

Key Attributes of Upper Windmill Street Conservation Area [AB 37]

- 5.3.12 The Upper Windmill Street Conservation Area [AB 37] is situated to the south of the historic centre of the town of Gravesend. The key interests in the area are related to the historic function of Upper Windmill Street as the principal thoroughfare for visitors arriving in the town by steam boat during the 19th century and proceeding to the resort attractions on Windmill Hill, located on the southern outskirts of the town. The buildings within the Conservation Area were built principally during the first half of the 19th century and are typically two, three and four storeys in height (Photo 4). Several 20th century civic buildings are located at the centre of the Conservation Area, six storeys at their highest (Gravesend Borough Council, 2009).

- 5.3.13 Urban townscape surrounds the Conservation Area, with the historic core and commercial development to the north and east, 19th century residential suburban streets to the west and further modern development to the east, including the surface car park on Parrock Street (Gravesham Borough Council, 2009). This setting has undergone a degree of changed over time.
- 5.3.14 At the southern end of Windmill Street the open space of the Civic Centre forecourt and the Woodville Gardens views across this open space between the terraces of Wrotham Road and Stone Street (Photo 4). This view is considered by Gravesham Borough Council (2009) to constitute principal positive view within the Upper Windmill Street Conservation Area [**AB 37**].
- 5.3.15 The significance of the Upper Windmill Street Conservation Area [**AB 37**] is thought to mostly relate to evidential, illustrative historical and aesthetic values. This is in the form of the evidence of the historic development of this part of the town and the stimulating aesthetic values of the Classical style of the early 19th century architecture (Photo 4), with the addition of the visual permeability through to neighbouring streets and important landmark structures (Photo 4) created by the clearing that took place during the early 19th century. The setting is considered to make a minor positive contribution towards the significance of the Conservation Area, by providing the suburban townscape position in which the streets of the Conservation Area are appreciated.

5.4 Step 3 - Assessing the Effect of the Proposed Development

- 5.4.1 Table 6 below assesses the potential attributes of the development affecting the setting of the selected heritage assets, considered proportionate to the purpose of this assessment (See Section 2.3.1).

Table 6: Potential attributes of the development affecting the setting of the selected heritage assets

| LOCATION AND SITING OF DEVELOPMENT | |
|---|---|
| Extent | c. 0.1 hectare. 5 storeys with a maximum height of 34.925m AOD |
| Position in relation to key views | <p>View 1- Civic Centre towards Stone Street: the proposed development site is visible across the view from the Civic Centre towards Stone Street (See Section 14.12. 2-5 for more detail). (Photo 4).</p> <p>View 2 – Corner of Stone Street and Clive Road: the proposed development site is visible from the corner of Stone Street/Clive Road (Photo 8).</p> <p>View 3 – From shopping centre across railway station: the proposed development site is visible from both sides of Clive Road (Photo 9).</p> <p>View 4 – Darnley Road along Rathmore Road: the proposed development site is visible from the corner of Darnley Road and Rathmore Road (Photo 5).</p> |
| FORM AND APPEARANCE OF THE DEVELOPMENT | |
| Form of development | See Section 1.4 |
| Prominence, dominance or conspicuousness | Particularly from the north, west and south, the relatively open nature of the surrounding townscape is likely to result in the proposed development having a relative prominence, given the height of the proposed building. |
| Seasonal change | N/A |
| OTHER EFFECTS OF THE DEVELOPMENT | |
| Noise, vibration, dust etc. | Temporary increase in noise, vibration, dust & traffic during construction works may adversely affect the setting of the terrace of No. 20 - 24 Stone Street [AB 6] & the railway station [AB 11], but is unlikely to affect the significance of these heritage assets. |
| Change to general character | The character of the surrounding townscape is unlikely to be altered by the proposed development. |
| Changes to public access, use or amenity. | No change |
| Changes to land use | The use of the land will change from a garden to a residential building. |

View 1- Civic Centre towards Stone Street:

- 5.4.2 The proposed development site is visible across the view from the Civic Centre towards Stone Street. The terrace of No. 20-24 Stone Street [AB 6] and the Civic Centre forecourt dominate the foreground of the view. The reduced position of the railway within the excavated embankment means that the railway station [AB 11] is not visible from the Civic Centre. The modern high rise buildings including the upper levels of the multi-storey car park and the south-western corner of the shopping centre fill the views (Photo 4). The proposed development would likely form a prominent element of this view.

View 2 – Corner of Stone Street and Clive Road:

- 5.4.3 The proposed development site is visible from the corner of Stone Street/Clive Road (Photo 8). Clive Road and the walls of the railway embankment dominate the foreground of the view. The northern corner of the terrace No. 20-24 Stone Street [AB 6] dominates the view with the modern Civil Centre building in the background. Once again, the reduced position of the railway embankment acts as a visual obstacle between the view point and the railway station [AB 11]. The proposed development would likely form a dominant element of this view.

View 3 – From shopping centre across railway station:

- 5.4.4 The proposed development site is visible from both sides of Clive Road (Photo 9). The downside entrance to the station [AB 11] dominates the foreground views from the south-west corner of the shopping centre, with the terrace No. 20-24 Stone Street [AB 6] forming a prominent element of the background. Further to the east, along Clive Road, the foreground of the view is dominated by the wall of the railway embankment, which creates a visual obstruction to views of the upside station building [AB 11]. The proposed development would likely create a prominent feature within this view and part of the visual relationship between the downside station building [AB 11] and the terrace No. 20-24 Stone Street [AB 6] may be compromised further along the western part of Clive Road.

View 4 – Darnley Road along Rathmore Road:

- 5.4.5 The proposed development site is visible from the corner of Darnley Road and Rathmore Road (Photo 5). The foreground of the view is dominated by the western side of the station [AB 11], with the footbridge forming an attractive element of the station complex. The terrace No. 20-24 Stone Street [AB 6] forms a, particularly No. 24 on the northern end of the terrace, form a prominent element of the background view. The proposed development would likely create a visual intrusion between No. 24 Stone Street [AB 6] and the railway station [AB 11].



Photo 8: Principal View 2 from the corner of Stone Street/Clive Road



Photo 9: Principal View 3 from the shopping centre across the railway station

Effect of the Proposed Development on No. 20 - 24 Stone Street [AB 6]

- 5.4.6 The position of the proposed development adjacent to the southern elevation of No. 24 Stone Street [AB 6] will remove an element of the buildings setting, be it a small part, in the form of the beer garden associated the former pub/nightclub at No. 24. It is likely to limit the visual appreciation of this part of the building and therefore have an adverse effect upon the significance of the terrace [AB 6] (See Figure 9).
- 5.4.7 An adverse affect may be created in relation to the social and economic links with the building at No. 24 Stone Street [AB 6] and the railway station [AB 11] to a degree (See AB Heritage, 2016, Section 6.4), as it is likely to limit the visual intervisibility and therefore the link between these two heritage features.
- 5.4.8 Temporary increase in noise, vibration, dust & traffic during construction works may adversely affect the setting of the terrace [AB 6], although this is considered to be unlikely to have an effect upon its significance, as this relates mostly to the evidential, historical, aesthetic and communal values of the buildings.

Effect of the Proposed Development on Gravesend Railway Station [AB 11]

- 5.4.9 As mentioned above, there is a potential for the proposed development to affect the social and economic links with No. 24 Stone Street [AB 6]. This may have an adverse effect upon the significance of the railway station to a degree.

5.4.10 Temporary increase in noise, vibration, dust & traffic during construction works may adversely affect the setting of the railway station [AB 11], although this is considered to be unlikely to have an effect upon its significance, as this related mostly to the evidential, historical, aesthetic and communal values of the buildings.

