

Heritage Statement

The Ship Inn, High Street, Sandgate, Folkstone, Kent CT20 3AH

This Heritage Statement has been prepared in support of an application for Full Planning Permission and Listed Building Consent for extensions and alterations to the existing public house, namely:

Ground Floor: removal of stud walls;
removal and replacement of bars;
creation of pizza hatch in side elevation;
relocation of kitchen to existing internal courtyard area;
removal and relocation of staircases;
changes to front fenestration to create bi-fold window openings;
removal of conservatory;
demolition of existing side/ rear extension and erection of replacement side/rear extension

First Floor: change bedrooms into restaurant;
extension to incorporate terrace internally;
relocation of staircase
creation of rear terrace

Second Floor: change bedrooms into restaurant;
create terrace seating area and new openings into terraced area

The requirement of this report stems from the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a duty upon the local planning authority in determining applications for development to Listed Buildings and within Conservation Areas to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

The National Planning Policy Framework 2019 (NPPF) provides the Government's national planning policy on the conservation of the historic environment. Paragraph 189 of the NPPF requires applicants to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 192 of the NPPF requires that Local Planning Authority take account of the desirability of new development, making a positive contribution to local character and local distinctiveness. Paragraph 200 states; "*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.*"

Proposals that preserve those elements of the setting that make a positive contribution to the asset which better reveal its significance should be treated favourably”.

Site Location and Existing Building

The Ship Inn faces almost due north. The side faces west and runs the entire length of Granville Parade West, with the rear facing south and Granville Parade with superb views of the sea and France. The building has no gardens, only pavement in the rear courtyard, facing the beach.

The Ship Inn is a Grade II Listed Building, with the following listing:

5281 HIGH STREET (South Side) SANDGATE Nos 61, 61A and 63. No 65 (Ship Inn) TR 2035 SW 8/165 II GV 2. C18 with alterations. 2 storeys. Nos 61A and 63 are-stuccoed with a modillion cornice, 1 window each and 1 dormer each with sash windows. No 61 has had a brick false front added with 2 sashes. C19 shopfronts. Left side elevation with sliding sash. No 65 has been altered. Late C19. 3 storeys pseudo timberframed with gable having bargeboards and finial and pendants. Coved eaves cornice. Central projecting square bay.

Nos 23 to 39 (odd) form a group with Cottage to rear of No 39, Nos 41 to 65 (odd) Including 43A, 45A, 55A and 61A. (Nos 31 to 37 are buildings of local interest).

Listing NGR: TR2043835181

The site is also situated within an Area of Archaeological Potential, Sandgate High Street and Vicinity Conservation Area. No. 63/65 are Listed Buildings.

The original Ship Inn was a small ale house with no name, trading from 1798. This is located behind the three-storey main building in the small two storey building facing west. Today, this has been painted in a different colour to emphasize its identity and history associated with the village.

The main three storey structure facing Sandgate High Street was originally a large manor house built in 1798 and owned by a wealthy retired sea captain or ship builder. In the 1830's, the manor house was divided into four equally sized shops to meet the demand of a growing village. The most westerly one being where the Ship Inn is today. We know that a wet fish monger traded here in the early 1830's. In the 1860's the shop was purchased and became a brewery owned pub which over the next 100 years was taken over many times by larger and larger breweries who all spent very little money on these premises.

In 1947, the pub was refurbished from its 1800's layout. The previous owners have run The Ship Inn since 1985. It consisted of two bars with a central servery. The toilet facilities were very basic. Very little is known about the other building of similar size which lies to the south of the ale house, but it is a later addition.

In 1986 a new kitchen was installed in the downstairs private accommodation, together with new toilet facilities and a purpose-built surface cellar large enough for sufficient storage with cellar cooling.

In 1987, many of the roofs were replaced following the hurricane.

In 1992, the tenants purchased the freehold from the brewery and the Public House became a genuine free house.

Significance of the Heritage Assets

Annex 2 of the NPPF defines the significance of the heritage asset as *“the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”*

