



Heritage and Design and Access Statement Proposed Gates

89 Strand Street, Kent

CT13 9HX

Date: 1st March 2024

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1 Introduction

This heritage and design and access statement has been prepared in support of an application for Planning Permission for replacement of the existing double gates. 89 Strand Street is a Grade II listed timber framed property located in a conservation area and the gates are within an existing listed boundary wall.

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

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.

2.2 Planning Policy Context – Article 4(2) Direction

The property is located within the Sandwich Walled Town Conservation Area and there is an article 4 direction relating to the conservation area with restriction of works under point (f) as follows:

'The erection construction maintenance improvement or alteration of a gate fence wall or other means of enclosure being development comprised within Class A of Part 2 of Schedule 2 of the Order where the gate, fence, wall or other means of enclosure would be within the curtilage of a dwelling house and would front a relevant location'.



Fig (i) – location of 89 Strand Street

3 The Proposals

3.1 Replacement Gates

It is proposed to replace the existing gates, (photos i and ii), with new gates as shown in photo (iii). 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 iii.



Photo (i) – view of gates from the road



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



Photo (iii) – 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 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 replacement gates are necessary in order to secure the rear area, as the existing gates no longer close properly.

The proposed works are not considered to be detrimental to the existing conservation area and are similar to double gates to other properties within Sandwich.

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