Effect of the Proposed Development on Darnley Road Conservation Area [AB 36]

5.4.11 It is considered that the proposed development is unlikely to have an adverse affect upon the setting or significance of the Darnley Road Conservation Area [AB 36], given that the proposed development will not be included within any key views within, into or out of the Conservation Area. The streets with the 19th century buildings on are very much inward facing and the significance relates mostly to evidential, illustrative historical and aesthetic values.

Effect of the Proposed Development on Upper Windmill Street Conservation Area [AB 37]

5.4.12 The proposed development will remove a small part of the immediate setting, be it a small part, of the Conservation Area. The proposed development may intrude upon one of the principal views associated with the Upper Windmill Street Conservation Area (See Figure 10) as mentioned in Section 5.3.14. Therefore, the proposed development may have an effect related to the key views associated with the Conservation Area.

5.4.13 Table 7 below assesses the potential for the proposed development to affect the setting of the selected heritage assets, considered proportionate to the purpose of this assessment.

Table 7: Potential for development to affect setting of heritage assets

| Heritage Asset | Location to site | Potential Impact on Setting | Potential Significance of Effect |
|--|-----------------------------------|---|----------------------------------|
| Terrace of No. 20-24 Stone Street [AB 6] | Immediately adjacent to the west. | Removal of a small part of the immediate setting & Create a visual obstruction to the western elevation of No. 24 Stone Street [AB 6] | Minor - Moderate |
| Gravesend Railway Station [AB 11] | c. 125m to the north east | Compromise the communal link between the railway station [AB 11] and No. 24 Stone Street [AB 6] | Minor |

| | | | |
|--|----------------------------------|---|------------------|
| Darnley Road Conservation Area [AB 36] | c. 160m to the south | None | None |
| Upper Windmill Street Conservation Area [AB] | immediately adjacent to the east | Removal of a small part of the immediate setting & May intrude upon one of the views associated with the Conservation Area | Minor - Moderate |

5.4.14 Step 4 explores methods that can be incorporate into the design of a proposed development that may help to enhance the proposed scheme and minimise potential impacts in relation to surrounding heritage environment. As a result, early consideration of heritage issues is an advantageous for minimising potential delays. Step 5 consists the monitoring and recording of enhancement methods, in order to implement successful enhancement schemes, or improve upon them in the future.

6. BUILT HERITAGE & OUTLINE RECOMMENDATIONS

6.1 Known Heritage Resource

- 6.1.1 Of the four heritage features identified for inclusion in this settings assessment (see Table 4), it is considered that the proposed development may adversely impact three [AB 6, 11 & 37] of these.

6.2 Predicted Impact of Proposed Development

No 20 - 24 Stone Street [AB 6]

- 6.2.1 The terrace that comprises No. 20-24 Stone Street [AB 6] is a Grade II Listed structure. As such it is considered to be a heritage feature of local – regional importance (in line with Table 1). The setting of the terrace is considered to make a minor-moderate positive contribution towards the significance of the terrace as a heritage feature.
- 6.2.2 The detectable impacts are likely to alter the aesthetic appreciation of No. 24 Stone Street to small degree through visual intrusion. This is likely to compromise social and economic links with the railway station [AB 11] that contribute towards the significance of the terrace. In addition, a small amount of the immediate associate setting will be removed. Therefore, the magnitude of impact is thought to be low-medium (in line with Table 2), with a minor - moderate overall significance of effect (in line with Table 3).

Gravesend Railway Station [AB 11]

- 6.2.3 As above, the Grade II Listed structure, Gravesend Railway Station is considered to be a heritage feature of local – regional importance. The setting of the station buildings is considered to make a minor positive contribution towards the significance of the station buildings.
- 6.2.4 The significance of the building, in the form of the social and economic links with the terrace including No. 24 Stone Street [AB 6], may be adversely affected to a small degree by the proposed development by visual intrusion. Therefore, the magnitude of impact is considered to be low, with a minor overall significance of effect.

Upper Windmill Street Road Conservation Area [AB 37]

- 6.2.5 Conservation Areas are generally considered to be heritage features of regional importance, unless they contain buildings of national importance. The setting is considered to make a minor positive contribution towards the significance of the Conservation Area. The proposed development may create a visual intrusion into key views within the townscape and will remove a small part of the immediate setting of the Conservation Area. Therefore, the magnitude of impact is thought to be low-medium. The overall significance of effect is considered to be minor - moderate.

6.3 Outline Recommendations

- 6.3.1 The overall magnitude of impact and significance of effect has been assessed relating to key identified heritage features (See Section 6 above). The potential for the proposed

development to have an impact upon key views within the townscape has been considered (See Section 5.4.2 – 5). This information may be used to inform the decision making process by the local planning authority.

- 6.3.2 The local planning authority may wish to have a full phased impact assessment undertaken, in order to determine the magnitude and overall significance of effect of any impacts upon the key townscape views identified within this report (carried out in line with Historic England (2011) guidelines Seeing History in the View: A Method For Assessing Heritage Significance with Views).

7. ARCHAEOLOGY & OUTLINE RECOMMENDATIONS

7.1 Known Heritage Resource

- 7.1.1 There are no known heritage features recorded within the bounds of the proposed development site that are recorded on the Kent HER. Analysis of historic maps from the late 19th and early 20th century (Plate 1-5) have identified that a number of former buildings were located within the southern part of the application site, including a saw pit.
- 7.1.2 The northern part of the proposed development site was in used as a garden throughout most of the 19th & 20th century. A number of former buildings were located in the position of proposed new footpath on the southern part of the application site, on the southern side of No. 20 Stone Street.

7.2 Past Impacts within the Site Boundary

- 7.2.1 The construction, demolition and subsequent clearing of the former buildings within the southern part of the application site, may have the potential to have impacted upon any surviving below ground archaeological remains.
- 7.2.2 The use of the proposed development site as a garden, which is likely to have undergone a degree of cultivation and potential landscaping, may have impacted upon below ground archaeological remains in this area. The construction of the modern outbuildings and paved area within the present beer garden is also likely be have impacted upon any below ground archaeological deposits.

7.3 Potential Archaeological Resource

- 7.3.1 A number of prehistoric [AB 1 & 2], Roman [AB 2 & 3] & medieval [AB 1 & 2] heritage features have been identified c. 50m to the east of the proposed development site. Given the relative density of the know heritage features within close proximity to the proposed development site, the potential for the archaeological deposits to be encountered within the bounds of the proposed development site dating to these periods is considered to be low-medium (in line with Section 2.4.1).
- 7.3.2 Given that post-medieval and modern buildings have been identified as located within the southern part of the application site, the potential for encountering remains dating to these periods is considered to be medium within this area.

7.4 Predicted Impact of Proposed Development

- 7.4.1 Should archaeological remains of prehistoric through to the modern period survive within the bounds of the proposed development site, these are considered to be of local importance (in line with Table 1), at most. The magnitude of impact is determined to be low-negligible (in line with Table 2), with a not significant-minor significance of effect (in line with Table 3) overall.

7.5 Outline Recommendations

- 7.5.1 In relation to the proposed removal of the western and part of the northern boundary wall, it is recommended that a photographic record is made of the northern part of the wall, (the western part having been covered in AB Heritage, 2016), once the advertising boards have been removed but prior to the removal of the wall.
- 7.5.2 It is recommended that a watching brief is undertaken to record the accumulated sequence of deposits behind the boundary wall and during the intrusive groundwork, including all ground reduction within the proposed development site.

