

LAND AT 70-72 HIGH STREET,
HYTHE, KENT, CT21 5AL

HERITAGE IMPACT STATEMENT

PLANNING ISSUES

08 JUNE 2026

VERSION: 1.1



Site

Land at 70-72 High Street, Hythe, Kent, CT21 5AL

Report

Heritage Impact Assessment

Site Centred

TR 16107 134718

Planning Authority

Folkstone & Hythe District Council

Client

Planning Issues

Prepared by

Paul White BA, MPhil, MCIfA, PISEP

Report Version

V1.1

HAPRO Ref

P0033.02

© HAPRO Ltd

The report and the site assessments carried out by HAPRO Ltd on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. This report is produced exclusively for the purposes of the client.

No part of this report is to be copied in anyway without prior written consent.

Unless expressly provided in writing, HAPRO Ltd does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and HAPRO Ltd disclaims any liability to such parties.

Every effort is made to provide accurate and proportionately detailed information, however, HAPRO Ltd accepts no responsibility for the accuracy of third party data used in this report. HAPRO Ltd cannot be held responsible for errors or inaccuracies within this report.

CONTENTS

EXECUTIVE SUMMARY	5
1. INTRODUCTION	6
1.1 PROJECT BACKGROUND	6
1.2 THE SITE	7
1.3 AIMS AND OBJECTIVES	8
1.4 REGULATORY AND POLICY CONTEXT	9
2. METHODOLOGY	10
2.1 STANDARDS.....	10
2.2 SCOPE OF ASSESSMENT	10
<i>Assumptions and Limitations</i>	12
2.3 ASSESSMENT OF SIGNIFICANCE.....	12
3. HERITAGE BASELINE	14
3.1 INTRODUCTION	14
3.2 HISTORIC DEVELOPMENT OF HYTHE	14
3.3 HISTORIC DEVELOPMENT OF THE SITE	17
3.4 ASSESSMENT OF HERITAGE ASSETS	21
<i>Conservation Area</i>	21
<i>Listed Buildings</i>	21
<i>Scheduled Monuments</i>	22
4. STATEMENT OF SIGNIFICANCE	23
4.1 INTRODUCTION	23
4.2 HYTHE CONSERVATION AREA.....	23
4.3 LISTED BUILDINGS.....	29
<i>Lloyds Bank (NHLE:1344078)</i>	29
<i>64, High Street (NHLE:1068958)</i>	31
<i>Grade II No. 53 and 53A High Street (NHLE 1185756)</i>	34
<i>The Swan Hotel (NHLE:1068980)</i>	35
<i>4 Mount Street (NHLE: 1186211)</i>	37
<i>The Parish Church of St Leonard (NHLE: 1068961)</i>	39
4.4 SCHEDULED MONUMENT	42
<i>Royal Military Canal, Town Bridge to Twiss Road Bridge (NHLE: 1005116)</i>	42
5. STATEMENT OF IMPACT	45
5.1 INTRODUCTION	45
<i>Redevelopment Proposals</i>	45
5.2 ASSESSMENT OF PROPOSALS	46
<i>Character</i>	46
<i>Appearance</i>	46
<i>Footprint and position</i>	46
<i>Scale, height and mass</i>	47
<i>Architectural design</i>	47
<i>Materials</i>	47
<i>Access and landscaping</i>	48
5.3 IMPACT UPON IDENTIFIED HERITAGE ASSETS	48

	<i>Hythe Conservation Area</i>	48
	<i>Listed Buildings</i>	48
	<i>Scheduled Monument</i>	49
6.	CONCLUSION	50
6.1	DISCUSSION	50
7.	REFERENCES	51
	BIBLIOGRAPHY	51
	CARTOGRAPHIC SOURCES	52
	APPENDIX 1: REGULATORY AND POLICY CONTEXT	53
	APPENDIX 2: HISTORIC OS MAPS	56

LIST OF TABLES

Table 1: Tithe Apportionment detail for Plate 5, highlighting plots within the Site	18
---	----

LIST OF PLATES

Plate 1: General view of the Site looking northwards	6
Plate 2: View of the Site from the High Street	7
Plate 3: View of the Site from the Royal Military Canal walk.....	8
Plate 4: Parish Church and hillside medieval layout of Hythe still visible in the present townscape	15
Plate 5: 1797 OS Surveyors drawing of Hythe with approx. Site location (© British Library)	17
Plate 6: Extract of 1842 Parish of St Leonard's Hythe Tithe Map with approx. Site outline	18
Plate 7: 1923 aerial photograph of Hythe with approx. Site outline © Historic England. Aerofilms Collection EPW009221	20
Plate 8: 1929 aerial photograph of Hythe with approx. Site outline © Historic England. Aerofilms Collection EPW026120	20
Plate 9: Hythe Conservation Area Character Areas (Appendix 2c of the CAA) with Site boundary	24
Plate 10: View of Character Area 6.5 comprising the Site	25
Plate 11: Extract of Historic Environment Analysis Hythe CAA.....	25
Plate 12: 74 High Street, Building of Local Merit	28
Plate 13: Front elevation of Lloyds Bank	29
Plate 14: Side elevation of Lloyds Bank, onto Bank Street	30
Plate 15: 64 High Street	32
Plate 16: Side elevation of 64-68 High Street onto Bank Street	32
Plate 17: 53 & 53A High Street	34
Plate 18: The Swan Hotel.....	36
Plate 19: 4, Mount Street	38
Plate 20: The Setting of 4, Mount Street and the Site	39
Plate 21: Parish Church of St Leonard	40
Plate 22: View of church tower in relation to the Site	42
Plate 23: Royal Military Canal from Town Bridge near the Site	43

LIST OF FIGURES

Figure 1: Site Location and Designated Heritage Assets
--

EXECUTIVE SUMMARY

HAPRO Ltd was commissioned by Planning Issues Ltd in April 2026 to prepare an heritage impact assessment (HIA) to inform a planning application for the redevelopment of the former Aldi supermarket located at 70-72 High Street, Hythe, Kent, in Folkstone & Hythe District Council (hereafter referred as ‘the Site’). The proposal is for the demolition of the existing vacant supermarket and construction of retirement living apartments over commercial retail space onto the High Street with two semi-detached cottages with associated landscaping and parking located near to Mount Street. This assessment does not discuss the potential for buried archaeological remains within the Site. This has been provided in a separate archaeological desk-based assessment (ADBA) produced as part of the planning application by HAPRO Ltd (HAPRO Ref. 033_1).

The proposal takes the opportunity to enhance the character and appearance of the conservation area through the redevelopment of a negative building within the Site and creating an apartment building with commercial units to re-establish and reinforce the High Street character. The scale, height, perceived massing through the use of different materials and detailing is an enhancement over the existing building and ensures that the character and appearance of the conservation area is enhanced.

The proposal, through the removal of an over-scaled, bulky building with a building that is of a lower overall height, reduced perceived massing and scale, utilising a variety of materials and contextual detailing, enhances the setting of nearby listed buildings. This is achieved by improving the streetscape in which the Site is located with a building which positively responds to the character of the area. The reduced height and design of the building enhances the foreground of the townscape in views towards the Grade I Parish Church of St Leonard, which is considered a benefit and an enhancement to its setting by better revealing its prominence within the town.

As the assessment has identified no harm, but rather enhancements, the proposed redevelopment is considered to accord with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and complies with the NPPF and local planning policy.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 HAPRO Ltd was commissioned by Planning Issues Ltd in April 2026 to prepare an heritage impact assessment (HIA) to inform a planning application for the redevelopment of the former Aldi supermarket located at 70-72 High Street, Hythe, Kent, in Folkstone & Hythe District Council (hereafter referred as ‘the Site’). The Site is centred on National Grid reference TR 16107 134718 (Figure 1). The proposal is for the demolition of the existing vacant supermarket and construction of retirement living apartments over commercial retail space onto the High Street with two semi-detached cottages with associated landscaping and parking located near to Mount Street.

1.1.2 This assessment has been commissioned to focus solely on the proposals with regards to designated built heritage assets and their setting. It does not discuss the potential for buried archaeological remains within the Site. This has been provided in a separate archaeological desk-based assessment (ADBA) produced as part of the planning application by HAPRO Ltd (HAPRO Ref. 033_1).



Plate 1: General view of the Site looking northwards



Plate 2: View of the Site from the High Street

1.2 THE SITE

- 1.2.1 The Site comprises of a large, vacant supermarket building and part of the Prospect Road car park (Plates 1 and 2). The Site is broadly level, at approximately 5m aOD and dominated by hard landscaping. The Site is contained by the post-medieval and modern built form of Hythe with the High Street to the north, Bank Street to the west, Mount Street to the east but with a more open aspect to the south over Prospect Road towards the early 19th Century Royal Military Canal (Plate 3).
- 1.2.2 The underlying bedrock geology is Weald Clay Formation mudstone, formed during the Early Cretaceous epoch (126-134 MA), whilst the superficial deposits comprise of Storm Beach Deposits, composed of gravel. The Site is located to the north of the mapped area of these Storm Beach Deposits, with Tidal Flat Deposits (described as clay and silt) mapped c. 300m to the west and 170m to the south of the Site (BGS GeoIndex Onshore, 1:50,000).



Plate 3: View of the Site from the Royal Military Canal walk

1.3 AIMS AND OBJECTIVES

1.3.1 The purpose of this heritage statement is to determine, as far as is reasonably possible from existing records and observations, an understanding of the historic environment resource within and surrounding the Site in order to formulate:

- An assessment of significance of the known or predicted heritage assets considering, their archaeological, historic, architectural and artistic interests;
- The contribution of their setting to the heritage significance of those identified heritage assets; and
- An assessment of the impact of proposed development on the significance of those identified heritage assets.

1.4 REGULATORY AND POLICY CONTEXT

1.4.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. Further detail of the relevant, legislation, policy and guidance is provided in Appendix 1.

2. METHODOLOGY

2.1 STANDARDS

2.1.1 This assessment is undertaken in accordance with:

- Historic England's Historic Environment Good Practice Advice (GPA) in Planning Notes:
 - *The Historic Environment in Local Plans* (2015a);
 - *Managing Significance in Decision-Taking in the Historic Environment* (2015b);
- Historic England's Advice Notes:
 - 12: *Statements of Heritage Significance: Analysing Significance in Heritage* (2019a).
- *Historic Environment Planning Policy Guidance* (revised July 2019), published by the Ministry Housing, Communities and Local Government (MHCLG), providing advice on enhancing and conserving the historic environment;
- The *Chartered* Institute for Archaeologists' *Code of Conduct* (CIfA 2019); and
- The Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020).

2.2 SCOPE OF ASSESSMENT

2.2.1 The initial step of the heritage statement process is the identification of heritage assets likely to be affected by the proposed redevelopment due to their presence within the Site or due to sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's GPA3 (2017a).

2.2.2 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- Kent Historic Environment Record (HER);
- National heritage datasets including The National Heritage List for England (NHLE) and Historic England Research Records;
- Hythe Conservation Area Appraisal document (2006);
- Archaeology Data Service (ADS) Grey Literature Library;
- National Monuments Record (NMR);
- National Newspaper Archive;
- Historic mapping available online;
- Aerial photography available online at Britain from Above, Cambridgeshire Aerial Photographic collection online and National Collection of Aerial Photography (NCAP) and Historic England's National Mapping Programme;
- Relevant primary and secondary sources including published and unpublished documents and reports;
- relevant national, regional and thematic research frameworks including the South East England Regional Research Framework (2021);
- British Geological Survey (BGS) for geological mapping and borehole data; and
- A site visit undertaken in April and May 2026. This included an assessment of the general character of the Site, identification of any heritage assets not identified through desk-based review, and assessment of the heritage interest and sensitivity of heritage assets within the study area. Where relevant heritage assets were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the Site, and viewpoints where they may be seen alongside one another. The site visit was undertaken in clear, dry weather conditions with good visibility.

Assumptions and Limitations

- 2.2.3 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate. In addition, the records held by the HER represent a record of a wide range of information derived from historical sources and previous archaeological discoveries and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 2.2.4 This report is compiled using secondary information derived from a variety of sources, only some have been directly examined. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 2.2.5 Archival material relating to the Site and study area was consulted on-line. All non-copyright Ordnance Survey (OS) mapping was reviewed.
- 2.2.6 There may be other material held in private collections, local repositories, and the National Archives, which was not possible to view these as part of the assessment.

2.3 ASSESSMENT OF SIGNIFICANCE

- 2.3.1 The National Planning Policy Framework (NPPF 2025) recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 207).
- 2.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF):
- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert

investigation at some point.

- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

(MHCLG 2019, Paragraph: 006 Reference ID: 18a-006-20190723)

3. HERITAGE BASELINE

3.1 INTRODUCTION

- 3.1.1 In accordance with Step 1 of Historic England's GPA3 (2017a) and *Understanding Place – Historic Area Assessments* (2017b) – Level 1 Outline Assessment, information is provided below to identify which heritage assets and their settings are affected and inform an understanding of the historic development of the Site. The information has been summarised to ensure it is appropriate and proportionate, in accordance with the NPPF, to understanding the heritage significance of the Site and of the potential impact of the redevelopment.
- 3.1.2 The distribution of designated heritage assets around the Site are illustrated on Figure 1. Those designated heritage assets which are identified for further assessment are labelled by their NHLE entry number on Figure 1.
- 3.1.3 The following section is informed by the Hythe Conservation Area Appraisal (Conservation Architecture & Planning (CAP), 2006) and Hythe Archaeological Assessment as part of the Kent Historic Town Survey (Historic England & KCC, 2004). The information in these documents is used to summarise the information below but is not reproduced in full.

3.2 HISTORIC DEVELOPMENT OF HYTHE

- 3.2.1 Place-name evidence indicates that the name Hythe derives from the Old English *hȳð*, meaning a landing place on a river or an inland port. It is probable that Hythe developed as a harbour following the silting up of the harbour of West Hythe, a lagoon previously accessed by the River Limen and protected from the sea by a bank of shingle during the Anglo-Saxon period.
- 3.2.2 The exact date of the establishment of Hythe is uncertain but from historical documents such as early charters, King Alfred may have granted land at Hythe to Christ Church, Canterbury in AD 899, which was then confirmed by King Canut in AD 1032. Other charters of the 8th-10th centuries relate to the reclamation of the area around the port, and in AD 1036 Saltwood and *Hethe* (Hythe) were granted to Christ Church,

Canterbury.

- 3.2.3 Around AD 1050 Hythe, Dover, Romney, Sandwich and Hastings were supplying ships to King Edward the Confessor as part of a reorganised coastal defence system. These towns would later form the Confederation of Cinque Ports with Henry II, in AD 1155, confirming the borough status of Hythe with the privileges of the Cinque Ports. Hythe was at its peak as a port between the twelfth and fourteenth century. The Grade I listed Parish Church of St Leonard's dates from around 1080 but was extensively rebuilt in the early English Style between 1156 and 1220. This building activity gives an indication of the town's prosperity during the medieval period.



Plate 4: Parish Church and hillside medieval layout of Hythe still visible in the present townscape

- 3.2.4 The medieval settlement was largely confined to the steep hillside overlooking a natural haven at the mouth of the River Limen. The town appears to have been based along three main east-west aligned roads: the High Street at the bottom of the hill, Bartholomew Street and Dental Street above it, Hillside Street above that and possibly a fourth small road, Church Road, to the south of St Leonard's Church (Plate 4).

Numerous north-south lanes connect these roads with passages climbing the steep hillside. A medieval slipway located through archaeological investigations, approximately 240 m east of the Site, is believed to mark the medieval shoreline.

- 3.2.5 As the harbour began to silt up larger merchantmen ships were unable to berth at Hythe and commerce began to decline. During the fifteenth century attempts were made to dig out the silted harbour (for instance, the whole population were put to work digging for four days), but by the mid sixteenth century the harbour was completely silted. Symonson's map of 1596 (not reproduced; see Figure 5 of KCC & HE, 2004) shows a narrow entrance to 'Hythe haven' with two islands in the harbour at the west end of the town with two rivers feeding the harbour at the west and eastern ends of the town rather than the River Limen. The eastern riverine channel, called the Channel of the Hoy was improved in the seventeenth century by the addition of a sluice gate and slipways, so that small boats could reach the town.
- 3.2.6 By 1784 the channel had become blocked, and henceforward all vessels had to unload on the beach, which by then was a mile from the town. This newly reclaimed land belonged to the town and the corporation leased it out to individuals, although retaining rights to the beach for the townspeople, for collecting shellfish and landing boats.
- 3.2.7 Hythe changed little until the end of the eighteenth century when it became a sea-bathing resort and also when military personnel dominated the town during the Napoleonic War. Nearly 15,000 soldiers were garrisoned in the area during this time. In 1805-7 the headquarters of the Royal Staff Corps moved from Chatham to Hythe, and barracks were built at the bottom of the hill at Military Road. Between 1804- 1809 the Royal Military Canal was excavated from Hythe to New Cliffe as a landward line of defence from a Napoleonic invasion, behind a series of Martello Towers located along the coast line. By 1821, Hythe was described as being 'half barracks'. More barrack blocks were built on the hillside above Military Road in 1865 when the school of musketry was opened.
- 3.2.8 The town's population doubled and ribbon developments begun, some spreading south beyond the Military Canal, towards the beach. During the late 19th and the first half of the 20th centuries the population continued to rise slowly and further housing

development spreading along the hillside, to the west along Dymchurch Road and the east around the railway which had arrived in 1874.

3.3 HISTORIC DEVELOPMENT OF THE SITE

3.3.1 By the end of the 16th Century, drifting shingle had built up considerably and resulted in the destruction of the harbour. Historical mapping from the 17th century shows a similar coastline to that seen today, with the old port town set back from the shoreline. Thomas Hills Hospital Map of Hythe of 1684 (not reproduced; see Figure 5 of KCC & HE, 2004) shows the distinct grid-like pattern of streets with buildings extending southwards from the High Street, which may include part of the Site. This similar settlement pattern is recorded on the Ordnance Surveyors 1797 drawing of Hythe (Plate 5).



Plate 5: 1797 OS Surveyors drawing of Hythe with approx. Site location (© British Library)

3.3.2 The 1842 Tithe Map (Plate 6) shows the extent of mid-19th century development coming off the High Street within the Site. The northwest corner of the Site is defined as the stables and yard for the Swan Hotel (#238), which is located on the opposite side of the High Street.



Plate 6: Extract of 1842 Parish of St Leonard's Hythe Tithe Map with approx. Site outline

Plot #	Landowner	Occupier	Name	State
229	William Tiffin	Henry Stokes	House & Yard	
230	Edward Andrews	James Brittenden	House & Yard	
231	William Marshall	William Pullen	House Yard & Garden	
232	Edward Sedgwick	Edward Sedgwick	House & Yard	
233	Edward Sedgwick	Edward Sedgwick	Platt	Pasture
234	Edward Sedgwick	Edward Sedgwick	Roadway	
235	Edward Sedgwick	Edward Sedgwick	Platt	Pasture
236	Edward Sedgwick	John Cocks	Wood Lodge & Yard	
237	Edward Sedgwick	Edward Sedgwick	Garden	
238	Henry Mackeson	Robert Clarke	Swan Yards Stables etc	
239	Henry Mackeson	John James Bond	Office	
240	Henry Mackeson	Thomas Kemp	House & Yard	
241	Thomas Gilbert	Thomas Gilbert	House & Yard	
242	Edward Hutton	George Reynolds	House & yard	
243	Edward Hutton	Thomas Garrett	House & yard	

Table 1: Tithe Apportionment detail for Plate 5, highlighting plots are within the Site

3.3.3 In the eastern part of the Site, beyond a north-south aligned roadway (#234) are two undeveloped areas, described as pasture and named 'Platt' (#233 and 235). On the eastern edge of the Site, onto Mount Street is a building which is named Wood Lodge (#236). The whole area beyond the Swan Yard and Stables was in the ownership of

Edward Sedgwick, who lived on the High Street (#232). The southwestern corner of the Site is listed as a garden, under Sedgwick's ownership (#237) which appears to have a stream running through it.

- 3.3.4 By the 1872 OS map (Appendix 2), Sedgwick's house fronting onto the High Street had been demolished and a new house (74 High Street) was constructed set back into the rear of the plot. Wood Lodge on the eastern edge of the Site had been demolished and the southern part of the Site is set out as formal gardens
- 3.3.5 On the 1897 and 1898 OS maps (Appendix 2) 74 High Street appears to have been subdivided into two and a Sessions Hall (court house) constructed in the southwest corner of the Site. There is very little change recorded until the 1930s OS maps when the former stables within the Site are demolished and replaced by a large single structure. To the immediate southeast of the Site, within the modern car park, a 'picture theatre' had been constructed (named Grove Cinema on later OS maps). These changes are recorded on historic aerial photographs dating from 1923 and 1929 (Plates 7 and 8).
- 3.3.6 By the 1933 OS map (Appendix 2) the westernmost part of 74 High Street appears to have been demolished with a new small building built in the eastern part of the Site.
- 3.3.7 The 1957 OS map (Appendix 2) shows that the Sessions Hall had been demolished, with the large building in the Site labelled as a 'garage', and the small building in the eastern part of the Site labelled as a 'club'. Between the 1967-1975 OS maps this building was named Emgren and its footprint doubled in size. It is not until the 1970s that the Grove Cinema, along with the large garage, is demolished and in the early 1980s the supermarket is constructed. Emgren was demolished in the early 2000s.



Plate 7: 1923 aerial photograph of Hythe with approx. Site outline © Historic England. Aerofilms Collection EPW009221

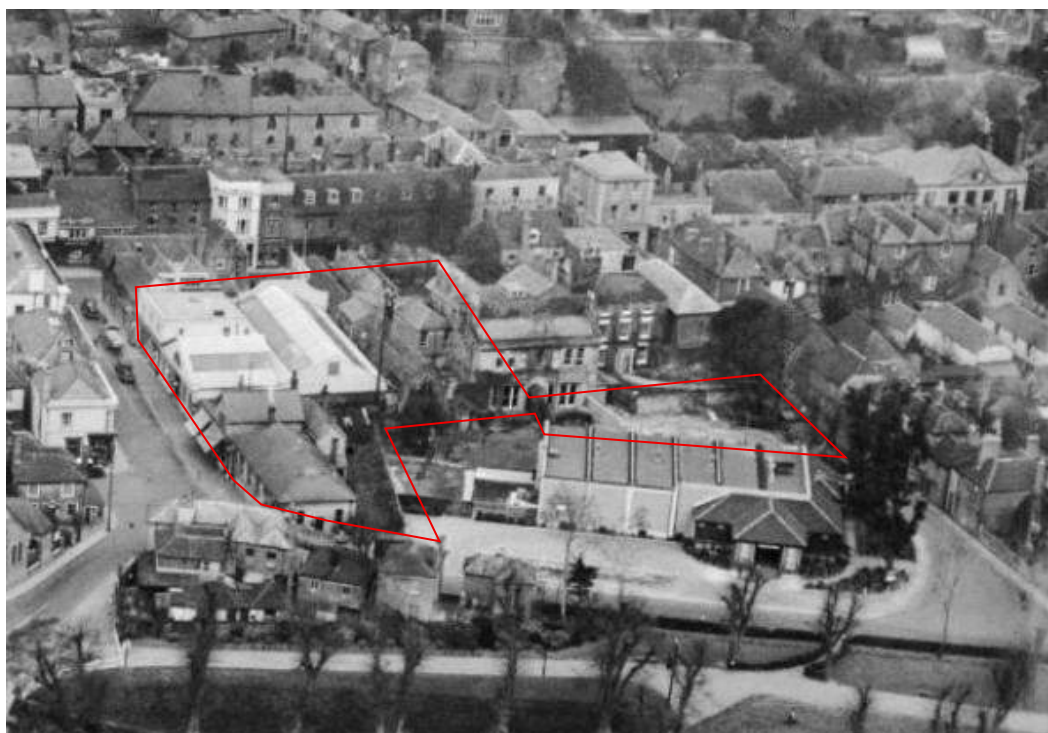


Plate 8: 1929 aerial photograph of Hythe with approx. Site outline © Historic England. Aerofilms Collection EPW026120

3.4 ASSESSMENT OF HERITAGE ASSETS

3.4.1 The site visit confirmed that the majority of designated heritage assets within Hythe are well screened from the Site due to the built-up urban grain in the surrounding area. How the heritage significance of these assets is experienced and understood is often confined and constrained to the immediate townscape in which the specific asset is located. There are very limited wide views across the built-up area of Hythe, or an ability to appreciate the heritage significance of key built heritage assets, which also includes the Site.

Conservation Area

3.4.2 The Site forms part of Hythe Conservation Area and its special interests are discussed in further detail in Section 4.

