



Heritage and Design and Access Statement

89 Strand Street, Kent

CT13 9HX

Date: 23rd February 2024

Contents

1	Introduction	2
2	Context	4
3	The Proposals	5
	3.1 Partial roof recovering	5
	3.2 New gates	7
4	Significance of 89 Strand Street and assessment of impact	9
5	Conclusion	9

1 Introduction

This heritage statement has been prepared in support of an application for Listed Building Consent for partial roof recovering and provision of a new gate. 89 Strand Street is a Grade II listed timber framed property. A front elevation photo of the property is shown on the front cover and below, together with a side elevation, (photos (i) and (ii)).

The Historic England listing description is noted below:

Originally C17, now altered, 2 storeys, 2 windows, ground floor rubble, probably part of mediaeval foundation. 1st floor painted brick, with slight bellcast between casement windows.

Listing NGR: TR3281558507

The boundary walling is also listed and the description is as follows:

At the rear of No. 89 and on the west side of Paradise Row is a medieval wall which also returns into Strand Street. This wall has an outbuilding upon part of it, the upper part of which is in Dutch brick and with a tiled roof. Also this wall contains jambs of a door circa 1350 and other stone and brick rubble. Approximately 7'0" high by 72'0" in length.

Listing NGR: TR3282258483



Photo (i) – Front elevation with gates



Photo (ii) – side elevation



Photo (iii) – rear elevation (no works proposed)

2 Context

2.1 Historical Context

89 Strand Street is a Grade II listed residential detached, two storey 17th century timber framed property, faced with painted rubble at ground floor level and painted brickwork at first floor level. The property was first listed on 22nd April 1976. The boundary walling to the rear of the property bordering Paradise Row is also grade II listed, and the boundary wall continues along Strand Street.



Fig (i) – location of 89 Strand Street

2.2 Planning Policy Context – National Planning Policy Framework

The National Planning Policy Framework (NPPF) states that, in determining applications, LPAs should require an applicant to describe the significance of the heritage assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This heritage statement therefore concentrates on the parts of the building which will be affected by the proposed works.

3 The Proposals

3.1 Partial Roof recovering and repairs

The main roofs are covered in Kent peg tiles. The rear elevation roofs have previously been recovered, incorporating a modern felt underlay and are still in a good condition, (photos iii & iv). However, the front and side gable end roofs, (roofs A, B1 and B2 – see fig (i)), have reached the end of their life, and are heavily covered in plant growth, (photos v and vi). It is therefore proposed to fully strip these roofs, setting aside the sound tiling for reuse and making up any deficiency using good quality second-hand Kent peg tiles to match the existing. It is anticipated that 80% of the tiling can be reused. It is also proposed to upgrade the current roof insulation in order to meet part L of the building regulations as far as possible. In summary the proposed works are as follows:

- Carry out repairs to roof structure if found necessary, using timbers to match existing;
- recovering of the front elevation and side gable end roofs, (roofs A, B1 and B2 shown in the plan below);
- peg tiles to be hung on 40mm allow peg drops, on pre treated timber battens on breathable felt;
- ridge and hip tiles to be neatly pointed in lime mortar;
- provision of code 4 lead soakers with tile slip flashing to the front of the chimney to match the existing, pointed in an NHL 3.5 lime mortar;
- new lead sleeve to existing vent pipe;
- removal of existing mineral wool insulation and installation of 300mm ionic protect sheep's wool insulation, (150mm laid between ceiling joists and 150mm laid at right angles to the direction of the joists);
- patch repointing to chimney stack, (photo v), in an NHL 3.5 lime mortar, where the pointing has completely eroded, together with re-flaunching if required, with pointing finished to a neat flush joint to match the original.

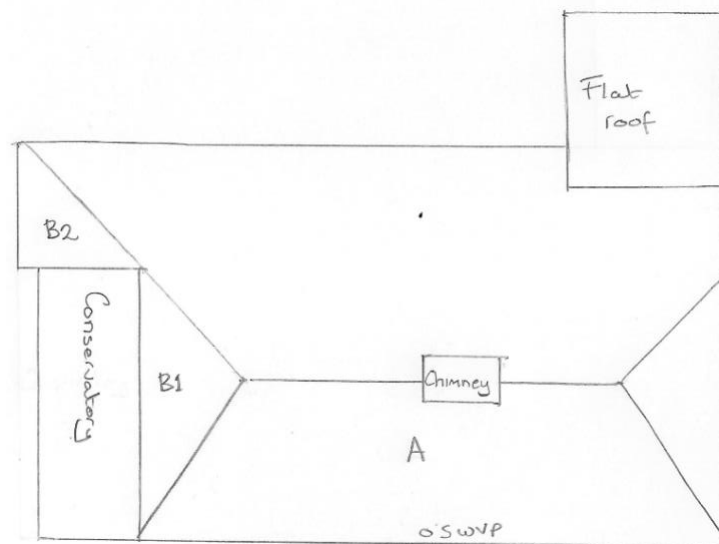


Fig (ii) – plan of roof



Photo (iv) – roof void showing rear and one gable having been recovered, with felt beneath



Photo (v) – chimney stack



Photo (vi) – severe moss/plant growth to front elevation roof

3.1 Gates

It is proposed to replace the existing gates, (photos i and vii), with new gates as shown in photo (viii). The existing gates are modern replacement gates which are rotten at the bottom, and they no longer close. It is therefore proposed to replace them with timber gates, similar to those used in nearby properties and as shown in photo vii.



Photo (vii) – view of gates from inside garden courtyard



Photo (viii) – proposed gates

4 Significance of 89 Strand Street and assessment of impact

As previously noted, 89 Strand Street is a 17th century house, with various additions.

The roof recovering to the front and gable end is necessary due to the roof coverings having reached the end of their life, and in order to protect the fabric of the building. Where possible as many of the original tiles will be reused, making up the deficiency with secondhand Kent peg tiles to match the original. There will be very little impact on the appearance of the property as the materials will all match the existing, including re-use of the existing sound tiles.

The existing double gates are fairly modern and therefore of no significance. The gates are now beyond repair and replacement will enhance the property's appearance.

5 Conclusion

The proposed works will reuse existing sound tiles as far as possible, with all new materials are to match the original in every respect. The upgrading of the roof insulation is necessary to comply with current legislation and is not considered to be detrimental to the building as it will be a breathable material.

The proposed replacement gates are necessary in order to secure the rear area, as the existing gates no longer close properly.

The proposed works are therefore not considered to be detrimental to the historic fabric of the building, as the essential roof recovering works will protect the building's structure for many years to come, protecting the internal fabric and providing a sustainable future for the building.

Prepared by:

Lisa J Brooks BSc(Hons) DipBldgCons FRICS IHBC
Brooks Building Consultants Ltd