8. REFERENCES

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

The gazetteer identified heritage features that have been recorded on the Kent HER within a 250m radius from the centre of the proposed development site.

Abbreviations: MKE & TQ 67 SW 641 ect = Kent HER reference NGR = National Grid Reference LB = Listed Building NHLE = National Heritage List for England HLC = Historic Landscape Characterisation CA = Conservation Area

| Period | Type | Description | Status | NGR | Ref No. |
|------------------------|---------------------------|--|-------------|----------------|------------------------------|
| Prehistoric-Medieval | Findspot | Iron Age copper alloy coin; from c. 100 BC & Medieval copper alloy steelyard weight & mirror case; c. 1200 AD to 1400 AD | | TQ 64859 74104 | MKE66737, 62 & 90 |
| Prehistoric - Modern | Layer | Hillwash deposit with Mesolithic or Neolithic flints, Roman ceramic building material & 5th/6th century Saxon pot at the Sensory Garden Site, Transport Quarter, Gravesend. Inhumation cemetery, tomb & garden; 19th & early 20th Century site used as a garden with water feature, path & wall. | | TQ 6474 7398 | TQ 67 SW 641 - 3 |
| Roman | Findspot | Roman copper alloy brooch; c. 43 AD to 99 AD | | TQ 64859 74104 | MKE66738 |
| Medieval-Post Medieval | HLC | Town and City 1801 Extent 1801 extent of settlement in towns and cities. Generally medieval or post-medieval in origin. | | | |
| Post Medieval - Modern | Tramway | Gravesend, Rosherville and Northfleet Tramways; operated from 1883 to 1929, electrified in 1901 | | TQ 6295 7417 | TQ 67 SW 633 |
| Post Medieval | Workhouse, Terrace & Shop | Nos 20 to 24 Stone Street. 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. | Grade II LB | TQ 6470 7398 | TQ 67 SW 1124 & NHLE 1341510 |

LAND AT THE REAR OF NO. 24 STONE STREET, GRAVESEND, KENT

ARCHAEOLOGICAL DESK BASED ASSESSMENT

| | | | | | |
|---------------|-----------------|--|-------------|--------------|--|
| Post Medieval | Terraces | Nos. 188 to 192 & 195 to 196 Parrock Street, Gravesend; No. 195 & 196 are early 19th century pair. Remainder constructed 1869; slate & brick. | Grade II LB | TQ 6485 7406 | TQ 67 SW 1151 & TQ 67 SW 1094 & NHLE 1366625 & 1089032 |
| Post Medieval | Terrace | St George's Terrace; Site & Terrace mid 19th century. Shop Later ; slate & brick; 3 storeys | Grade II LB | TQ 6476 7384 | TQ 67 SW 1148 & NHLE 1025880 |
| Post Medieval | Terraces | Nos. 51 to 54 & 55 to 59 Windmill Street, Gravesend; Constructed mid 19th century; brick, slate & stucco | Grade II LB | TQ 6475 7379 | TQ 67 SW 1062 & 1087 & NHLE 1089007-8 |
| Post Medieval | Public House | The Railway Bell Public House; constructed mid 19th century; slate & weatherboard | Grade II LB | TQ 6457 7409 | TQ 67 SW 1109 & NHLE 1089042 |
| Post Medieval | Railway Station | Gravesend Railway Station (Upside & Downside) constructed 1849, slate, brick, cast iron & | Grade II LB | TQ 6459 7404 | TQ 67 SW 1103 & 1154 & NHLE 1057649 & 1341495 |
| Post Medieval | Church | Roman Catholic Church of St John the Evangelist & associated school; brick & stone; main construction 1834 to 1873 | Grade II LB | TQ 6490 7407 | TQ 67 SW 1107 & NHLE 1089027 |
| Post Medieval | Railway | The South Eastern Railway Company's North Kent Line was constructed between the North Kent East Junction near London Bridge via Lewisham, Woolwich, Erith and Dartford to Gravesend. | | TQ 5522 7434 | TQ 57 SE 277 & NMR LINEAR 834 |

| | | | | | |
|---------------|------------------|---|-------------|----------------|--|
| Post Medieval | County Court | County Court; main construction 1870; slate, ashlar & stone & K2 & K6 Telephone kiosk, construction 1927 & 1935; cast iron | Grade II LB | TQ 6481 7413 | TQ 67 SW 1064 & 06 & NHLE 1089011 & 61 & 1240061 |
| Post Medieval | House | No. 30 King Street (South Side) Gravesend; main construction 1889; brick & stone | Grade II LB | TQ 6477 7414 | TQ 67 SW 1129 & NHLE 1366592 |
| Post Medieval | Statue | Statue of Queen Victoria & associated building; main construction 1897 to 1898; terracotta | Grade II LB | TQ 6445 7404 | TQ 67 SW 1156 & NHLE 1240349 |
| Post Medieval | Monument | Post-medieval rubbish pits | | TQ 647 742 | TQ 67 SW 132 |
| Modern | Library | Public library; main construction 1905; brick and stone | Grade II LB | TQ 64783 74116 | TQ 67 SW 1135 & NHLE 1341516 |
| Modern | Telephone Kiosk | K6 telephone kiosk; main construction 1935; cast iron | Grade II LB | TQ 6588 7407 | TQ 67 SW 1108 & NHLE 1089012 |
| Modern | Air Raid Shelter | British Home Stores WWII Air Raid Shelter; established 1939; reinforced with timber, decommissioned at the end of WWII | | TQ 6467 7419 | TQ 67 SW 1236 |
| Modern | Air Raid Shelter | No. 1 Wrotham Road WWII public air raid shelter, Gravesend; Probably built 1939, decommissioned 1945; demolished around 1946 | | TQ 6469 7397 | TQ 67 SW 1240 |
| Modern | Wardens Post | County School WWII air raid wardens post, Darnley Road, Gravesend; probably built 1939, decommissioned 1945 & demolished 1946 | | TQ 6446 7407 | TQ 67 SW 1178 |
| Modern | Telephone Box | Zion Place WWII Police Telephone box, Gravesend; built 1939, decommissioned 1945 & demolished 1946 | | TQ 6471 7374 | TQ 67 SW 1246 |

