

HERITAGE STATEMENT

PROJECT: Remedial works to 1.5 storey building.

SITE ADDRESS: 59 Strand Street, Sandwich, Kent, CT13 9EX.

APPLICANT: Ms Singer

AGENT: Lynn Davis Architects

DATE: November 2023

PROPOSAL

This statement is submitted as part of a listed building consent application to install a new floor and additional roof ties to the existing structure at 59 Strand Street, Sandwich.

The existing roof is spreading causing external walls to spread at plate level. The roof spread is the main cause of instability of the structure and can be seen in the leaning walls and severe floor deflection/bouncing. Without remedial work the spread will progress to a point where the structure becomes dangerous in the near future.

It is proposed to install a secondary floor over the existing tying the existing external walls together, existing roof ties will be moved up to retain available headroom and additional ties will be added to stem roof spread. These measures will secure the long term future of the building by halting progressive movement and deterioration of the existing structure.

SITE ANALYSIS

No. 59 Strand Street is located on the corner of Bowling Street and Strand Street, in the Sandwich Conservation Area. The dwelling itself sits astride the pavement and enjoys a central walled courtyard and a large walled garden to the side/rear.

The proposals are limited to what was originally a separate 1.5 storey timber building which has been linked to the main structure at ground floor level as referred to in the below listing text.

1. 5275 STRAND STREET (South Side) No 59 (Bowling Corner) TR 3258 1/46

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2. L-shaped C18 house of which the main front faces Bowling Street consisting of 6 modern casement windows and 2 6-panel doors and one original hipped dormer with glazing bars. Tiled roof. Internal courtyard with projecting 1st floor and bow window under with glazing bars. The north-west side has an adjoining timber framed outbuilding with an inset iron plaque.

Listing NGR: TR3297758389

The significance of the designated heritage asset(s) is in the history and quality of the dwelling and original outbuilding. The proposals can be demonstrated to have no negative impact in that they are limited to internal remedial works where all existing structures are retained. In fact they provide a positive addition in that they sensitively secure the buildings future without any loss of historic fabric or visual amenity.



North West Elevation



North East Elevation



South East Elevation Part 1



South East Elevation Part 2



Internal View Showing Low Level Tie

PLANNING HISTORY

The site planning history was unavailable due to planned upgrades of the Local Authorities online services.

PRE-APPLICATION ADVICE

No pre application advice was applied for.

CONCLUSION & IMPACT ASSESSMENT

The proposed remedial works have no demonstrable negative impact on the designated heritage asset or the wider conservation area as all works are internal and there is no loss of historic fabric.

In fact, the proposals are a necessary intervention to halt progressive deterioration of the existing structure and secure the long term future of the building.

The Local Authority Planning Department is therefore invited to support these proposals.