3.4.3 The Hythe Conservation Area forms an inherent part of the setting of designated listed buildings and non-designated heritage assets (demarcated as Local Buildings of Merit or Buildings for possible listing within the CAA) that are located within it. As such, the majority of these buildings will be assessed in conjunction with the Conservation Area, unless stated below.

Listed Buildings

3.4.4 There are 126 listed building designation entries within the conservation area, one Grade I, five Grade II* and remaining 120 Grade II. Yet the majority of these listed buildings do not share a setting with the Site which contributes to their heritage significance or where their special interests can be experienced, understood and appreciated. This was confirmed as part of the site visit.

3.4.5 Buildings that are considered further as part of this assessment are set out in the table below:

NHLE Entry	Grade	Name	Justification
1068961	I	The Parish Church of St Leonard	Although located over 200m from the Site largely screened from Site, due to its high significance and elevated position over the town view of the church especially the tower are possible, which includes the Site within viewpoints so it is included in the assessment
1186211	II	4 Mount Street	Located to the east of the Site and shared views across Mount Street car park
1068985	II	64 High Street	Located adjacent to the northwest corner of the Site and abuts the Site along Bank Street
1068980	II	The Swan Hotel	Located on the opposite side of the Town Square on the High Street
1185756	II	53 & 53A High Street	Located on the opposite side of the Town Square on the High Street
1344078	II	Lloyds Bank	Located on Bank Street and shares streetscape and intervisibility with the western edge of the Site

3.4.6 Not all heritage assets will require the same level of assessment. As set out in paragraph 207 of the NPPF, the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Scheduled Monuments

3.4.7 Approximately 50 m south of the Site is the Scheduled Royal Military Canal. The part of the monument nearest to the Site comprises of the Town Bridge to Twiss Road Bridge section (NHLE: 1005116).

4. STATEMENT OF SIGNIFICANCE

4.1 INTRODUCTION

4.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the Site in Section 3 above. Where relevant it then considers the contribution of setting to the heritage significance. This was undertaken in accordance with Step 2 of Historic England's GPA3 (2017a) and assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the Site towards that setting.

4.1.2 With regard to the Hythe Conservation Area discussed below, it is not the intention to repeat information provided in the 2006 Conservation Area Appraisal (CAA). Whilst this document has been reviewed for the purpose of this assessment, the following is a summary and therefore should be read in conjunction with that document.

4.2 HYTHE CONSERVATION AREA

4.2.1 The Hythe Conservation Area was designated on 14 November 1969 and was reviewed and extended in 1992. The CAA was produced in 2006. The CAA summarises the special interest to be:

The town's 1000 year evolution chronicles the survival of a town whose principal sources of livelihood were lost, testifying to the adaptability of its people. It first became a Cinque Port, with its associated privileges. When the harbour silted up, despite great effort to prevent it, seamen turned to fishing, smuggling and marine salvage.

In the C19 and early C20 Hythe was a military town, with The School of Musketry and three forts at the western fringes. The famous Mackeson Brewery (redeveloped 1981), which operated from 1801 to 1968, was built on Military Road. (CAP, 2006, 4)

4.2.2 The CAA states the special interests of the conservation area relate to:

- the town as a seaside resort;
- its picturesque setting at the interface of the coast with the rising topography of the Downs, which is reinforced by mature tree cover;
- its medieval layout of streets;
- its listed medieval stone boundary walls;
- the continuation of the High Street as a commercial centre, largely defined by its historic plot widths and alleyways which would have accessed the beach; and,
- building materials including white painted shiplap buildings. (*ibid*, 5-6).

4.2.3 The CA is subdivided into several different character areas (Plate 10).

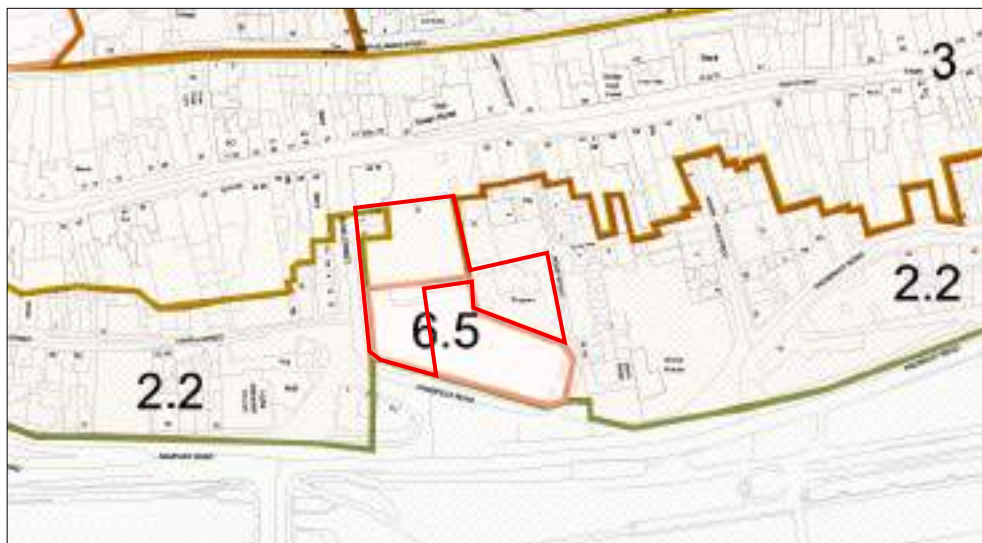


Plate 9: Hythe Conservation Area Character Areas (Appendix 2c of the CAA) with Site boundary

4.2.4 The rear of the Site is in 'Character Area 6.5'. The service yard of the existing buildings and adjacent car park are identified as modern intrusions that are negative to the character and appearance and this area "has bisected and destroyed the grain and scale of Area 2.2" and "the bulk of the building and car park (i.e. the Site) have broken the continuity and scale of the historic grain" (*ibid*, 38-39- Plate 10). The rear of the existing building and the car park are assessed within the CAA as negative buildings

and spaces (*ibid*, Appendix 2b of CAA; reproduced as Plate 11).



Plate 10: View of Character Area 6.5 comprising the Site



Plate 11: Extract of Historic Environment Analysis Hythe CAA
(red= listed building, red stripe & green = buildings of local interest, yellow= negative)

4.2.5 However, early maps suggest that this part of Hythe was never develop with the same density that is claimed in the CAA as shown on the 1877 OS map which shows a large undeveloped area existing between Bank Street and Mount Street and not developed until the mid- 20th Century.

4.2.6 The Character Area 2.2- South of the High Street is mapped on either side of the rear of the Site. It is defined as part of the working town and historic associations with the harbour. The narrow north-south orientated streets connected the harbour and the High Street. These streets include Sun Lane, Marine Walk Street, Theatre Street and Bank Street. Until the late 17th Century the harbour reached up to Rampart Road and Prospect Road which are built on the medieval beach area. Workshops and houses to serve the fishing and sailing community were built along with streets which connected the High Street to the beach. These routeways remain intact within the townscape.

4.2.7 The CAA notes that some recent developments have successfully been inserted into Character Area 2.2 providing high density housing with off road parking provision at 13-19 Rampart Road, rear of 40-46 High Street and Sun Lane Mews (CAP, 2006, 32). It also notes redevelopment of backland sites as well-designed courtyards are complimenting historic characteristics (*ibid*, 35). It notes building materials in this area comprising:

- Roofs: Clay tile and some slate. Pitched with hips and Dutch gables.
- Walls: Red brick, vertical tile hanging, shiplap, some ragstone particularly at base of walls.
- Windows: Timber, sash or casement many have small panes.
- Chimneys: Brick chimneys with clay pots.
- Boundaries: The houses open onto the street and often have communal courtyards at the back (*ibid*, 37).

4.2.8 The front of the Site is within Character Area 3- High Street which is noted as “*the narrow linear High Street runs east to west. Development in this area is of greater intensity than elsewhere in the CA. Most buildings date from early C19 to early C20 and have replaced earlier buildings. Building heights are mainly two and three storeys,*

typically of modest, human scaled storey heights.” (ibid, 40).

4.2.9 There is relatively little modern development on the High Street. Where it has occurred, traditional plot sizes and rhythms have generally been respected (*ibid*, 41). A pleasant area has been created with trees and benches outside the Aldi store (*ibid*, 46).

4.2.10 A key characteristic of the High Street is the plot width as the CAA notes “*The buildings within the High Street display a wide variety of local building materials, yet all are traditional in some way and are happily juxtaposed. The picturesque quality is assisted by the human scale and adherence to historic plot sizes*”. Building materials in this part of the conservation area are noted to comprise:

- Roofs: Steeply pitched roofs covered with clay or slate, parapet, brick chimneys. Cast iron rainwater goods.
- Dormers: Flat with lead covering or pitched tiled or slate to match the roof covering.
- Walls: Brick, render, clay vertical tile hanging, historic timber frame, some stone at base possibly the remnants of earlier building reutilised in new build.
- Windows: Timber sash windows and some casement, with small panes.
- Shopfronts: Splayed shop fronts with central doors and encaustic tiled entrances. Some original blinds and fascias.
- Signage: Wrought iron sign brackets – mostly unused
- Doors: Timber either glazed or solid with historically patterns. (*ibid*, 43- 44)

4.2.11 The front of the Site onto the High Street and Town Square is noted as neutral in the CAA, although it is our professional opinion that it is negative contributor to the conservation area. The CAA notes there is opportunity for upgrading and enhancement (*ibid*, 51), but there is little capacity for change within the High Street. When sites require redevelopment they should:

- a. Respect the existing scale, grain and use of local materials.
- b. The continuation of the historic mixed use of the High Street should be

encouraged through the future management plan

c. Avoid the use of blank facades.

d. Negative buildings should be enhanced. (*ibid*, 52)

4.2.12 There are a number of buildings that are not listed but are considered to make a positive contribution to the conservation area (Plate 11). Abutting the eastern edge of the Site, 74 High Street, is identified as a building of local merit (Plate 12).



Plate 12: 74 High Street, Building of Local Merit

Contribution of the Site to Heritage Significance

4.2.13 The southern end of the Site is noted as largely being of a negative building and space within the conservation area (Plate 11). The current building is of no architectural merit, of utilitarian design with limited void to solid ratio on the elevations resulting in a bulky mass, which is exacerbated by the over-scaled, top heavy, roof form. As such the Site currently makes a negative contribution to the heritage significance.

4.3 LISTED BUILDINGS

Lloyds Bank (NHLE:1344078)



Plate 13: Front elevation of Lloyds Bank

- 4.3.1 This Grade II listed building was designated on 21st December 1973. It is listed for its historical significance and architectural features which contributes to it being a local landmark on the corner of the High Street. The importance of the building to the local community is reflected in the street name changing from Swan Lane on early maps to Bank Street. Constructed between 1842 - 1872, the building is a two storey stuccoed structure with the principal elevation of one bay fronting the High Street. A projecting porch surmounted by a balcony with balustrade surrounds the main door. This elevation also has a cornice supported by two pilasters, above which is a projecting soffit topped with a parapet (Plate 13).
- 4.3.2 The elevation fronting Bank Street comprises five bays with the first floor having two prospecting portions and one recessed portion in the middle bay (Plate 14). The prospecting portions either side have cornices and three plain pilasters. There are five sash windows on the upper storey with moulded architraves. There are five sash windows on the ground floor, all of which have round heads.



Plate 14: Side elevation of Lloyds Bank, onto Bank Street

- 4.3.3 The building is a good example of an early Victorian bank and has some limited decorative elements, including the balcony balustrade on its principal façade. The building also holds historical illustrative interest as evidence of a former well-known High Street financial institution.

Contribution of Setting to Heritage Significance

- 4.3.4 The principal elevation of the bank faces the High Street which, at the time of its construction, formed the core of Hythe's commercial activity and which still continues to function as a commercial focus today. This stretch of the High Street retains its characteristic mix of commercial and residential uses. The building's eastern elevation fronts Bank Street, a name that enhances the legibility of the bank's mid-19th Century origins.
- 4.3.5 There is limited visibility of the asset from the High Street due to the built-up, continuous frontages of the streetscape; one virtually has to stand directly outside the building to appreciate it. There are restricted, angled views from Bank Street next to the Site along Bank Street.

- 4.3.6 The wider setting of the Listed Building is defined by its location within the town, encompassing both High Street and Bank Street, contributes to its significance and aids understanding of its historic role, particularly through the naming of Bank Street and its direct association with the bank itself.