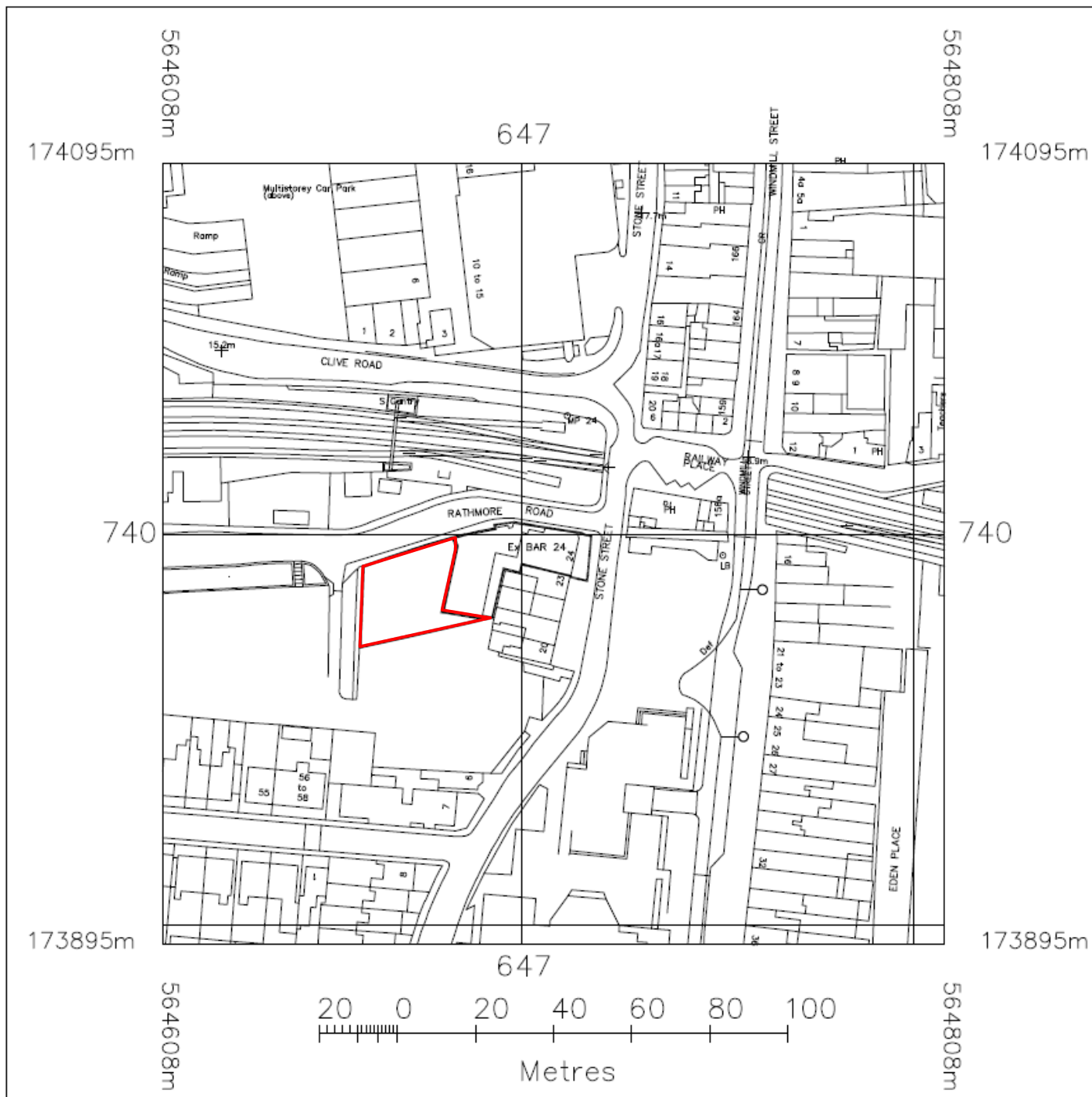
LAND AT THE REAR OF NO. 24 STONE STREET, GRAVESEND, KENT

ARCHAEOLOGICAL DESK BASED ASSESSMENT

| | | | | | |
|--------|---------------------------------------|--|--|--------------|---------------|
| Modern | Water Tank | Milton Road WWII Emergency Water Tank, Gravesend; probably built 1940 & removed 1945 | | TQ6488 7409 | TQ 67 SW 1307 |
| Modern | Wardens Post | Windmill Street WWII air raid wardens post, Gravesend; built in 1939, decommissioned in 1945 & Welfare Centre demolished c. 1960 | | TQ 6473 7394 | TQ 67 SW 1279 |
| Modern | Air Raid Shelter | King Street WWII public air raid shelter, Gravesend; Probably built 1939/40, decommissioned 1945; shop still exists | | TQ 6485 7413 | TQ 67 SW 1260 |
| Modern | Water Tank | Woodville Gardens WWII emergency water tank, Windmill Street, Gravesend; Probably built 1940 & removed 1945 | | TQ 6474 7399 | TQ 67 SW 1308 |
| Modern | Air Raid Shelter | Parrock Street WWII air raid shelter, Gravesend; established 1940 & decommissioned 1945; site now occupied by a car sale room | | TQ 6488 7397 | TQ 67 SW 1331 |
| Modern | Air Raid Shelter | Woodville Terrace WWII public air raid shelter, Gravesend; Woodville Terrave demolished in 1966 to make way for current Civic Centre | | TQ 6471 7392 | TQ 67 SW 1242 |
| Modern | Civil Defence Building / Public House | Lord Street WWII Firewatchers Headquarters, Gravesend; occupying the Druids Arms at 17 Lord Street, Gravesend; originated in 1942, decommissioned 1945; public house demolished c.1968, the Lord Street multi-storey car park built on the site 1972 | | TQ 6481 7389 | TQ 67 SW 1351 |
| Modern | Air Raid Shelter | 74 New Road WWII public air raid shelter, Gravesend; in the basement of the earlier existing Cooperative Society premises, established Sept 1939, would have been decommissioned 1945, building demolished 1974 as part of the new shopping centre development | | TQ 6461 7414 | TQ 67 SW 1323 |
| Modern | Air Raid Shelter | Garden Row WWII public air raid shelter, Gravesend; built in 1940, decommissioned in 1945 & demolished in 1946; site now occupied by a Tesco store | | TQ 6458 7411 | TQ 67 SW 1336 |

| | | | | | |
|----------------------|------------------------|--|----|----------------|----------------------|
| Modern | Civil Defence Building | Windmill Street WWII Civil Defence Control Centre, Gravesend; withing the new Police station built in 1942, decommissioned in 1945, the Police Station was demolished in 1973 and rebuilt in 1975 incorporating the foundation stone of the Civil Defence Control Centre & WWII - Cold War Fire Station built in 1942, disused in 1972 & demolished in 1973 | | TQ 6471 7380 | TQ 67 SW 1296 & 1333 |
| Modern | Civil Defence Building | Civic Centre Cold War Civil Defence Control Centre, Wrotham Road, Gravesend; in basement of Gravesham Borough Council's Civic Centre, occupied suite of rooms from c. 1975; decommissioned in late 2005 | | TQ 6472 7387 | TQ 67 SW 1303 |
| Undated/Multi-period | Findspot | Copper alloy unidentified object; unknown date | | TQ 64859 74104 | MKE66741 |
| Undated/Multi-period | Conservation Area | The Darnley Road Conservation Area was designated in 1990 and includes part of the 19th century residential expansion around the site of the Earl of Darnley's manor farm to the south of Gravesend town centre. | CA | TQ 64552 73901 | |
| Undated/Multi-period | Conservation Area | The Upper Windmill Street Conservation Area was designated in 1970 and lies to the south of the historic centre of Gravesend. Windmill Street links directly through to the High Street and Town Pier in the north, and became the principal thoroughfare for visitors arriving to the town by steam boat in the 19th century and proceeding to the resort attractions on Windmill Hill. | CA | TQ 64716 73872 | |
| Undated/Multi-period | Conservation Area | The King Street Conservation Area was designated in 1980 and encompasses much of the 18th and 19th century commercial expansion of Gravesend. It is focused on the central east-west highway of New Road, King Street and Milton Road | CA | TQ 64829 74089 | |

| | | | | | |
|----------------------|-------------------|---|------------------------|---------------------------------|--|
| Undated/Multi-period | Conservation Area | The High Street & Queen Street Conservation Area was designated in 1990 and lies close to the historic centre of Gravesend in Kent. Queen Street was a back lane to the medieval High Street | CA | TQ 64838 74165 | |
| Undated/Multi-period | Buildings | Key Unlisted Buildings within the Upper Windmill Street Conservation Area Appraisal - The majority of buildings on Windmill Street, Wrotham Road & No. 1-9 Zion Place | Key Unlisted Buildings | TQ 64766 74153 - TQ 64706 73765 | |
| Undated/Multi-period | Buildings | Key Unlisted Buildings within the King Street Conservation Area No. 19 King Street, The Kings Head Public House & No. 2-6 Railway Place. | Key Unlisted Buildings | TQ 64743 74008 & TQ 64830 74155 | |
| Undated/Multi-period | Buildings | Key Unlisted Buildings Darnley Road Conservation Area - Darnley Road (All buildings except nos. 81 to 85 and The Fireplace (single-storey shop extension to the front of no. 117a), Cobham Street (All buildings except the extension to no.7 Wrotham Road), Darnley Street (All buildings except nos. 22, 23, 27, 36, 37, 38, 39, 40, 41 48) | Key Unlisted Buildings | TQ 64494 74140 - TQ 64494 74140 | |



