

Heritage Statement (Design & Access)

Y17/0116/SH.

28 Stade Street Hythe Kent CT21 6BD

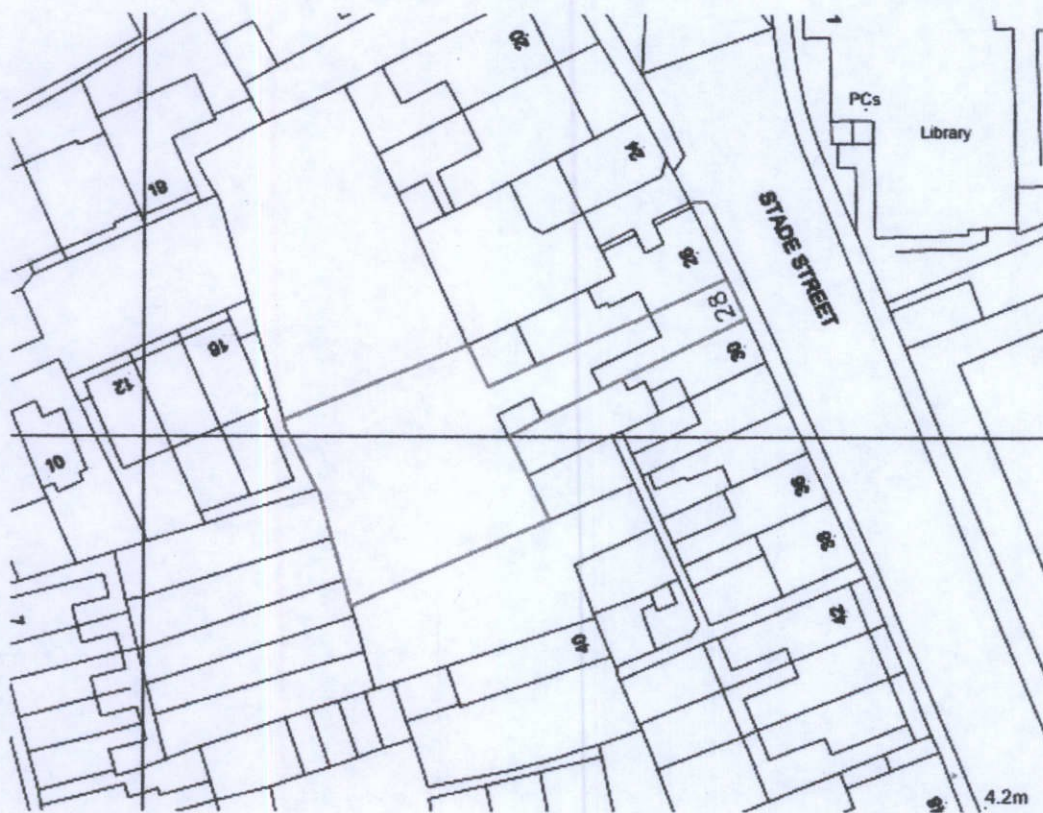
Planning Application Ref Y15/1225/SH

29th December 2015

Introduction

The property 28 Stade Street Hythe Kent CT21 6BD is circa 260 years old being one of a set of 'Georgian' period cottages fronting Stade Street. The main architectural features are to the front and rear main two storey elevations, with hipped clay tiles to roof and feature chimney. The front elevation being red clay brickwork, timber sash windows, timber feature door and fanlight with moulded timber surrounds with the rear main elevation being rendered at ground floor and plain clay tile hanging at first floor with timber sliding sash windows. There is a rear single storey forming the existing kitchen and bathroom. A hipped plain clay tiled roof exists over the kitchen area, shared with the neighbouring property and a pent flat roofed area (built up roofing) over the existing bathroom lobby and bathroom. The two elevations to this part of the building are a rendered north elevation to the kitchen area and brickwork (painted) to the bathroom lobby and bathroom. Repairs have been attempted previously to the single storey roof areas; these have failed and are in need of immediate repair to stop water ingress. Please see photos.

The property was first listed 21st December 1973 under the listing reference number 1068924, see later for further details. It is evident that several modifications to the building have been made including; plastic upvc door to the rear kitchen / bathroom lobby, timber casement windows to the rear single storey rear kitchen / bathroom, built up flat roofing, plastic downpipes and guttering along with an external brick built out building within the rear garden of the property.



clearplans@aol.com

Site Location (Do Not Scale).

Proposed Works

28 Stade Street was purchased by the applicant on 20th October 2015 with the intention to make good various defects and to improve the functionality of the property but also to respect the character and listing. The previous family owners had enjoyed living in the property from December 1968 until the very recent sale as noted above.

This application is seeking approval under listed building consent for alterations to the rear north facing elevation of the existing single storey rear part of the property in order to improve the accommodation functionality of the kitchen and bathroom areas and is subject to building regulation approval.

Several essential repairs are required to stop water ingress from the existing flat roof area and failed lead flashing where the two roofs join each other.

It is required by building control that a fire wall be completed between the applicants side of the single storey aspects of the two neighbouring properties. This will reduce the width of the internal space and as such the kitchen and bathroom revised layouts are proposed as shown on drawing ref 1502/03. Further improvements to the wall insulation will also be required to the current half brick thick exterior walling to this north facing elevation. See drawing Ref 1502/04.

The property is suffering from damp, insect infestation, poor workmanship and botched repairs in various locations that will be needed to be made good, along with re-wiring, new plumbing and internal finishes being re-applied where making good will be necessary and in compliance of the various particular regulations.

