

A PROPORTIONATE HERITAGE STATEMENT FOR REAR EXTENSIONS AT 104 STADE STREET HYTHE

104 Stade Street is part of an original single building now made up by 102 and 104 Stade Street. It lies within a Conservation Area [CA].

The 1973 Listing criteria for the building comprising 102/104 Stade St reads:

A pair of early C19 houses. 2 storeys brown brick. Parapet. 2 sashes with glazing bars intact and Venetian shutters to No 102. Round-headed doorcases with semi-circular fanlights and 6 panel doors.



102 and 104 [left] Stade Street

The LPA indicates that a Heritage Statement [HS] should deal with:

- the significance of the building;
- why the work is desirable or necessary to preserve or enhance the building; and,
- how the work won't harm the building's character and appearance,

and in a concise manner.

Based on this, the HS will cover those points as listed in the same order.

- the significance of the building;

The building forms one of a number of older historic buildings along Stade Street which in turn is part of the 2006 addition to the Hythe High Street and Vicinity Conservation Area.

The 2008 Appraisal¹ for the CA indicates that the significance of Stade Street is its relative width and its linkages from sea to High Street crossing the Royal Military canal. There is no specific reference to the significance of 102/104 Stade Street but it is a link to the growth of the Street from C18 onwards.

¹ Hythe Conservation Area Appraisal May 2008 – Conservation Architecture and Planning and Shepway DC;

The Listing indicates that the frontage façade has some window and door features of significance. The Appraisal indicates that building materials add to the significance of the CA and are made up of clay and slate tiles, ragstone, brick and shiplap.

- why the work is desirable or necessary to preserve or enhance the building

The rear additions are not original. Consideration of the rear façade where the newer extensions were 'cut' into the elevation and upper window demonstrates that these were not contemporary extensions to the main house but were added to the house at a later date – see attached photos:



Moreover, they appear to have been added at a much later time and from the best information available [aerial photos, older maps and past planning history] they appear to be C20 additions from the 1940's onwards.



Ack – Google Earth Mapping [1940] – there is no shadowing visible suggesting rear extensions

The extensions are not built with solid walls and do not allow for modern weatherproofing and heat retention. They need to be updated and brought into 21st century living standards.

The current custodians will provide sympathetic and proportionate improvements to make the building liveable into the next period of time. This will enhance the long-term use of the building as a residence which in turn ensures preservation in the optimum use for the building.

- how the work won't harm the building's character and appearance

The CA Appraisal indicates that any new building should respect the scale, grain and local character of the CA. In terms of scale there are 3 joined buildings at present to the rear of the house and this will become 2 with a small decrease into the garden area alongside 106 Stade St. The cubic content of building to be demolished is about 110m³ and the replacement will be about 140m³. This is proportionate and in scale.

The north-western wing of the original house [102] has had two storey extensions constructed rearwards to the overall depth of the proposal [and indeed a single storey infill development across the width of the curtilage]; 106 adjoining to the south east also has an extension rearward to the depth now proposed. The extension is therefore proportionate in scale to its neighbours.

The grain of the buildings making up Stade Street will not be altered and the rearward extensions and garden areas prevalent along the Street will be respected. The urban grain will therefore not be altered but maintained.

The local character from the street frontage will remain unaltered and the scheme will be invisible from the public realm. The character from the rear will respect a modest rearward extension and will slightly improve the outlook of no.106 with the final 2m of extension removed from the joint boundary and a lowering of the final roof apex height.

The building materials will better respect the ragstone/brick/shiplap character of the existing house than is the case with the existing buildings and the traditional slate tiled roof will be maintained. The rear upper window will reflect the existing house.

Accordingly, the character and appearance of the listed building will remain as a substantial house to the street frontage and with less dominant rearward extensions.

COMMENT FOLLOWING PRE-APP RESPONSE:

From the pre app responses, the following design changes were made:

1. the Juliet balcony was removed from the upper window
2. the rear bedroom window was changed from full height to one to reflect the existing upper window
3. the materials were confirmed as ragstone, brick course and shiplap.



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