Legend

 Site Boundary

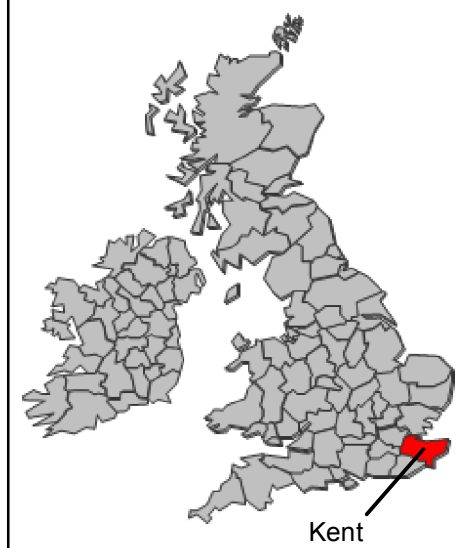


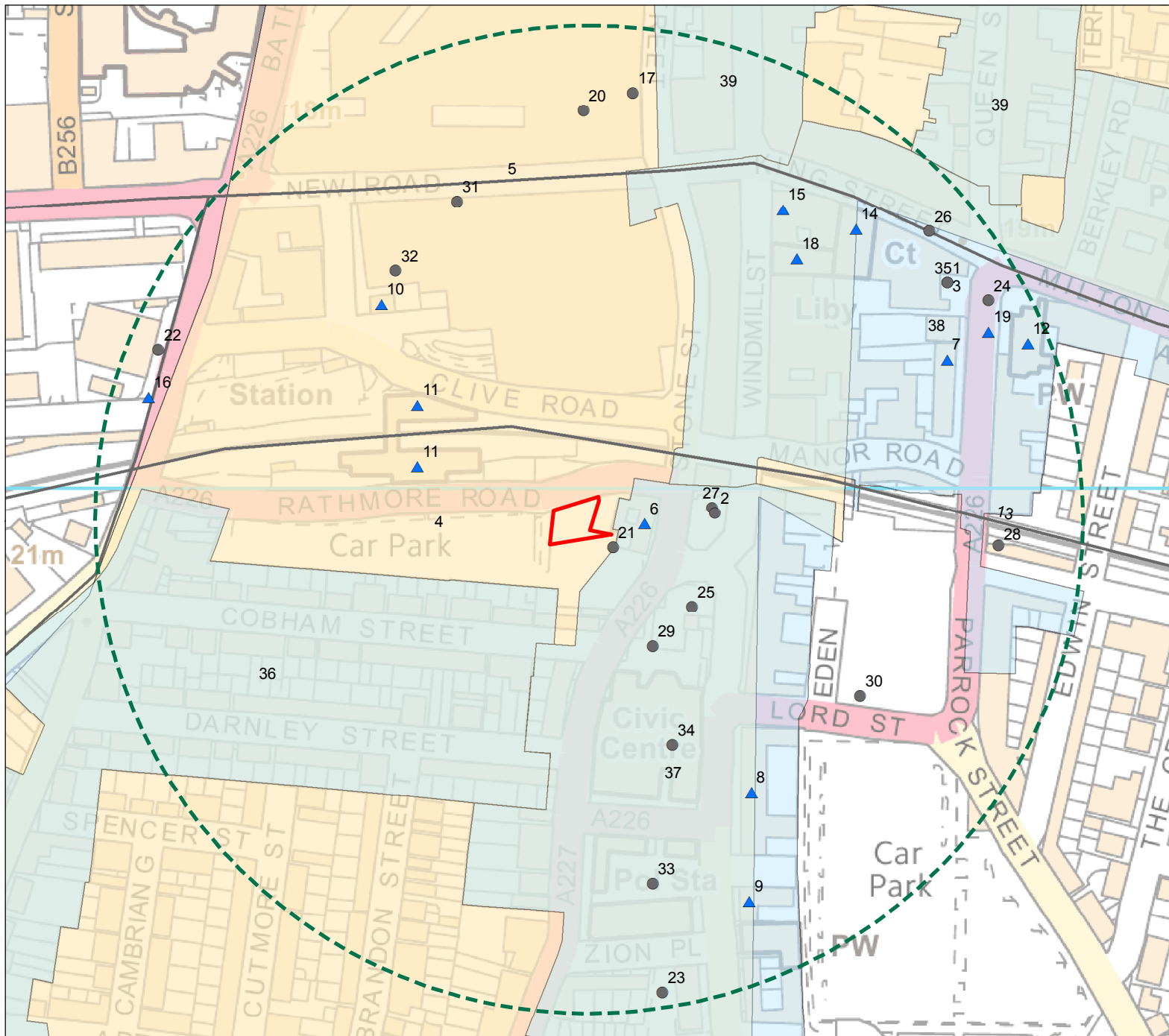
Figure 1: Site Location

Project: 24 Stone Street

Job Number: 10713

Reproduced from client plans





Legend

- Monument Points
- ▲ Listed Buildings
- Monument Linear
- Conservation Areas
- HLC
- Site Boundary
- 250m Study Area

