



105 CENTRAL PARADE, HERNE BAY, CT6 5J

Heritage Statement

1. INTRODUCTION

This Heritage Statement provides relevant and proportionate information to assess the impact of proposals at No. 105 Central Parade, Herne Bay. It sets out the potential impact of the applications for planning permission and listed building consent for:

“Refurbishment of the single dwelling house including replacement of existing UPVC rear windows with new timber windows, a new roof light over the retained staircase, limited removal and replacement of internal walls and partitions and replacement of non original fireplace surrounds with contemporary fittings.. Demolition of existing rear extension and construction of new rear extension on three levels.”

The Assessment accompanies a full architectural drawing pack and the Design and Access Statement by Studiomica.

2. THE SITE AND VICINITY

No. 105 is a terraced residential property at Central Parade on the seafront. It is one of nine similar four and five storey north facing terraced bow fronted four storey Georgian houses. The buildings are in yellow stock bricks, with stuccoed front elevations. There is a single storey double garage with access from the rear.

It is Grade 2 listed as part of the group listing for Nos. 101 – 108 Central Parade.

3. PLANNING HISTORY

This submission follows the withdrawal of previous applications for planning permission and listed building consent (Your ref: CA/23/00220 and 00221). Pre-application advice from the City Council (PRE/23/00170) was sought on a more modest scheme and these applications responds to those comments.

4. ASSESSMENT OF IMPACT ON HERITAGE ASSETS

The NPPF defines the significance of a heritage asset as:

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

The NPPF definition largely correlates with the three values identified by Historic England in their Historic England Advice Note 12 (October 2019).

Relevant planning policies are set out in adopted Canterbury District Local Plan 2017:

Policy HE1 Historic Environment and Heritage Assets

Policy HE4 Listed Buildings

Policy HE5 Development Affecting and Changes to Listed Buildings

Policy HE6 Conservation Areas

Grade 2 Listed Building

The designated heritage assets sensitive to the proposed scheme are the house itself Grade II listed forming part of a group listing comprising Nos. 101 – 108 Central Parade (NHLE: 1085007), as well as the setting of the Herne Bay Conservation Area which encompasses the site within its boundaries.

The list entry is:

“A terrace originally called Telford Terrace, built about 1830. 3 storeys and semi-basement stuccoed, the ground floor rusticated. 3 windows each. Curved fronts. Cornice and parapet above second floor. Stringcourse above ground floor. Windows above the ground floor in moulded architrave surrounds, those on the 1st floor with cornices over alternately with consoles or paterae friezes. Glazing bars intact. Doorways up 6 steps with handrail, with Doric pilasters, projecting cornices, rectangular fanlights and doors of 5 fielded panels. No 104 has an Anthemion motif iron balcony added on the 1st floor, Nos 106, 107 and 109 an extra storey and No 109 a glazed verandah on the ground floor, with an iron balcony over.

Nos 101 to 108 (consec) and the Dolphin hotel form a group.”

No. 105 has remained in single occupation for the past 40 years and is a very tired state. It is in much need of refurbishment. The appearance of the front of the house looking out onto the seafront is unaffected by the proposals and the existing windows including the original glazing will be retained and refurbished.

On the lower ground floor, the wall separating the hallway with the existing kitchen/diner and bedroom will be removed to create a new entrance to the bedroom and a separate utility room, open plan garden room and access to the plant room in the new extension. These works affect less historically significant features and whilst some historic fabric will be lost the original layout can still be read.

The ground floor the second bedroom will be divided into an ensuite, W.C. and dressing room. There will be minimal loss of historic fabric. The existing staircase is retained throughout.

On the first floor, two existing doorways will be closed and the wall opening into the proposed dining room enlarged and subsequent opening in the external wall to the kitchen extension. Whilst some historic fabric will be lost, sections of the original wall will be retained either side of the opening thus ensuring the original plan form of the building can still be read.

On the second floor, the stairwell will be opened up with a new roof light above the upper stair landing. The original internal wall separating the hallway from the existing bedroom will be recessed and partition walls installed to create a dressing room and ensuite in place of the existing corridor and bathroom. These works involve areas of lesser historical significance.

Existing fireplace surrounds are to be removed and replaced with contemporary fittings.

The existing unattractive rear extension and external steps will be demolished. In their place a new rear extension will be constructed on three levels: lower ground, upper ground and first floor. It will not span the width of the house. The proposed appearance of the extension is similar to other extensions along the terrace with white render and brickwork

Overall, the proposed works will have a positive impact on the heritage asset, which has previously undergone numerous alterations that have eroded some of its significance.

The Herne Bay Conservation Area

The Herne Bay Conservation Area Appraisal describes the terrace:

“Its public elevation, entirely stucco on brick, Telford Terrace, built 1833/4 just beyond the 5-metre contour on the west Promenade carries on the curved front-bay theme of Marine Terrace on the east bay. However, instead of individual curved bay windows being ‘applied’ to a flat elevation, each individual dwelling elevation is itself planned on the curve. This produces a striking overall appearance but leaves each front entrance pushed to the side and looking slightly uncomfortable. The terrace, initially built as seven bays, was eventually stretched to nine, all raised again on a sub-

basement. Originally four storeys high throughout, some bays have been made higher by the addition of a matching extra storey.”

105 Central Parade makes a positive contribution to the setting and significance of the Herne Bay Conservation Area, predominantly through the architectural contribution the terrace makes to the streetscape and the understanding of the historic development of the area. However, the architectural contribution these heritage assets make to the conservation area has been somewhat eroded through incongruous late-20th century extensions and alterations, primarily at the rear of the buildings, which are obscured from street view, and with limited appreciable views from the rear of neighbouring properties.

The proposed external works, the rear extension, have been assessed to have a positive impact on the setting and significance of the Herne Bay Conservation Area.

5. CONCLUSION

This Heritage Statement assesses the potential impact that the proposed works may have upon No. 105, a Grade 2 listed building as part of the group value with Nos. 101-108 Central Parade and on the setting and significance of the Herne Bay Conservation Area.

The proposals are a long overdue refurbishment and the significance of both the heritage asset and character and appearance of the Herne Bay Conservation Area will be retained and enhanced.

This Heritage Statement meets the requirements of the NPPF and provides sufficient information with regards to heritage considerations in accordance with the relevant policies of the adopted Canterbury District Local Plan 2017.