Contribution of the Site to Heritage Significance

- 4.3.7 The singularity and monotonous form of the current building within the Site detracts from the otherwise pleasant architecture that characterises the built form along the opposite side of Bank Street, leading towards the listed bank. As such, the Site forms a detracting element within the setting of the listed building and makes a negative contribution to how the heritage significance of the listed building is experienced and appreciated.

64, High Street (NHLE:1068958)

Heritage Significance

- 4.3.8 No. 64 High Street abuts the northwest corner of the Site (Plate 15). It is an early 19th-century three-storey building, originally constructed as a house and Grade II listed. The structure is built of buff yellow brick with a hipped tiled roof and modillion eaves cornices to all elevations. A round-headed lunette window occupies the centre of the first floor, while the remaining openings are sash windows with intact glazing bars and lintels. The principal elevation faces onto the courtyard Town Square immediately north of the Site. The elevation addressing the High Street incorporates a modern shopfront at ground-floor level, with two sash windows above. The listing description notes, '*Adjoining this portion is a modern black and white pseudo-timber-framed building jointly occupied with No 64*' (Plate 16).
- 4.3.9 The List Entry provides no information regarding the interior. However, the insertion of a commercial shopfront at ground-floor level has likely obscured or removed original features. The large floor-to-ceiling display windows are clearly later additions, and the absence of a main doorway on the principal elevation—together with visible changes in brickwork—suggests that the original entrance, formerly located in the central bay, was removed during the remodelling.



Plate 15: 64 High Street



Plate 16: Side elevation of 64-68 High Street onto Bank Street

4.3.10 The heritage significance of this asset derives from its architectural and historical interest as a representative example of early 19th-century expansion along the High Street. Although the conversion of the ground floor to a shopfront has diminished some of its architectural integrity, key features remain intact and continue to contribute to its character.

Contribution of Setting to Heritage Significance

4.3.11 The setting of No. 64 High Street is defined by its former principal front elevation orientated toward the courtyard to the east and the High Street to the north. Its immediate setting forms part of the dense urban development along the High Street, contributing to the building's historical significance as evidence of the town's 19th Century expansion southwards from the medieval core around St Leonard's Church. Notably, the principal elevation faces the courtyard rather than the High Street, an arrangement that distinguishes it from neighbouring buildings, most of which front directly onto the street. Given the tightly packed urban grain, this orientation likely reflects an effort to maximise available space at the time of construction.

4.3.12 Views of No. 64 from the east along the High Street make a positive contribution to its significance, allowing appreciation of its surviving architectural features. Views from the High Street looking south are less sensitive, as the modern shopfront has diminished the legibility of the building's historic character. Views from the High Street/Bank Street junction looking east offer some contribution, but are largely obscured by the modern building at No. 68 High Street.

Contribution of the Site to Heritage Significance

4.3.13 The Site abuts the southern edge of the listed building and adjacent 68 High Street, along Bank Street. The lack of fenestration and the singularity in the form of the vacant supermarket building is detrimental to the experience and appreciation of the listed building. As such the Site makes a negative contribution to the heritage significance of 64 High Street.

Grade II No. 53 and 53A High Street (NHLE 1185756)

Heritage Significance



Plate 17: 53 & 53A High Street

- 4.3.14 This Grade II listed building was first designated in December 1973. Before being subdivided it was originally built as a single house. It comprises of red brick construction under a tiled roof and eaves cornice. The exposed western gable end is tile hung (Plate 17). The ground floor elevation has been removed and replaced with glass shopfront windows. Above this are three wooden casement windows set under segmental brick arches on the first floor with smaller casement windows to the second floor. The heritage significance is derived from its architectural and historic illustrative interests that reflect the 18th Century development of the High Street and the conversion of a house into two shops with accommodation over.

Contribution of Setting to Heritage Significance

- 4.3.15 The built form in this part of the High Street comprises a varied mix of two-, three- and four-storey buildings, including several older structures that have undergone later alterations. The immediate setting of this asset is defined by its position along the High Street, which is the principal thoroughfares in both the historic town layout and its

modern, urban, commercial character. Its frontage onto this key street contributes positively to their heritage significance, particularly when experienced alongside the other listed buildings that line the High Street. Together, these buildings illustrate the medieval and post-medieval growth of the town and reinforce the historic character of the streetscape.

Contribution of the Site to Heritage Significance

- 4.3.16 The Site does not make a meaningful contribution to the heritage significance of the listed building. There are limited views in which the Site and the heritage significance listed building can be both be experienced. Yet the Site does form part of the wider townscape in which the listed building is located and is on the opposite side of the High Street from the Site. The Site makes a negative contribution to the streetscape as well as to the general character and appearance of the area which is detrimental to the appreciation of the heritage significance of the designated heritage asset.

The Swan Hotel (NHLE:1068980)

Heritage Significance

- 4.3.17 This Grade II listed building was designated on 3rd January 1950. It is listed for its historic and architectural interests. The building is constructed from red brick of two storeys with a tiled roof with 7 flat dormers inserted into the roof over a dentelle eaves cornice (Plate 18). On the first and ground floors there are sashes with glazing bars missing. A central wooden comprises of a wooden doorcase with a small pediment supported on brackets. The List Entry notes that the two westernmost bay windows on the ground floor, visible on earlier photographs, have been cut away to form a recessed public house entrance. A milestone in the wall of the ground floor states: "From London Bridge 71 miles by Rochester, From Ashford 12 miles".
- 4.3.18 The sheer length of the building on the High Street and the milestone illustrates its historical importance as a former coaching inn and a place to stop and rest on journeys between the capital and the coast, as well as indicating the character of the transport network of roads and inns which used to exist.



Plate 18: The Swan Hotel

Contribution of Setting to Heritage Significance

4.3.19 The built form in this part of the High Street comprises a varied mix of two-, three- and four-storey buildings, including several older structures that have undergone later alterations. Together, these buildings illustrate the medieval and post-medieval growth of the town and reinforce the historic character of the streetscape.

4.3.20 The immediate setting of this asset is defined by its position along the High Street, which is the principal thoroughfares in both the historic town layout and its modern, urban, commercial character. Its frontage onto this key street contributes positively to its heritage significance, particularly when experienced alongside the other listed buildings that line the High Street, as well as revealing the importance of the inn for travellers to the town.

Contribution of the Site to Heritage Significance

4.3.21 As shown on the Tithe Apportionment (Table 1) the Site, on the opposite side of the High Street was in the same ownership of The Swan and was the stables and livery for the inn. This spatial relationship continued into the 20th Century when, in the 1920s,

the stables were demolished with the open yard being enclosed and replaced with a large building, subsequently denoted as a garage on later maps (cf Plates 7 and 8). This reflects the transition from horse drawn to the horsepower of motorised vehicles with the construction of a garage and the inn adapting to changes in transportation. This link would have continued and would have been perceivable until the garage building was demolished within the Site during the late 1970s- early 1980s when the current building was constructed. This historical association between the Swan Inn and the Site is no longer appreciable in the streetscape and is only understandable through historical documents.

- 4.3.22 Although the former historical link between the Site and the listed building has been eroded the Site does form part of the wider townscape in which the listed building is located and is set on the opposite side of the High Street from the Site. The Site makes a negative contribution to the streetscape as well as to the general character and appearance of the area which is detrimental to the appreciation of the heritage significance of the designated heritage asset.

4 Mount Street (NHLE: 1186211)

Heritage Significance

- 4.3.23 This Grade II listed building was designated on December 21st 1973. It is listed for its architectural interest as a well preserved early 19th Century residential dwelling (Plate 19). It comprises of a three-storey house with its front elevation constructed of yellow brick, with exposed side elevations of red brick. It has a hipped tile roof with Kentish peg tiles on the eaves cornice of its eastern elevation. The symmetrical principal elevation of the house has three bays, all set with one sash window on each level, with glazing bars intact. The main doorway has a trellised porch with a rectangular fanlight and six panel moulded door. There is also a round headed side door with semi-circular fanlight.
- 4.3.24 No. 4 Mount Street largely retains its original form. It derives its heritage significance from its architectural and historic interests. The building is a well-preserved and finely built example of an early 19th century residential dwelling with some decorative features which are intact. The principal elevation of the house is important as it retains a large degree of historic fabric and detailing that contribute to its architectural

interest.



Plate 19: 4, Mount Street

Contribution of Setting to Heritage Significance

- 4.3.25 The listed building is set within its own garden and yards and the square front garden, visible on the Tithe Map has, has been retained along with its original boundary walls, which make a positive contribution to the setting of the designated heritage asset. The original setting of this designated heritage asset would have been as part of the post medieval expansion of residential dwellings set back from the High Street. The orientation of the frontage southwards contrasts with the edge of pavement properties along Mount Street, which elevates its status.
- 4.3.26 The gaudy advertising and large extraction chimneys on the neighbouring property (a Building of Local Merit) distracts from the setting of the house and the large expanse of hardstanding of the Mount Street car park is also unattractive. Located in the Hythe townscape, its location within the urban built-up area makes a positive contribution to its setting whilst the general character of the surrounding area is rather detrimental to the appreciation of the heritage asset.

Contribution of the Site to Heritage Significance

4.3.27 There is no known historical association between the listed building and the Site. The building and car park within the Site forms part of the wider townscape setting of the listed building. The negative characteristics of the Site such as its bulk, mass and scale detracts from the experience and appreciation of the heritage significance of the listed building. As such it is considered the Site currently makes a negative contribution to the experience and appreciation of the heritage significance of the listed building.



Plate 20: The Setting of 4, Mount Street and the Site

The Parish Church of St Leonard (NHLE: 1068961)

Heritage Significance

4.3.28 The Grade I listed church was designated on 3rd January 1950 and is located approximately 200m to the north of the Site, on elevated land and surrounded by a large churchyard, beyond which is a predominantly residential townscape.

4.3.29 The church and its surrounding churchyard possess considerable significance, primarily derived from their historical interest. The crypt contains one of the largest ossuaries in the country, which is of particular note. This historic value reflects the

church's origins during the early development of Hythe and its continued importance throughout the town's subsequent growth.



Plate 21: Parish Church of St Leonard

4.3.30 The church also holds substantial architectural significance. Its special architectural interest arises from the survival of numerous original features and the use of vernacular materials, including Kentish ragstone. It represents an excellent example of early and later medieval ecclesiastical architecture, further enriched by its intact internal features. The extensive rebuilding of the church in the Early English style between 1156 and 1220 provides a clear indication of Hythe's prosperity during this period.

4.3.31 The churchyard contributes additional archaeological interest. Evidence relating to the construction of the early church, as well as later alterations and additions, is likely

preserved within the churchyard and beneath the existing building.

Contribution of Setting to Heritage Significance

4.3.32 The immediate setting of St Leonard's Church and its churchyard is now defined by the surrounding residential streets, Oak Walk to the south and North Road to the north, with two narrow passageways (including Church Hill) providing access to the east and west. Historic mapping shows that the church's boundary has changed little since the 19th Century, although the earliest churchyard was likely smaller and has subsequently expanded. The church and churchyard continues to dominate the medieval core of Hythe, where the pattern of medieval tenement plots remains clearly legible in the present streetscape.

4.3.33 The church occupies an elevated position on the hillside above the town, giving it wide visibility from many vantage points. Within the immediate vicinity, particularly to the south, the steep topography prevents full views of the building (Plate 21). This creates a sense of enclosure and seclusion around the church, contrasting with the broader townscape where the tower and roofline of the nave is a prominent landmark visible from much of Hythe.

4.3.34 Overall, the immediate setting of the church and churchyard—characterised by residential development laid out on a medieval tenement pattern contributes significantly to understanding the heritage asset. It reinforces the church's role within the historic townscape and its importance as a focal point for the medieval development of the town.

Contribution of the Site to Heritage Significance

4.3.35 The southern elevation of the nave and tower can be seen from Prospect Place which includes the Site (Plate 3). There are glimpsed views of the top of the church tower from the streetscape around the Site (Plate 22). Views towards the Site from the church are screened by intervening built form and the slope of the hillside, which obscure the Site within views.

4.3.36 The Site, despite being originally located within what was the wider post-medieval townscape around the church, does not contribute to the understanding or appreciation of any of the interests that form the asset's significance as it falls within

an area of modern urban development.



Plate 22: View of church tower in relation to the Site

4.4 SCHEDULED MONUMENT

Royal Military Canal, Town Bridge to Twiss Road Bridge (NHLE: 1005116)

Heritage Significance

- 4.4.1 This section of the monument was designated in December 1986 (Plate 23). The Royal Military Canal was a massive coastal defence work constructed between 1804 and 1809. Its purpose was to separate the expected landing and deployment of Napoleon's troops upon the coast of Romney Marsh and Walland Marsh from the interior of the country. The length of canal is water-filled and the surviving features include the parapet, a bank on the north side, and the Royal Military Road which largely survives as buried remains.
- 4.4.2 It has archaeological interest, architectural interest, historic, associative and illustrative, interests. The monument is highly significant as it is an unique defensive work being the only military canal in the country and an important element in the Napoleonic defences of south-east England.