HLC: Historic Landscape Character Area

Figure 2: Map of Cultural Heritage Features

Project: 24 Stone Street

Date: 08/01/16 Job Number: 10713

Drawn by: ZE Approved by: HS



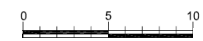
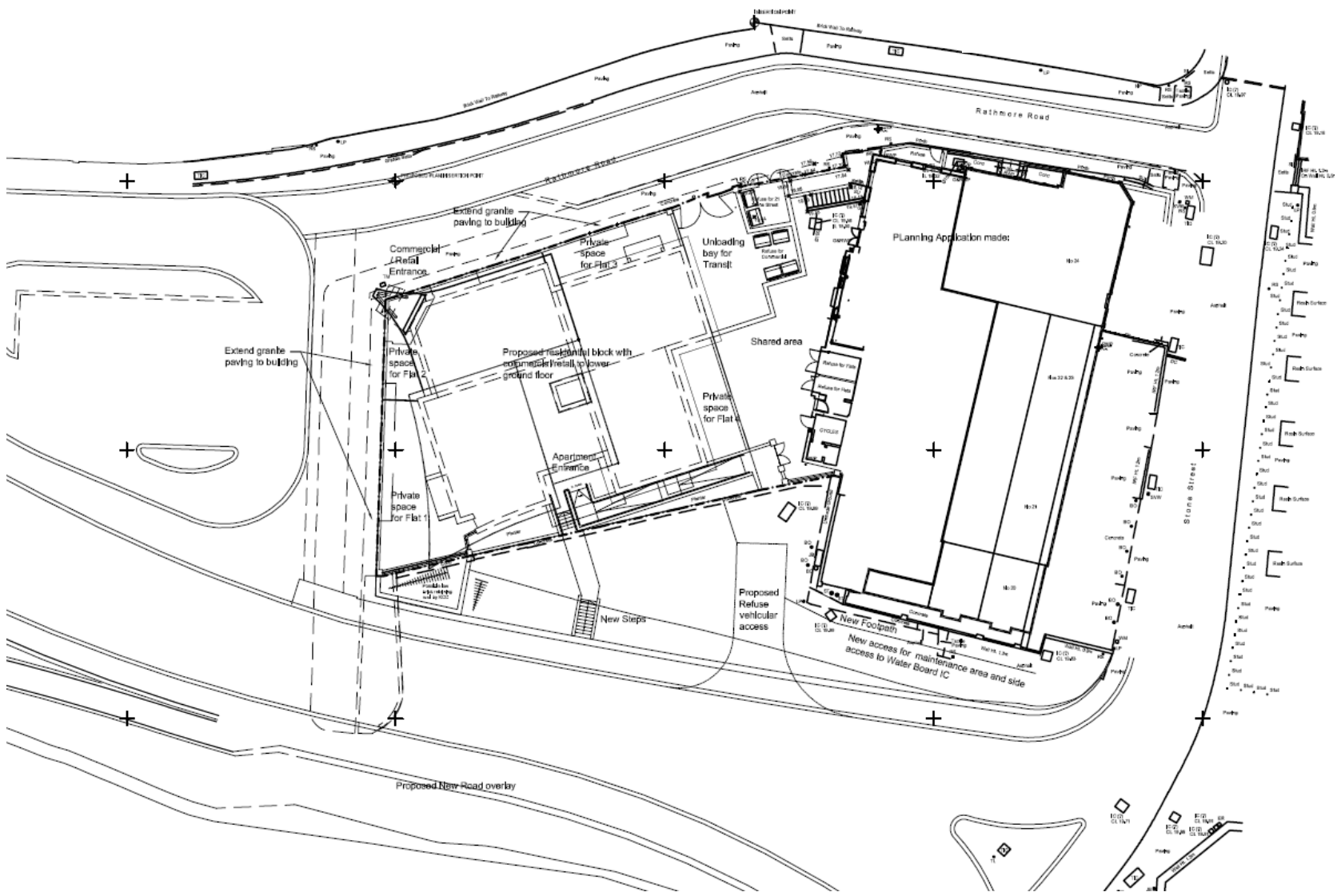