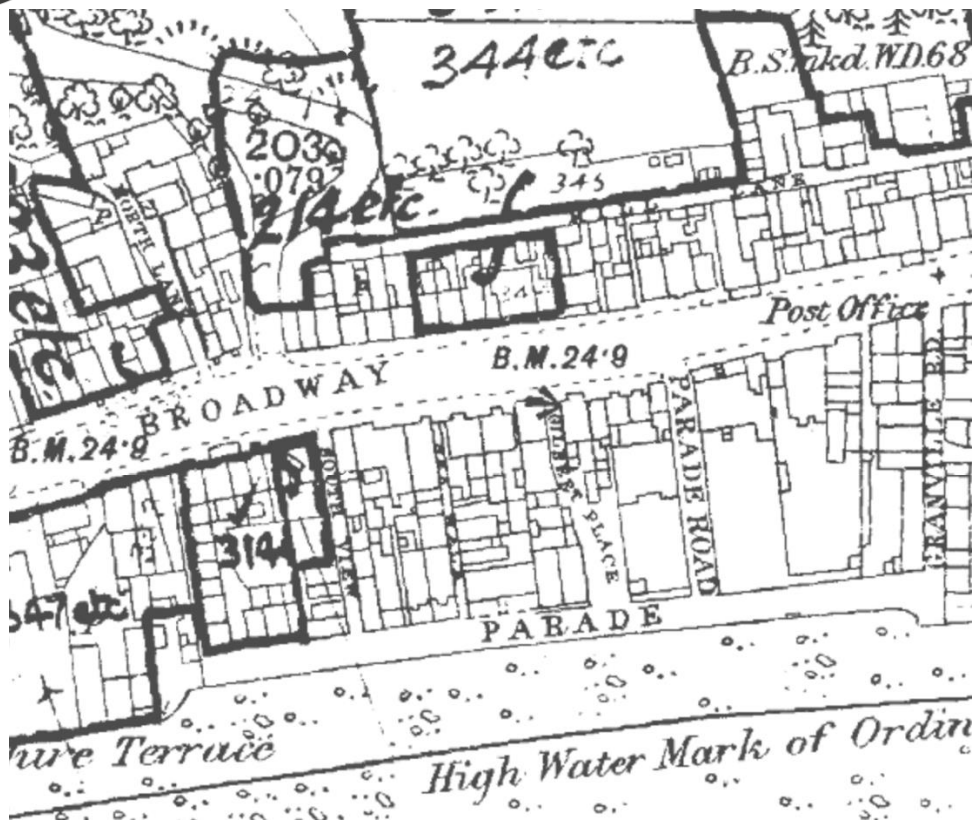
Historic England’s Advice Note 1 provides a framework for the appraisal and assessment of special interest and significance of a conservation area and also provides advice on how to identify whether a building contributes positively to the character and/ or appearance of a conservation area.

Annex 2 of the NPPF defines the setting of a heritage asset as:

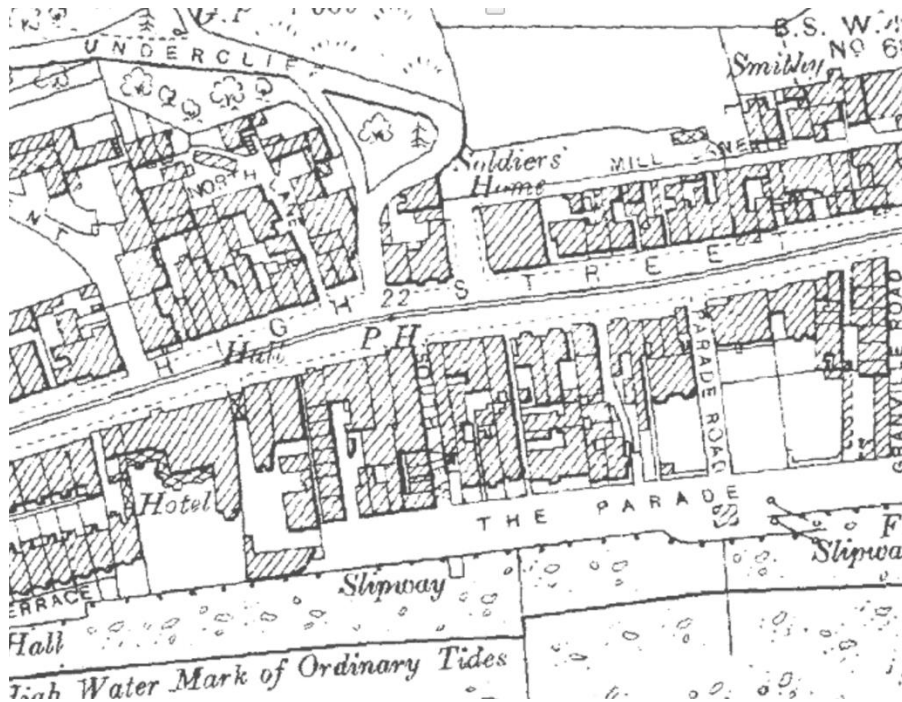
“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance may be neutral.”