Plate 23: Royal Military Canal from Town Bridge near the Site

- 4.4.3 The asset has considerable archaeological interest in the preservation of evidence of the construction of, and subsequent use of the canal, all of which would add to our understanding of the asset and its relationship with the surrounding landscape. The design of the canal hold architectural interest as a form of fortification over a considerable distance and utilisation of water and its management with various locks and sluices.
- 4.4.4 It has historic associative interests due to its survey and construction overseen by the famous engineer, John Rennie. The historic illustrative interest reveals how the government responded to the threat of invasion and comprises additional group value when viewed in conjunction with other nearby assets including defensive batteries, gun emplacements and Martello towers, all of which add to the military history of the area.

Contribution of Setting to Heritage Significance

- 4.4.5 The key element of setting which contributes to the heritage significance of the canal is its topographical position located on the flat ground in front of the rising defensive topography of the Kent Downs. It is set back from the coast line to provide a field of fire onto the advancing troops. At this location the canal passes near to the historic

settlement of Hythe which became an important military town. To the south of the canal, modern development has changed the landscape setting of the canal, from open fields to enclosed suburban, which has detracted from its setting. The bank along the north side of the canal obscures the view northwards from the canal itself but provides a pleasant verdant corridor which is now surrounded by built environment.

Contribution of the Site to Heritage Significance

- 4.4.6 The Site is part of the wider modern urban setting of the canal. Prospect Road forms a visual and physical barrier between the modern urban development surrounding the High Street and the more open, verdant landscape of the canal which creates two distinct areas, despite their proximity. Although the Site can be seen in the townscape as part of the urban backdrop to the monument, the Site does not make a meaningful contribution to the heritage significance of the monument other than it is within the historic settlement of Hythe. The large bulk and mass of the current building on the Site does jars with surrounding built form when glimpsed in kinetic views along the northern bank of the monument, which detracts from the setting of the monument (Plate 3).

5. STATEMENT OF IMPACT

5.1 INTRODUCTION

5.1.1 This section sets out a brief description of the scheme and provides an assessment of effect of the proposed scheme with regard to historic environment constraints identified in Section 4, in line with Step 3 of the GPA3 (Historic England 2017a). As the design of the scheme was developed the historic environment was taken into account and this accords with Step 4 of the GPA 3 of exploring ways to maximise enhancement and avoid or minimise harm.

Redevelopment Proposals

5.1.2 The current character of the Site is a vacant supermarket building and car parking. The footprint of the proposed apartment building is largely within the existing footprint of the supermarket. A pair of terraced cottages are proposed to be constructed in the northeast corner of the Site near to Mount Street.

5.1.3 The proposed redevelopment of the Site comprises:

- Demolition of the vacant supermarket building;
- Construction of a retirement development a single building with broad L-shape on the area of existing building and along Bank Street;
- Construction of a pair of small cottages near Mount Street; and
- Retaining existing vehicular access to the Site and adjacent car park with a new small pedestrian opening onto Mount Street; and
- Landscaping surrounding the building.

5.2 ASSESSMENT OF PROPOSALS

Character

- 5.2.1 The current character of the Site is a vacant former supermarket building which is over-scaled and with a large bulky roof structure, minimal fenestration and makes a negative contribution to the surrounding designated heritage assets including the character and appearance of the conservation area. The proposal will introduce a new residential building with accommodation over ground floor commercial units onto the Town Square of the High Street. This reflects the character of the High Street whilst the southernmost elevations are dwellings and complement the residential character to the south of the High Street along Mount Street, Prospect Place and Chapel Street. The cottages near to Mount Street reinforce the residential character of the area and hark back to previous buildings that were located in this part of the Site.

Appearance

- 5.2.2 The proposal is presented as a series of terraces, of varying widths. The elevation onto the High Street is presented as two shops of four and three bay widths with accommodation over. The top floor of accommodation is within the roof space with a series of dormers. This appearance reflects the character of the High Street. Along Bank Street the proposal is presented as a series of two bay wide terraces, with rainwater goods providing vertical divisions along with varying materials and finishes.

Footprint and position

- 5.2.3 The front of the main apartment building is along the existing built line. The proposal pulls the rear building line back significantly from being in front of 74 High Street when viewed from Prospect Place and the adjacent car park. The Bank Street elevation extends further than the current building but this is an area which was previously developed, as shown on historical maps. This elevation is set to the back of the pavement which reflects the character of the street whilst the southernmost wing of the building steps back from the rear of the pavement to provide a transition from the looser, more open, verdant character to the south of the Site before funnelling and enclosing the streetscape along Bank Street.
- 5.2.4 The proposed cottages is positioned in an area of previous buildings which included a

former lodge to 74 High Street, shown on the Tithe Map, and then a subsequent 20th Century building.

Scale, height and mass

5.2.5 The proposed main building is of similar scale to the surrounding townscape and its elevational proportions complement the surrounding architecture and built form. The overall height of the proposed building is lower than the existing building on the Site which helps to reduce the perceived bulk, scale and mass of the building. The elevational treatment of the building as a series of different buildings, reflective of the terraced character of the conservation area also reflects the scale and mass of the surrounding built form. The presentation of the second floor as accommodation within the roof assists in ensuring the building is not overly tall in height and reflects the use of dormers across the conservation area.

5.2.6 The proposed cottages are equivalent in scale as the residential properties on Mount Street and the proposed ridge line is lower than the existing houses on the street which ensures that it will sit comfortably within the streetscape.

Architectural design

5.2.7 The Bank Street elevation takes its elevational detailing references from the surrounding townscape, with a variety of material finishes, varying window surrounds detailing, use of string course including bookending the street with a series of arched detailed windows to the ground floor similar to the listed Lloyds Bank at the opposite end of the street. This elevates the visual impact of the building and enhances the attractiveness of the street. The High Street elevation presents a perceivable hierarchy to the building through the use of materials, window surrounds and quoin detailing. The use of flat dormers are not unprecedented within the conservation area and are similar to those that can be already observed within the conservation area.

Materials

5.2.8 The use of different materials across the elevations breaks up the perceived mass of the building. The roof is proposed to be natural slate. The High Street elevation will comprise buff brick and red brick treatments which reflect the character and appearance of the street and neighbouring properties; and this treatment is expressed

on the rear southern elevation. The Bank Street will comprise units of buff brick and paler brick which subdivides the mass and scale of the building. Quoin, window and door detailing will be provided by Portland reconstituted stone. The windows will comprise of sash and mock sash upvc frames.

- 5.2.9 The proposed cottages will comprise of brick at ground floor with white shiplap wood to the first floor which complements the character and appearance of the buildings in the surrounding area.

Access and landscaping

- 5.2.10 Existing vehicle access to the Site and adjacent car park will be retained as the existing configuration. A small pedestrian access will be inserted into the wall along Mount Street. This wall has been subject to previous rebuilding and the proposals will not affect the overall character of the area.

5.3 IMPACT UPON IDENTIFIED HERITAGE ASSETS

Hythe Conservation Area

- 5.3.1 The proposal takes the opportunity to enhance the character and appearance of the conservation area through the redevelopment of a negative building within the Site and creating an attractive apartment building with commercial units to re-establish and reinforce the High Street character. The scale, height, perceived massing through the use of different materials and detailing is an enhancement over the existing building and ensures that the character and appearance of the conservation area is enhanced. The setting back of the building footprint behind the elevation of the neighbouring 74 High Street better reveals the heritage interests of this Building of Local Merit by enhancing its setting.
- 5.3.2 The positioning and form of the proposed cottages on Mount Street re-establishes the character of earlier dwelling in this part of the conservation area and the materials and scale of the cottages are appropriate to its context.

Listed Buildings

- 5.3.3 The proposal, through the removal of an over-scaled, bulky building with a building that is of a lower overall height, reduced perceived massing and scale, utilising a variety of materials and contextual detailing, enhances the setting of nearby listed buildings. This is achieved by improving the streetscape in which the Site is located with a building which responds to the character of the area. The reduced height and design of the building enhances the foreground of the townscape in views towards the Grade I Parish Church of St Leonard, which is considered a benefit and enhancement to its setting which assists in better revealing its heritage significance with the town.

Scheduled Monument – Royal Military Canal

- 5.3.4 The Site does not make a meaningful contribution to the heritage significance of the scheduled monument other than it is within the historic settlement of Hythe. However the proposal provides the opportunity to remove the large bulk and mass of the current building on the Site and replace it with a building that is more appropriate for the townscape and thereby enhancing the urban backdrop to the monument at this location.

6. CONCLUSION

6.1 DISCUSSION

- 6.1.1 This assessment has utilised a range of sources, in line with industry guidance, to identify heritage assets which could be affected by the proposed redevelopment. Any effects of the redevelopment upon the significance of heritage assets will be a material consideration in the determination of the planning application.
- 6.1.2 This heritage statement has concluded that redevelopment of the Site would not harm the Hythe Conservation Area and takes the opportunity to enhance the character and appearance of the conservation area along with being beneficial to the setting of other designated heritage assets of listed buildings and the scheduled Royal Military Canal. Although the redevelopment presents a change, such change would not diminish our understanding of the historic environment, those key elements which contribute to its character and appearance, or the ability to understand and experience it.
- 6.1.3 As the assessment has identified no harm, but enhancements, the proposed redevelopment is considered to accord with the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 and comply with the NPPF and local planning policy.
- 6.1.4 The potential impacts of the forthcoming planning application on buried archaeology are provided in a separate ADBA produced as part of the planning application by HAPRO Ltd (ref. 033_1).

7. REFERENCES

BIBLIOGRAPHY

A2 Site investigations. (2022). 70-72 High street, Hythe. Phase II Geo-environmental Risk Assessment Report. Unpublished client report 15821-A2SI-XX-XX-RP-X-0002-01

British Geological Survey. (2026). *Geology of Britain Viewer*.

Chartered Institute for Archaeologists (CIfA). (2022). *Standard and Guidance for historic environment desk-based assessment*.

Chartered Institute for Archaeologists (CIfA). (2019). *Code of Conduct*.

Conservation Architecture & Planning (CAP). (2006). Hythe Conservation Area Appraisal. Shepway District Council.

Crossfield Consulting. (2025a). Churchill Living Former Aldi, 70 – 72 High Street, Hythe, Kent, CT21 5AL Desk Study Appraisal Unpublished client report no. CCL03907.CW76

Crossfield Consulting. (2025b). Churchill Living Former Aldi, 70 – 72 High Street, Hythe, Kent, CT21 5AL Ground Investigation Report Unpublished client report no. CCL03907.CX23

Historic England. (2015a). *Historic Environment Good Practice Advice in Planning Note 1 – The Historic Environment in Local Plans*.

Historic England. (2015b). *Historic Environment Good Practice Advice in Planning Note 2 – Managing Significance in Decision-Taking in the Historic Environment*.

Historic England. (2017a). *Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets*.

Historic England. (2017b). *Understanding Place: Historic Area Assessments*.

Historic England. (2025). *National Heritage List for England (NHLE)*.

Kent County Council & Historic England. (2004). *Kent Historic Towns Survey – Hythe, Archaeological Assessment Document*

Long AJ, Waller MP and Plater AJ. (2006). Coastal resilience and late Holocene tidal inlet history: the evolution of Dungeness Foreland and the Romney Marsh depositional complex (U.K.). *Geomorphology* 82, 309-330

Long AJ, Waller MP and Plater AJ. (2007). *Dungeness and Romney Marsh: barrier dynamics and marshland evolution*. Oxbow Books, Oxford

Ministry of Housing, Communities and Local Government. (2025). *National Planning Policy Framework (NPPF)*; published March 2025

Wessex Archaeology. (2022). 70-72 high Street, Hythe, Kent. Historic Environment Desk-Based Assessment Report Ref: 254870

CARTOGRAPHIC SOURCES

1575 Saxton's Map of Hythe

1596 Symonson's Map of Kent

1684 Thomas Hills Hythe Hospital Map

1719 Parker's Map of Hythe

1769 Andrews, Dury and Hubert's Map of Kent

1778 Hasted's Map of Kent

1797 Ordnance Surveyors Drawing 105 Hythe

1821 Greenwood's Map of Kent

1842 Parish of St Leonard's Hythe Tithe Map

Full OS map regression (see Appendix 2)

APPENDIX 1: REGULATORY AND POLICY CONTEXT

Introduction

There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system. The following policies are considered to be of relevance to the Site and the proposed scheme.