Figure 3: Proposed Development Plan

Project: 24 Stone Street

Job Number: 10713

Reproduced from client plans



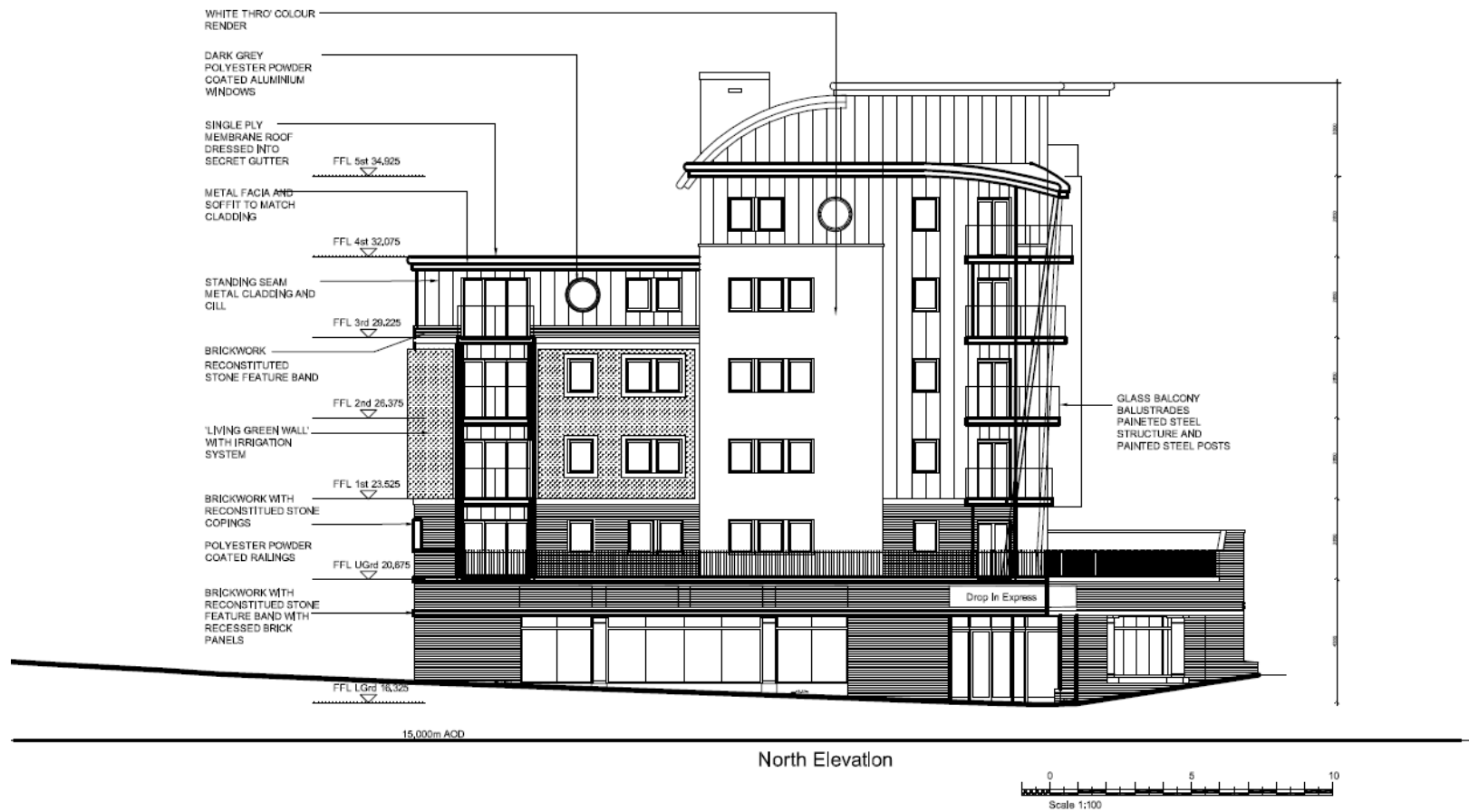


Figure 4: Proposed North Elevation Plan

Project: 24 Stone Street

Job Number: 10713

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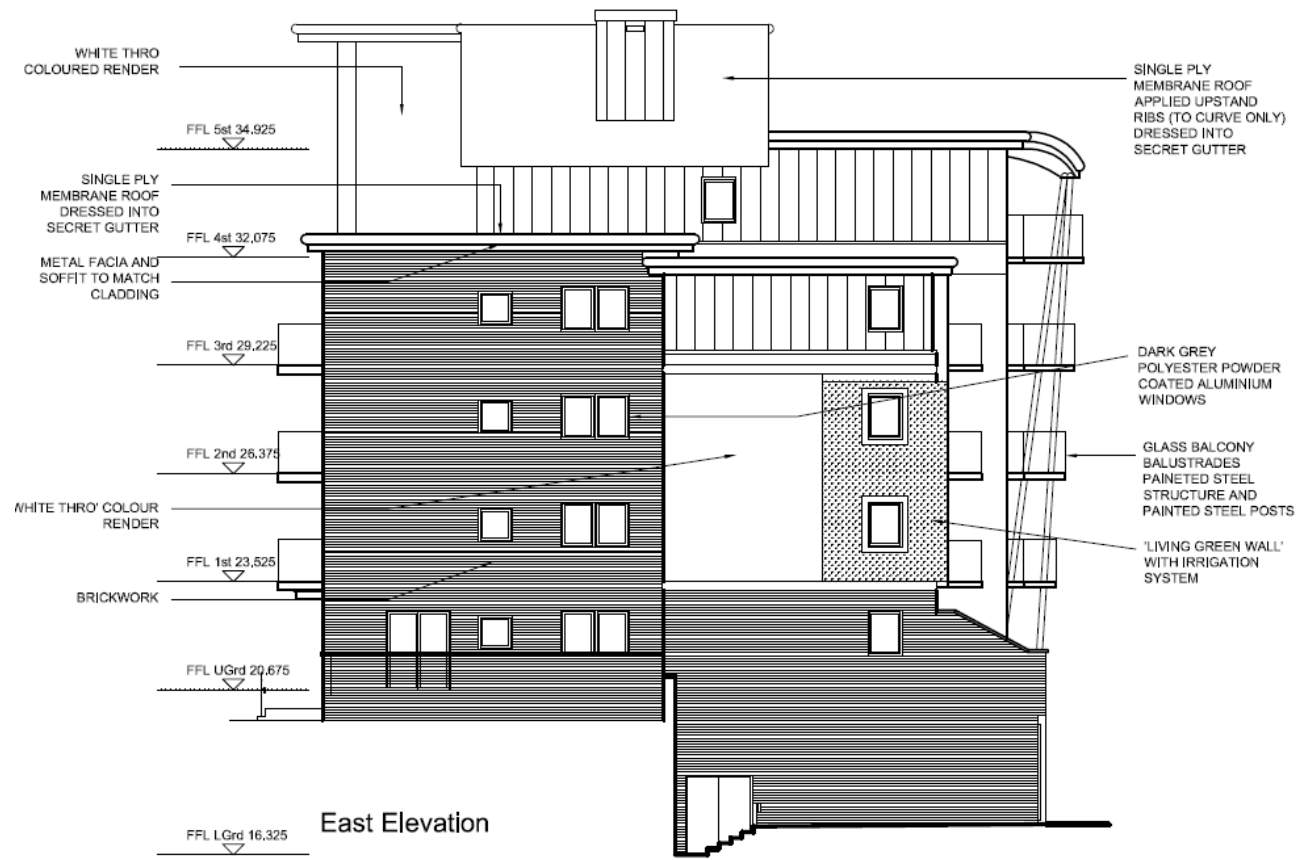


Figure 5: Proposed East Elevation Plan

Project: 24 Stone Street

Job Number: 10713

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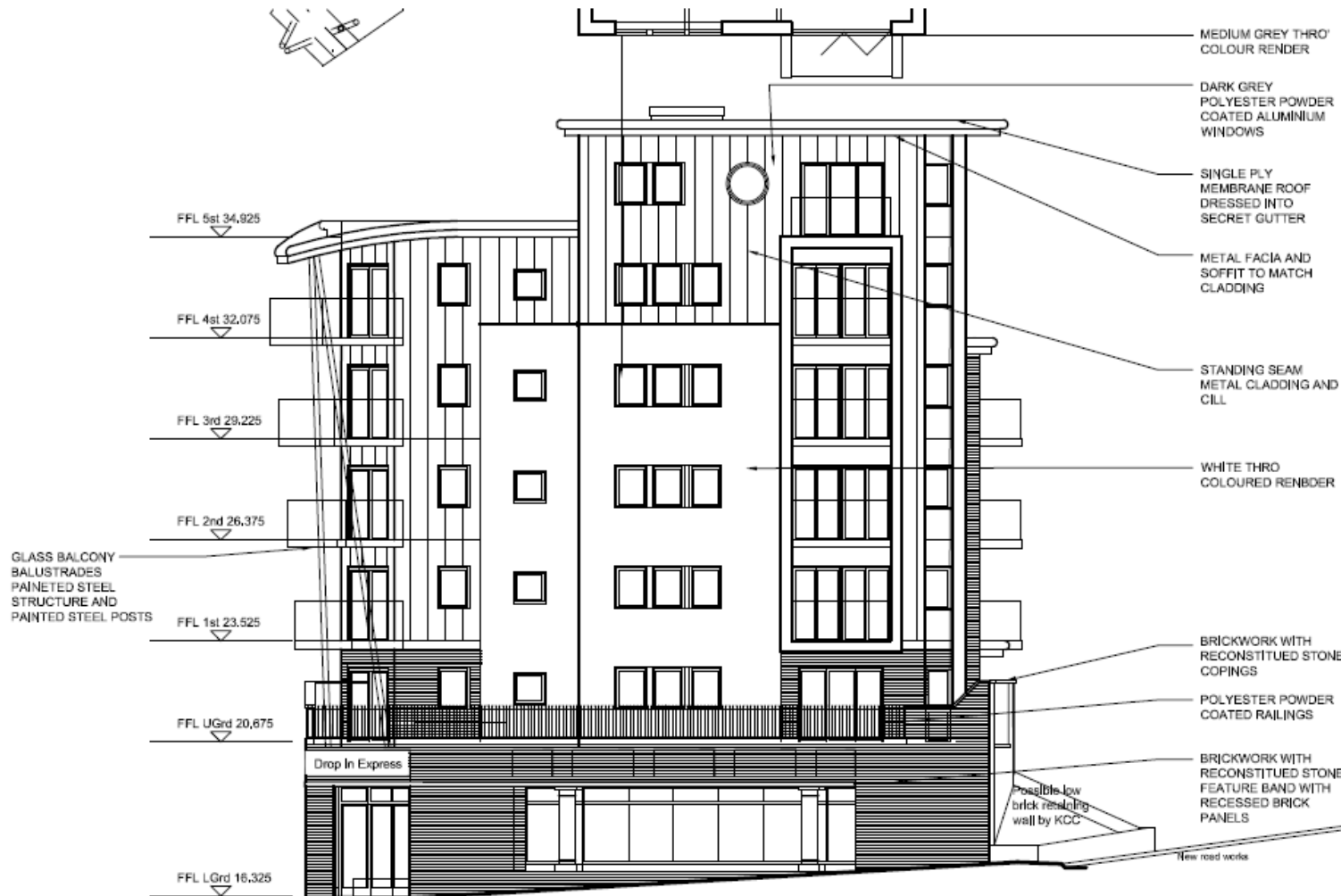
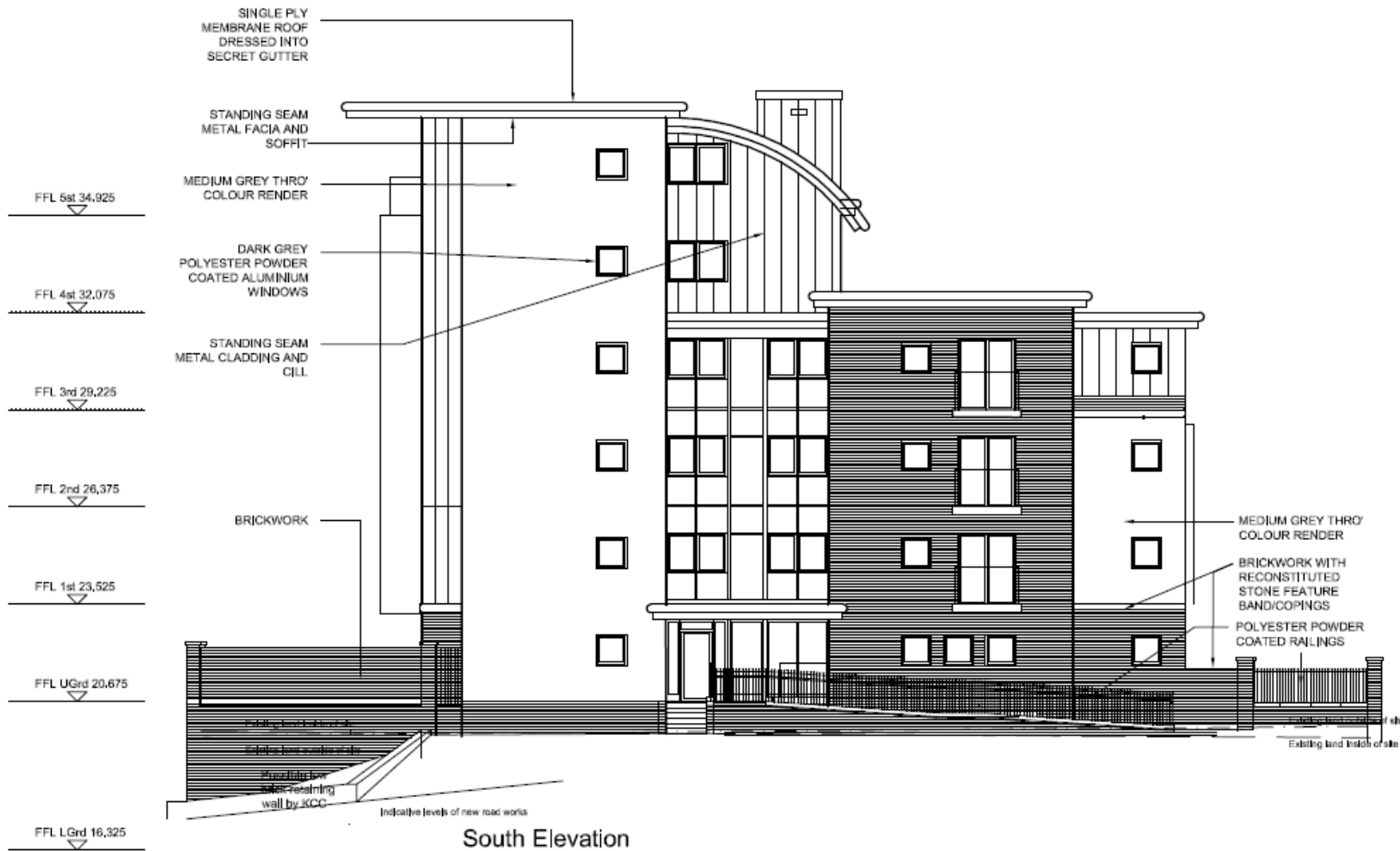