Existing Buildings

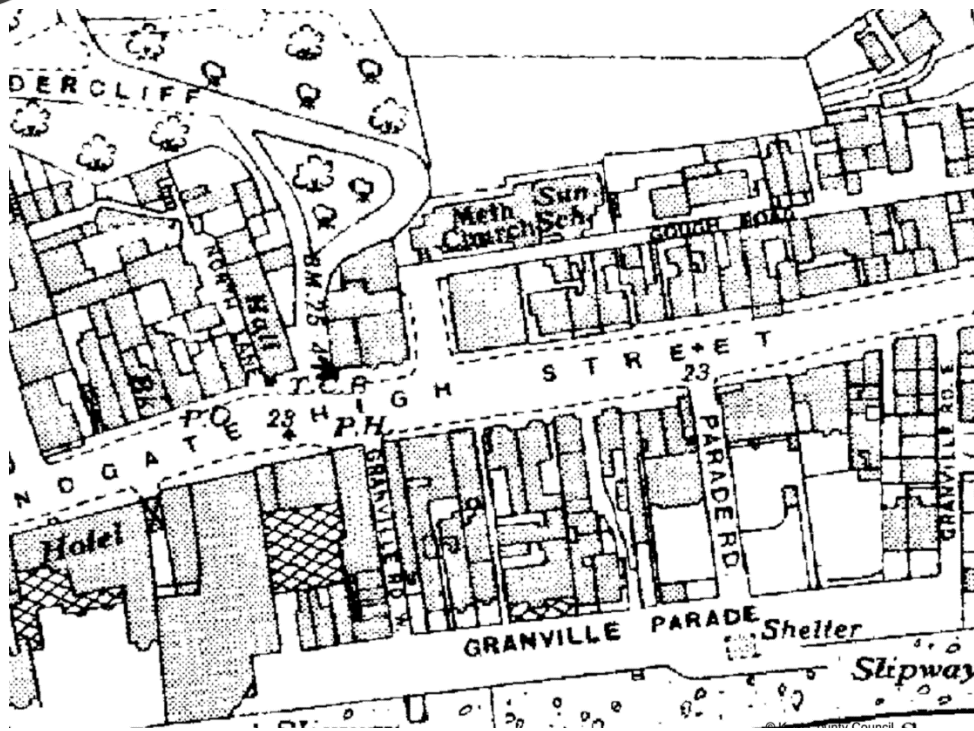
1871- 1890:



1907 – 1923:



1929 - 1952:



Sandgate Design Appraisal

The Council has adopted a Sandgate Design Appraisal. This specifically mentions The Ship Inn "Sandgate High Street has a strong commercial character with a wide range of building styles and a number of particularly fine individual and groups of buildings which contribute positively, both in themselves, and the important streetscape contribution they afford to views along the street. These include the neo-Georgian brick Chichester Hall and Jubilee Clock, weather boarded Vine Cottage, the late 18th century 43 High Street with its interesting and well preserved 19th century shopfront, the Ship Inn, ..."

The Design Appraisal mentions the importance of the shopfronts to the character of the area.

The proposal does not propose any alterations to the High Street elevation, the oldest part of the building, and therefore the 19th shopfront in its entirety, onto the High Street, will be retained.

Impact Upon the Significance of the Listed Building and Conservation Area

The overall footprint of the building will remain the same, save for the infilling of the small courtyard area and removal of the small conservatory on the sea-frontage. The design has been led by existing floor heights and detailing to ensure that the proposed first floor extension respects the existing building in terms of proportions and detailing, along with its impact upon the significance of the Conservation Area.

In terms of the proposed dormer windows, they have been designed to be set back from the gable frontage of the existing building and at a lower level than the ridge height, respecting the proportions of the existing building. The proposed first floor rear/ side extension has been led by the proportions and detailing of the existing building and infills the corner of the building, located above the ground floor extension. The proposed external changes will upgrade the overall building and increase its longevity and will sustain and enhance the character of the Conservation Area.

The walls along the internal corridors that are proposed to be removed are mid-20th century and not part of the original building. The bar area is a later addition. The staircase from the existing restaurant area is modern (constructed in the last 10 years), and the other staircase to be removed is of the late 20th century, and therefore not original. Many of the internal alterations relate to modern elements of the building and therefore the proposal will not negatively impact upon the significance of the Listed Building. Again, areas of demolition have been minimised as far as possible and concentrated in areas of least historic significance. The proposed alterations will be beneficial to the significance of the building by providing it with a long-term sustainable future. The rear of the building (The High Street frontage) is not proposed to be altered, and therefore the character, appearance, fabric, integrity and setting of the Listed Building.

Conclusion

In accordance with the requirements of paragraph 189 of the NPPF, the significance of the affected designated heritage asset which will be affected by this proposal has been described (ie, the Sandgate High Street and Vicinity Conservation Area).

Our assessment finds that the proposed works will sustain and enhance the significance of the surrounding Conservation Area.

In accordance with paragraph 193, the scheme proposal gives great weight to the conservation of the affected designated heritage asset of the conservation area. Importantly, Annex 2 of the Framework defines the term 'conservation' as the process for maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance. It is not intended to prevent change or restrict development in the case of proposals such as this, which can clearly demonstrate that they would avoid harm and also deliver enhancement.

Paragraph 193 sets out that any harm to, or loss of significance of a designated heritage asset should require clear and convincing justification. It is the findings of this report, however, that the scheme would not result in any harm to the significance of the conservation area, but instead enhancement. Consequently, the tests set out in paragraph 194 and 195 (and also 196) in relation to harm, do not apply.

Accordingly, a conservation-led approach is recommended for the repair and refurbishment of the grade II listed public house building with demolition minimised as far as possible and concentrated in areas of least historic significance.

Overall, considerable weight and importance has been given through the design of the scheme to the desirability of preserving and enhancing of the character and appearance of the Conservation Area through this proposal.