Ancient Monuments and Archaeological Areas Act 1979

Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department for Digital, Culture, Media and Sport), as advised by Historic England, is required for any works.

National Planning Policy Framework

Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

(a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

(b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional ⁷⁵.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a) the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

219. 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 (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial

harm under [paragraph 214](#) or less than substantial harm under [paragraph 215](#), as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Local Plan

The adopted development plan for Folkestone & Hythe District comprises the Core Strategy Review (2022) and the Places and Policies Local Plan (2020). Of relevance to this assessment are the following policies:

Places and Policies Local Plan Adopted September 2020

Policy HE1 Heritage Assets

The Council will grant permission for proposals which promote an appropriate and viable use of heritage assets, consistent with their conservation and their significance, particularly where these bring at risk or under-used heritage assets back into use or improve public accessibility to the asset.

Policy HE3 Local List of Heritage Assets

Proposals for development affecting buildings or sites identified on the local list of heritage assets, or sites that would meet the criteria, will be permitted where the particular significance that accounts for the designation is protected and conserved.

APPENDIX 2: HISTORIC OS MAPS

In partnership with



Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

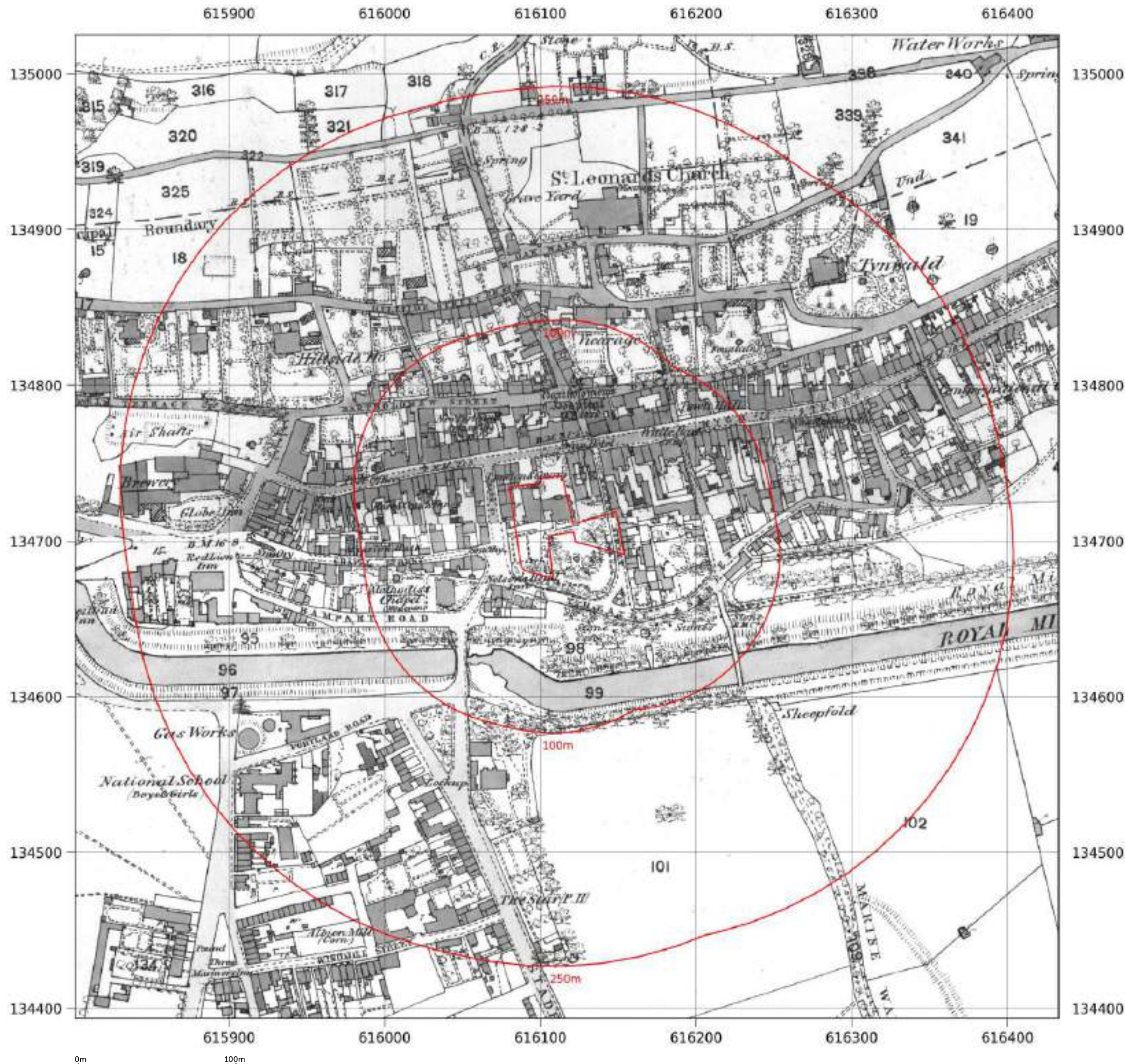
Map name:	County Series
Map date:	1872
Scale:	1:2,500
Printed at:	1:2,500



Date: 1872
Surveyed: 1872
Revised: 1872

Date: 1872
Surveyed: 1872
Revised: 1872

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with



Geospatial advantage from Idox

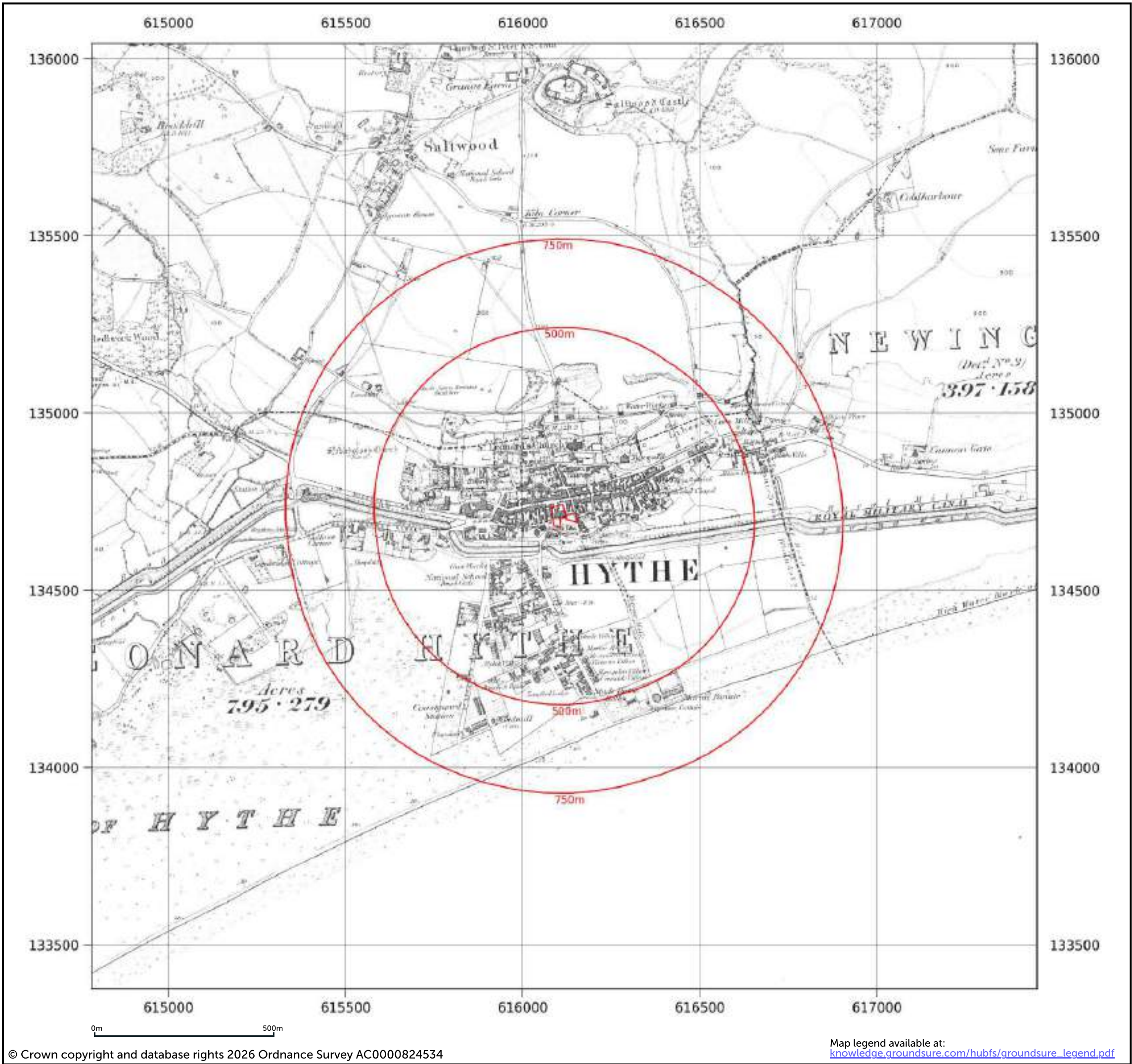
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	County Series
Map date:	1872
Scale:	1:10,560
Printed at:	1:10,560



Date: 1872
Surveyed: 1872
Revised: 1872

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

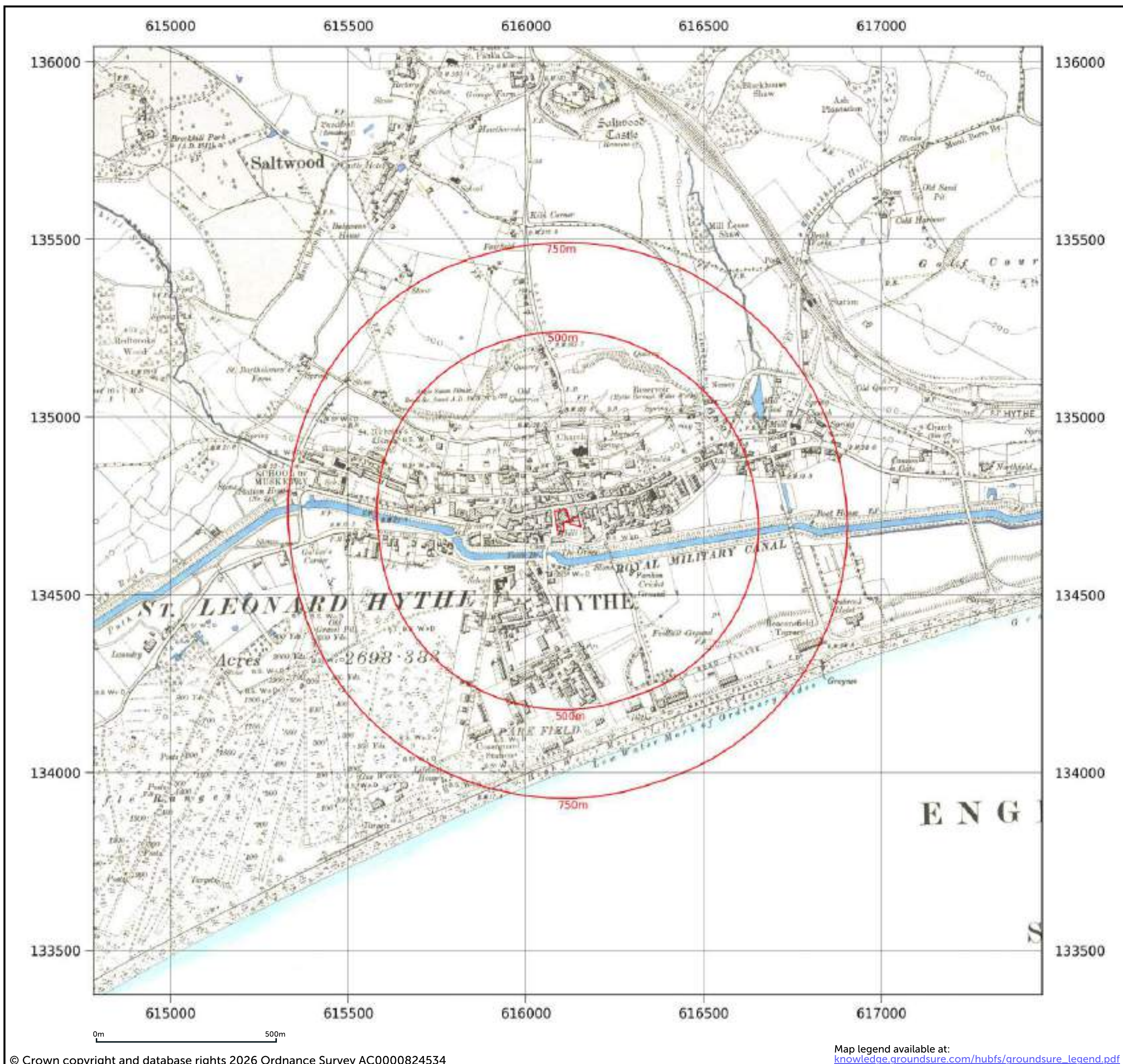
Map name:	County Series
Map date:	1897
Scale:	1:10,560
Printed at:	1:10,560