Figure 6: Proposed West Elevation Plan

Project: 24 Stone Street

Job Number: 10713

Reproduced from client plans



South Elevation



Figure 7: Proposed South Elevation Plan

Project: 24 Stone Street

Job Number: 10713

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Rathmore Road Elevation



Figure 8: Proposed North Facing Streetscape view

Project: 24 Stone Street

Job Number: 10713

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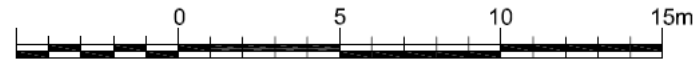
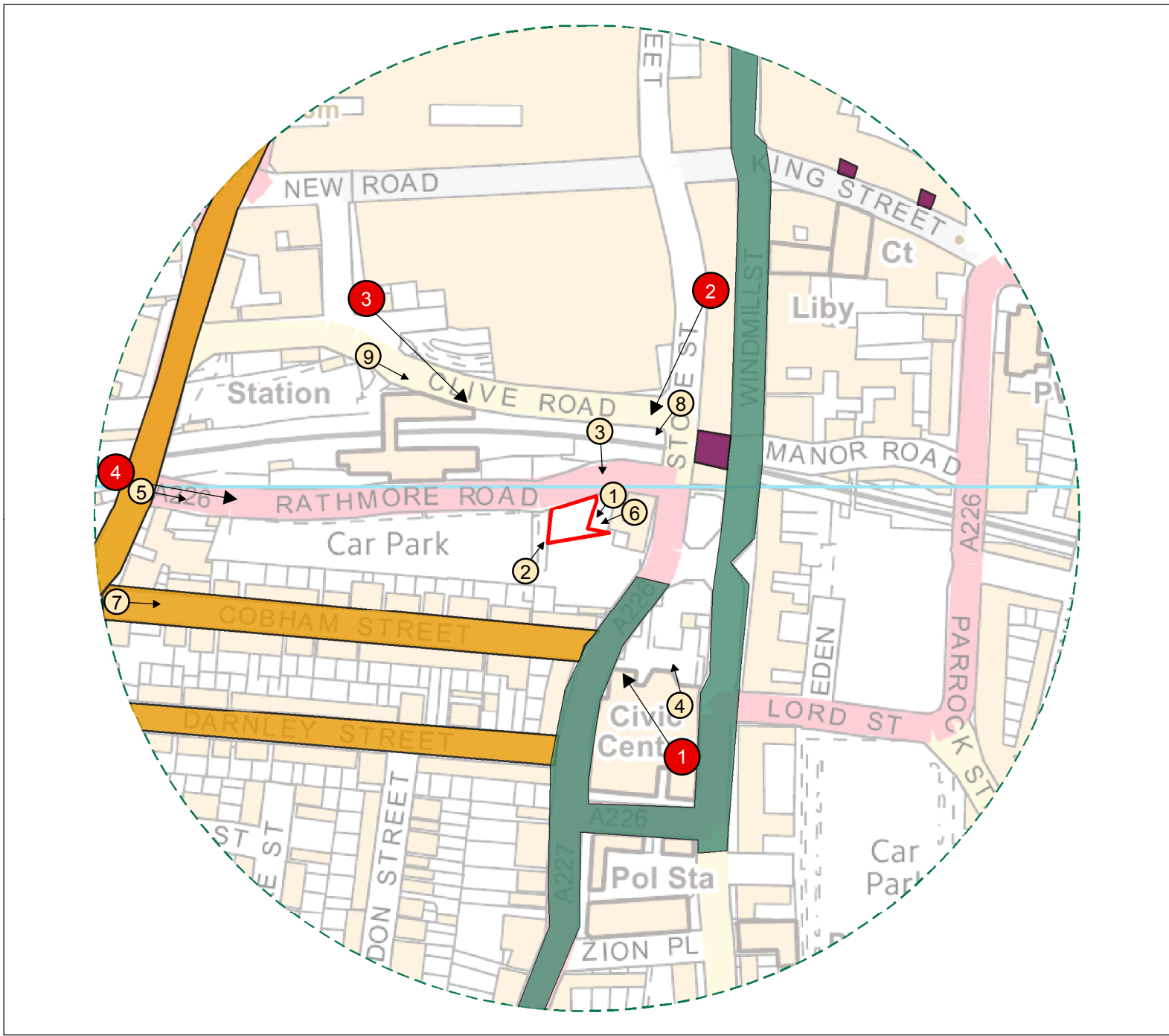


Figure 9: Proposed West Facing Streetscape View

Project: 24 Stone Street

Job Number: 10713

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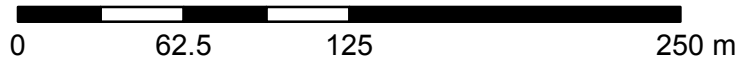
- Legend**
- Areas of Key Unlisted Buildings [AB41] within the King Street Conservation Area [AB38]
 - Areas of Key Unlisted Buildings [AB40] within the Upper Windmill Street Conservation Area [AB37]
 - Areas of Key Unlisted Buildings [AB42] within the Darnley Road Conservation Area [AB36]
 - Site Boundary
 - 250m Study Area
 - Photograph Location & Orientation #
 - Principal Views #

Figure 10: Photograph Locations & Principal Views

Project: 24 Stone Street

Date: 12/01/16 Job Number: 10713

Drawn by: ZE Approved by: HS





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