The works to the external (single storey) north facing elevation to the kitchen and bathroom will be to replace one window with a timber door, remove the plastic UPVC door and brick the opening, making good to all affected areas. All external materials will be to match the existing where the walling occurs to create a seamless connection to these alterations. This will be to the benefit of the design inasmuch as the UPVC that is out of character will be omitted; the timber casement window will be replaced to the kitchen with a purpose made softwood timber stable door. Incidentally it is evident from the kitchen internal walling in this location where this door is proposed would likely have been the original doorway.

A vertical existing flue to the top of the flat roofed area will be removed benefitting the appearance with a new modern flue for a gas fired wall hung boiler as shown on the proposed elevation.

It will be necessary to make good to the remaining windows in this elevation, if the repairs are too extensive then new timber windows will be inserted to match the existing style. Please note that no alterations to any other elevation is proposed under this current application, therefore no other elevations have been submitted.

The works proposed are sensitive to the character of the property, giving improved visual appearance, together with necessary essential repairs and conformance to building regulations. The

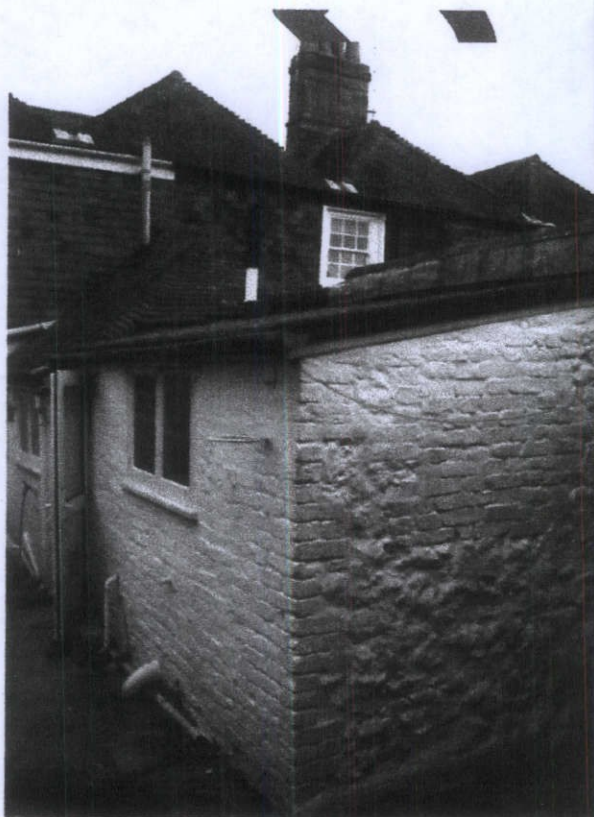
applicant respectfully seeks approval for these works and your kind assistance in favourable determination so that the works can be carried at the earliest opportunity.

See photos below and to be read in conjunction with drawing numbers 1502/01, 02, 03 and 04.

28 Stade Street Hythe Kent CT21 6BD



Front Elevation



Hipped Roof over Kitchen meeting Flat roof over bathroom.

Single storey aspect of accommodation.

Note original end wall (ragstone/brick) no worked proposed.



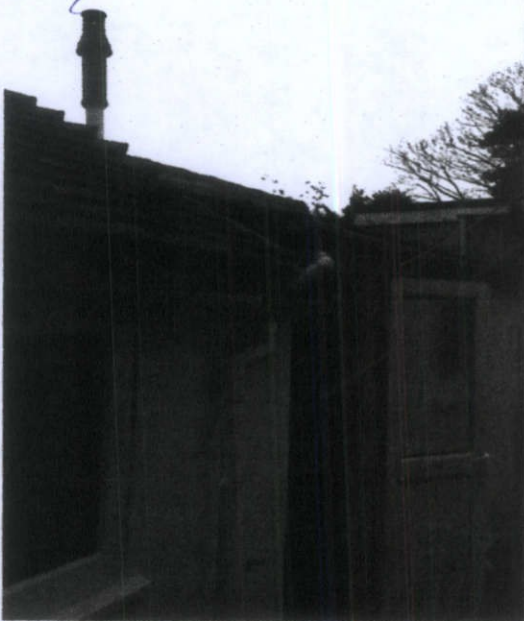
Flat roof showing flue and adjoining hip roof.

Plastic door to bathroom

Vertical Flue

Plastic guttering / downpipes.

Render



Hipped Roof over kitchen with built up flat roof over bathroom.

In rear view – outbuilding circa 1960's.

26-38, STADE STREET

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: 26-38, STADE STREET

List entry Number: 1068924

Location

26-38, STADE STREET

County: Kent

District: Shepway

District Type: District Authority

Parish: Hythe

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 21-Dec-1973

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 175174

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 1253 STADE STREET (South West Side)

Nos 26 to 38 (even) TR 13 SE 5/66

II GV

2. A row of early C19 cottages. Tiled roofs. 2 storeys red brick except for Nos 36 and 38 which are of stone rubble with red brick dressings and quoins on tile south side, and are possibly older than the others. Modillion Eaves cornice. Glazing bars intact except on ground floor of Nos 32 and 36 which have small shop windows. Nos 36 and 38 have casement windows. The doorcases of Nos 24-34 are set in frames (Nos 26, 28, 30 and 32 in pairs) with projecting cornices, low rectangular fanlights and 6-panel moulded doors.

Nos 26 to 38 (even) form a group

Listing NGR: TR1604734515

National Grid Reference: TR 16047 34515