Date: 1897
Surveyed: 1871
Revised: 1897

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

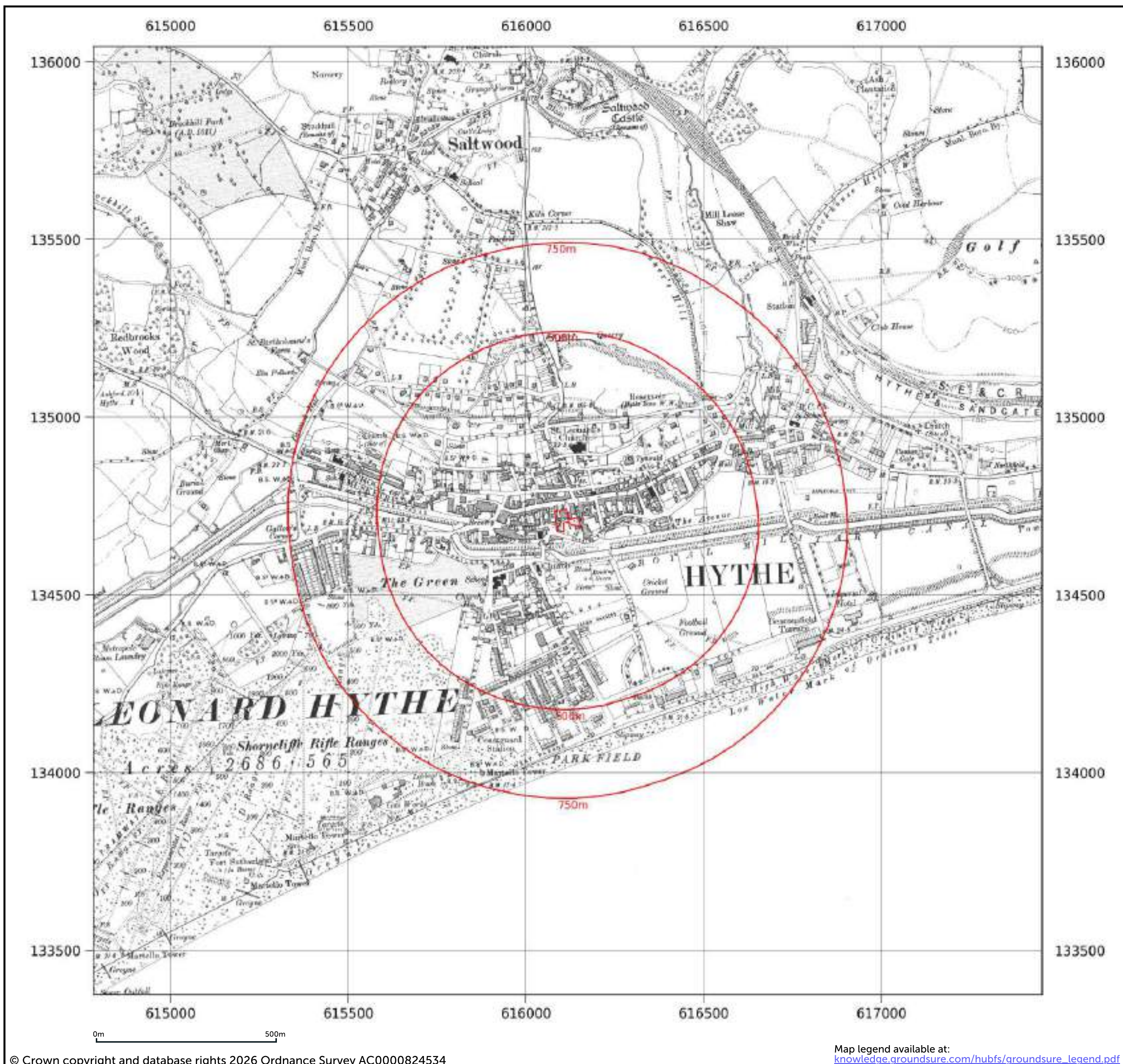
Map name:	County Series
Map date:	1906
Scale:	1:10,560
Printed at:	1:10,560



Date: 1906
Surveyed: 1871
Revised: 1906

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

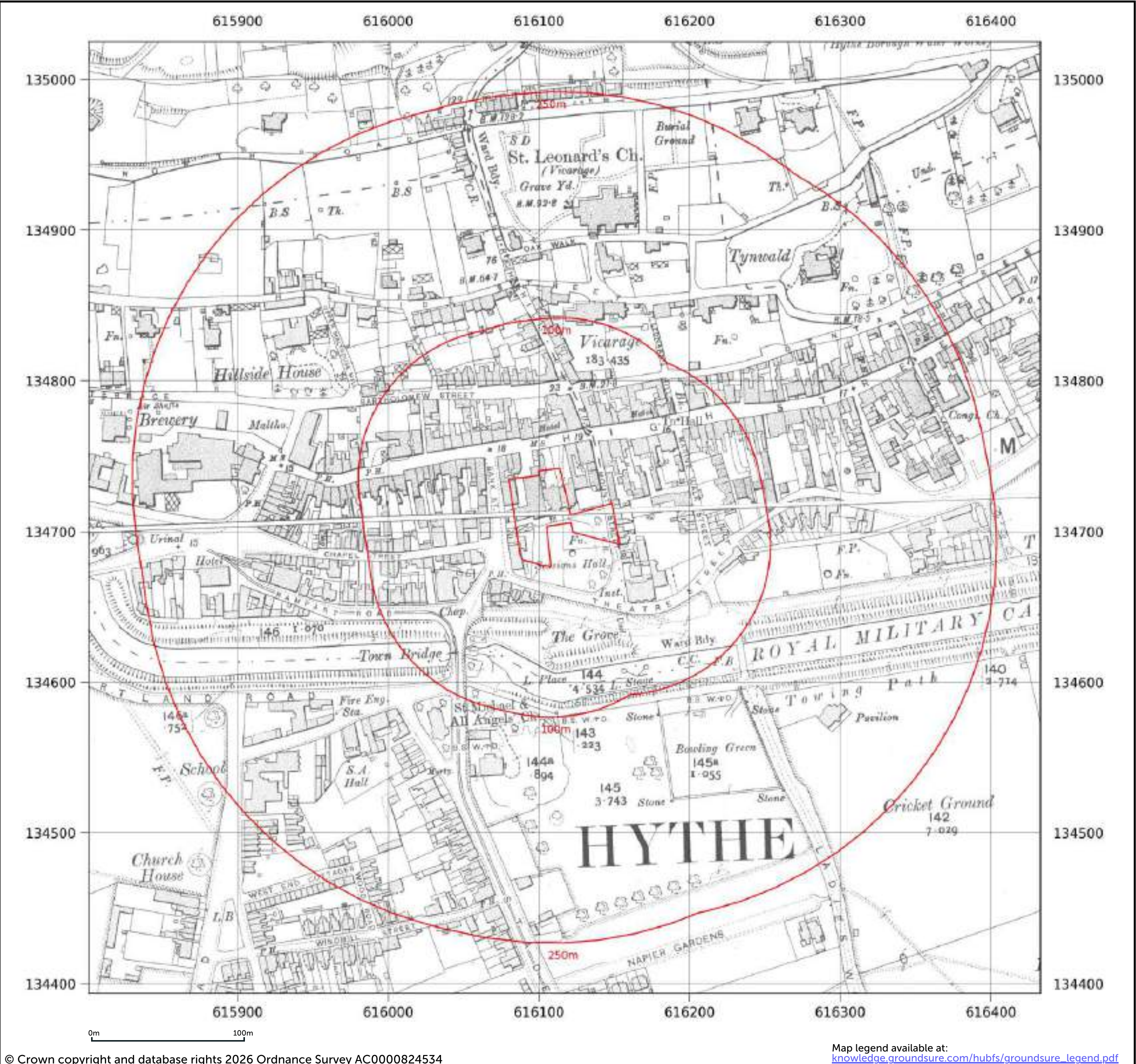
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	County Series
Map date:	1907
Scale:	1:2,500
Printed at:	1:2,500

Date: 1907
Surveyed: 1907
Revised: 1907

Date: 1907
Surveyed: 1907
Revised: 1907

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with



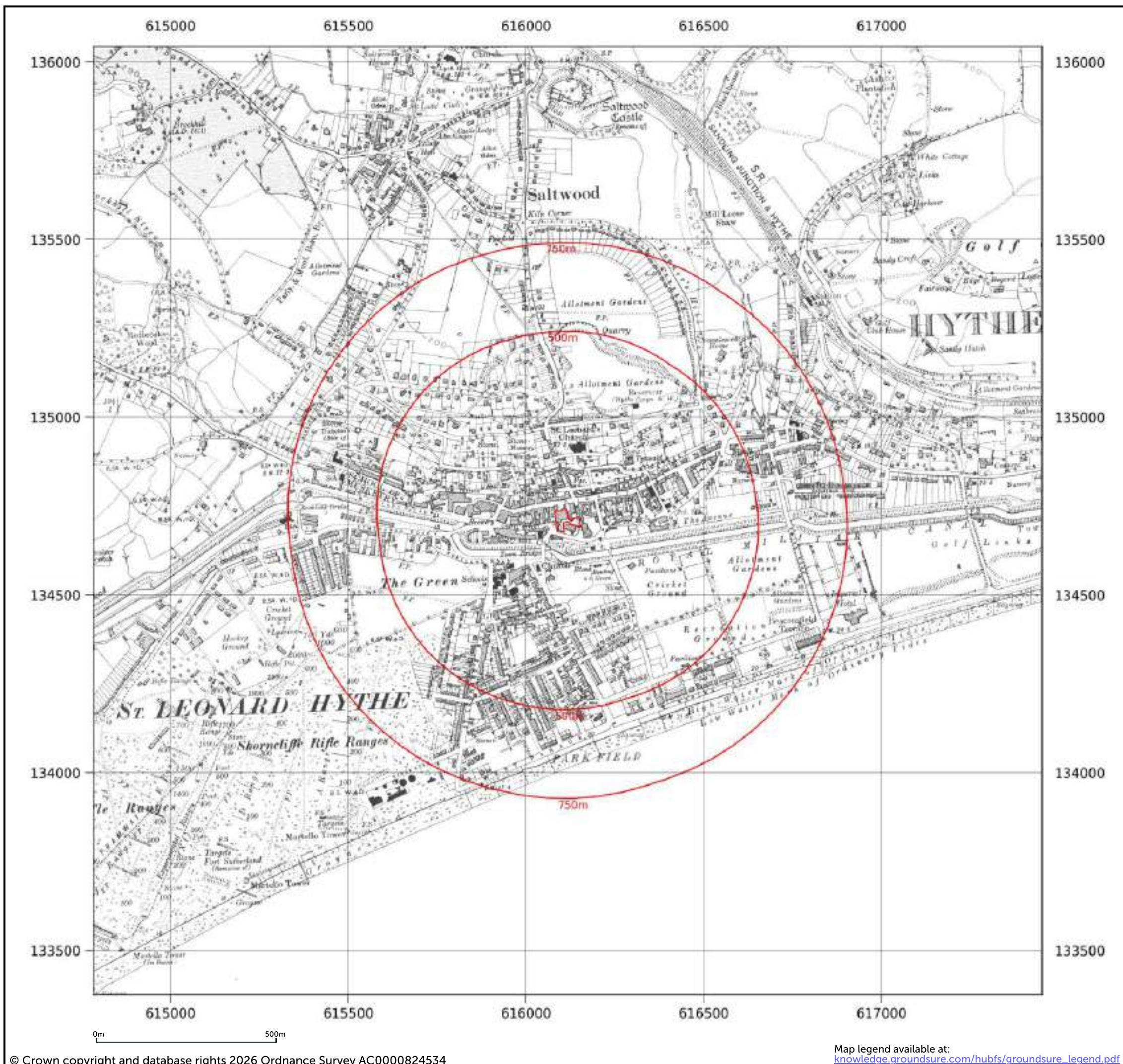
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	County Series
Map date:	1931
Scale:	1:10,560
Printed at:	1:10,560



Date: 1931
Surveyed: 1871
Revised: 1931

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	County Series
Map date:	1933
Scale:	1:2,500
Printed at:	1:2,500

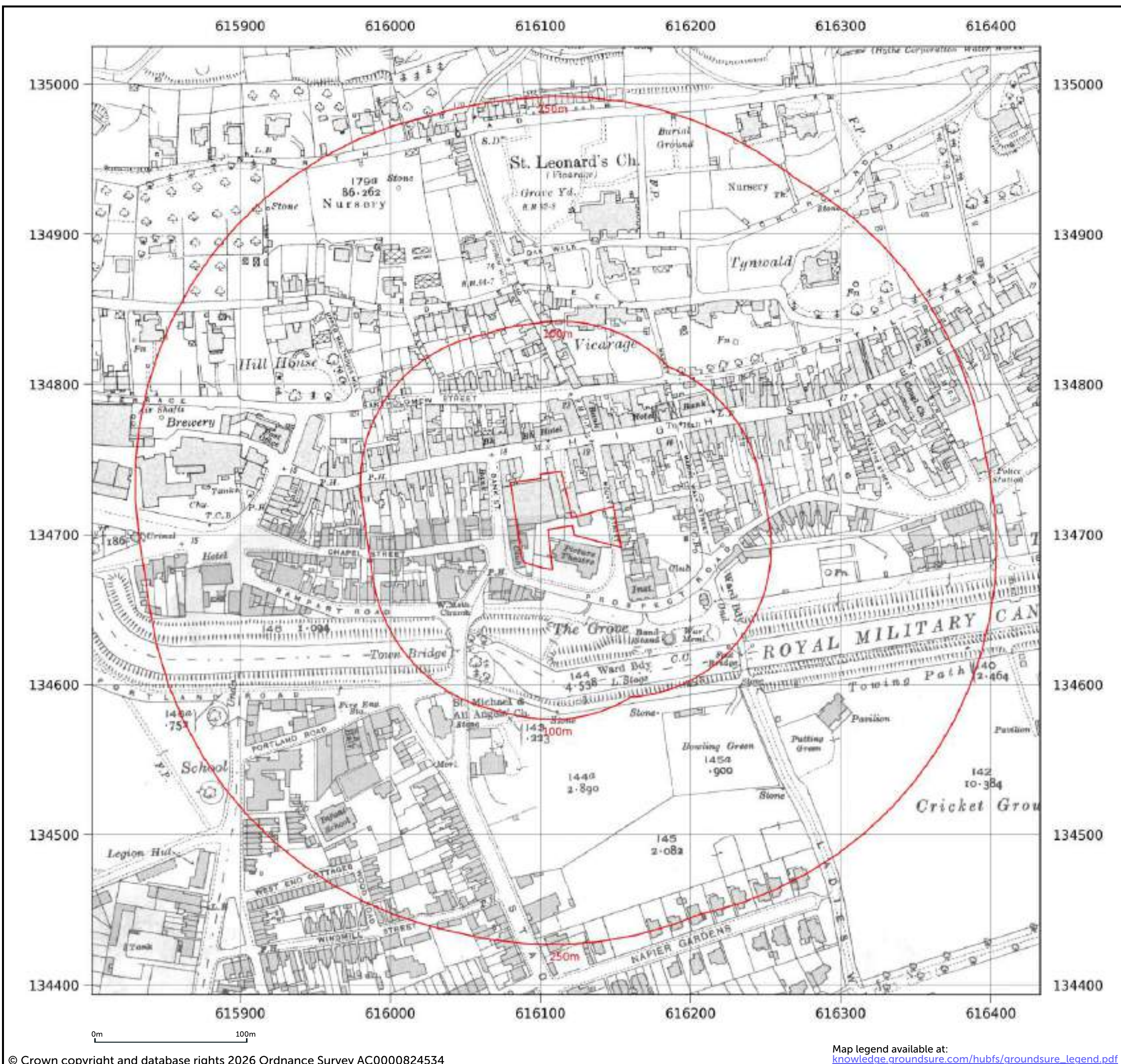


Date: 1933
Surveyed: 1933
Revised: 1933

Date: 1933
Surveyed: 1933
Revised: 1933

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with



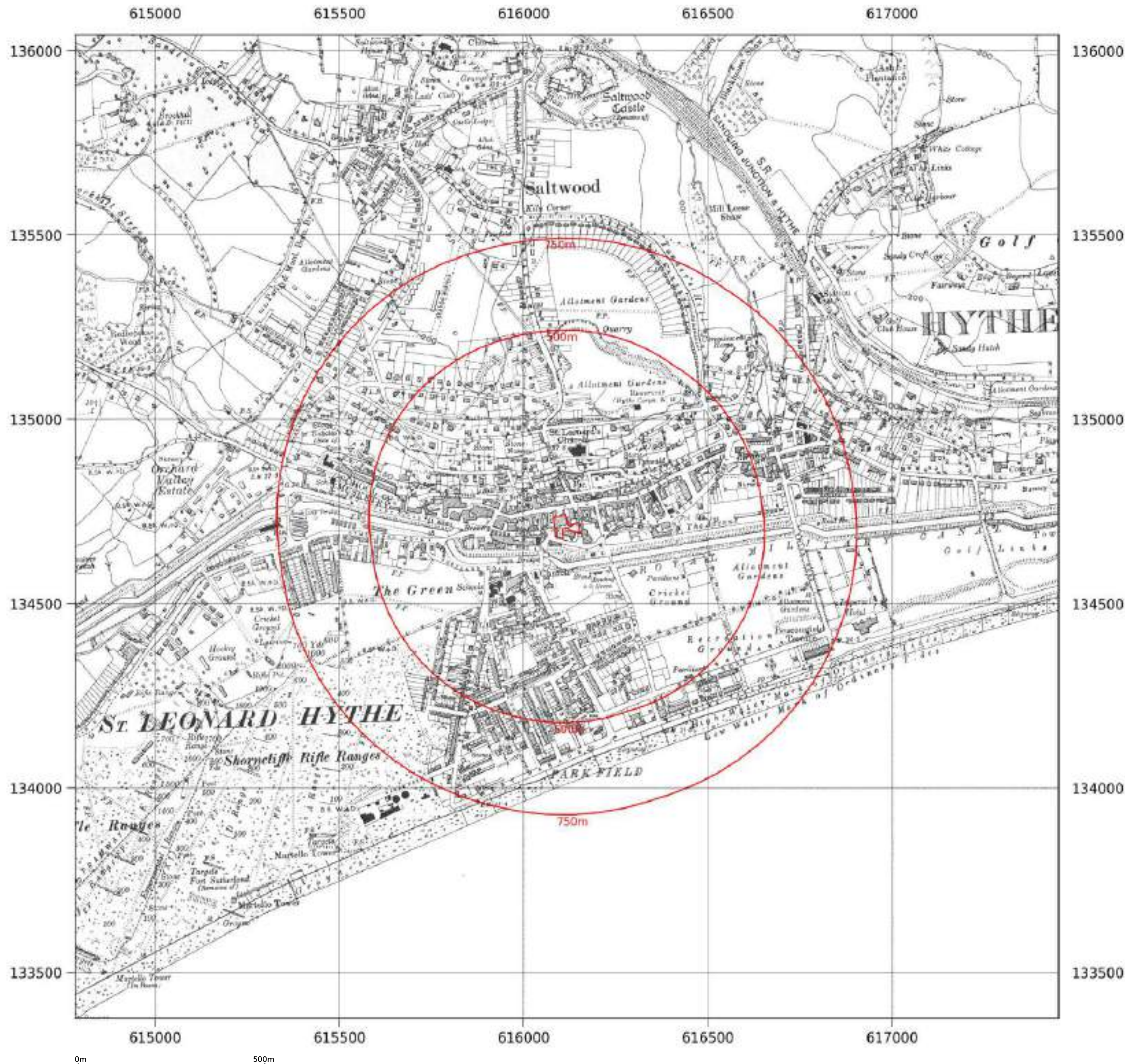
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	County Series
Map date:	1938
Scale:	1:10,560
Printed at:	1:10,560



Date: 1938
Surveyed: 1871
Revised: 1938

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

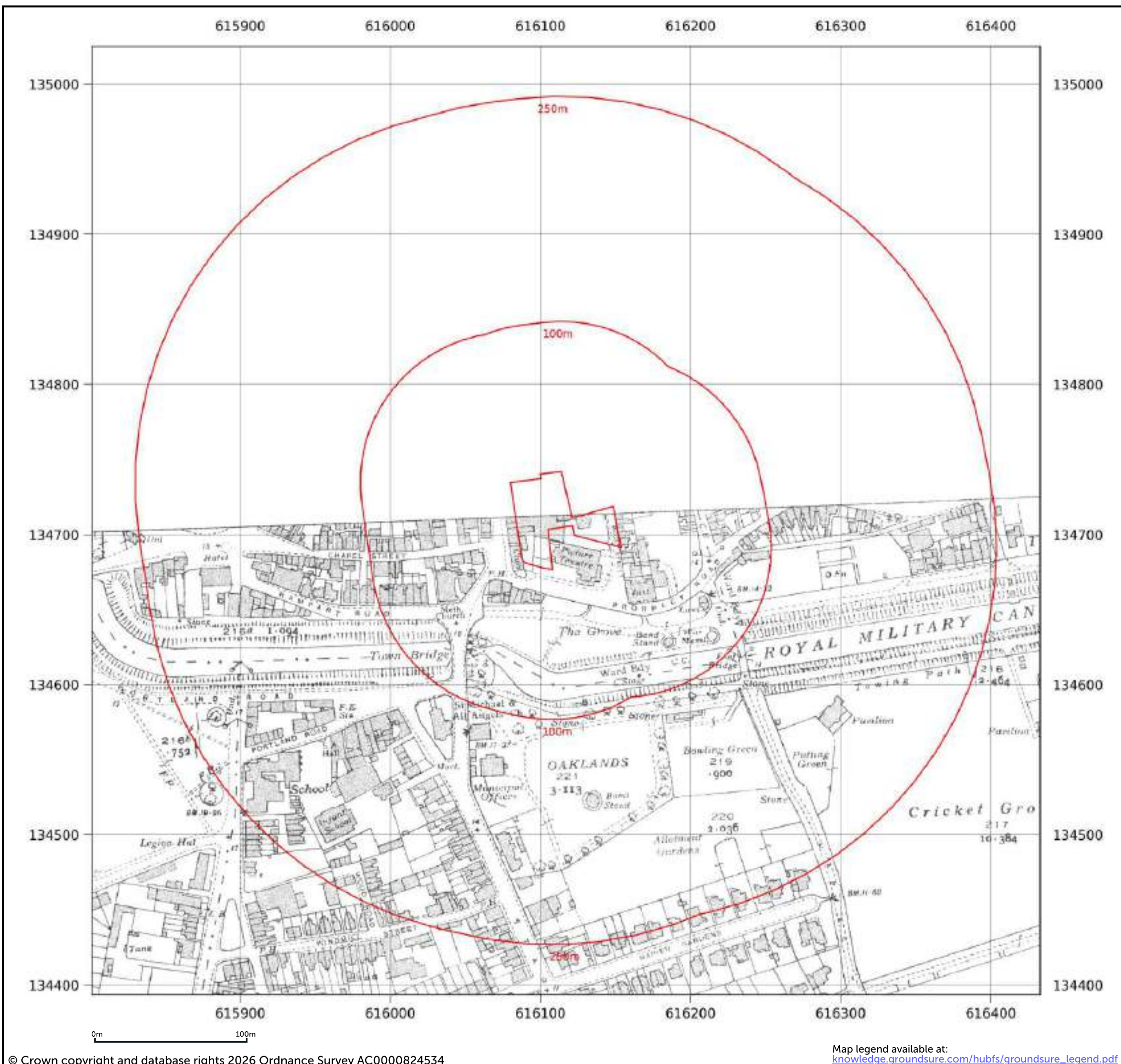
Map name:	County Series
Map date:	1938
Scale:	1:2,500
Printed at:	1:2,500



Date: 1938
Surveyed: 1938
Revised: 1938

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

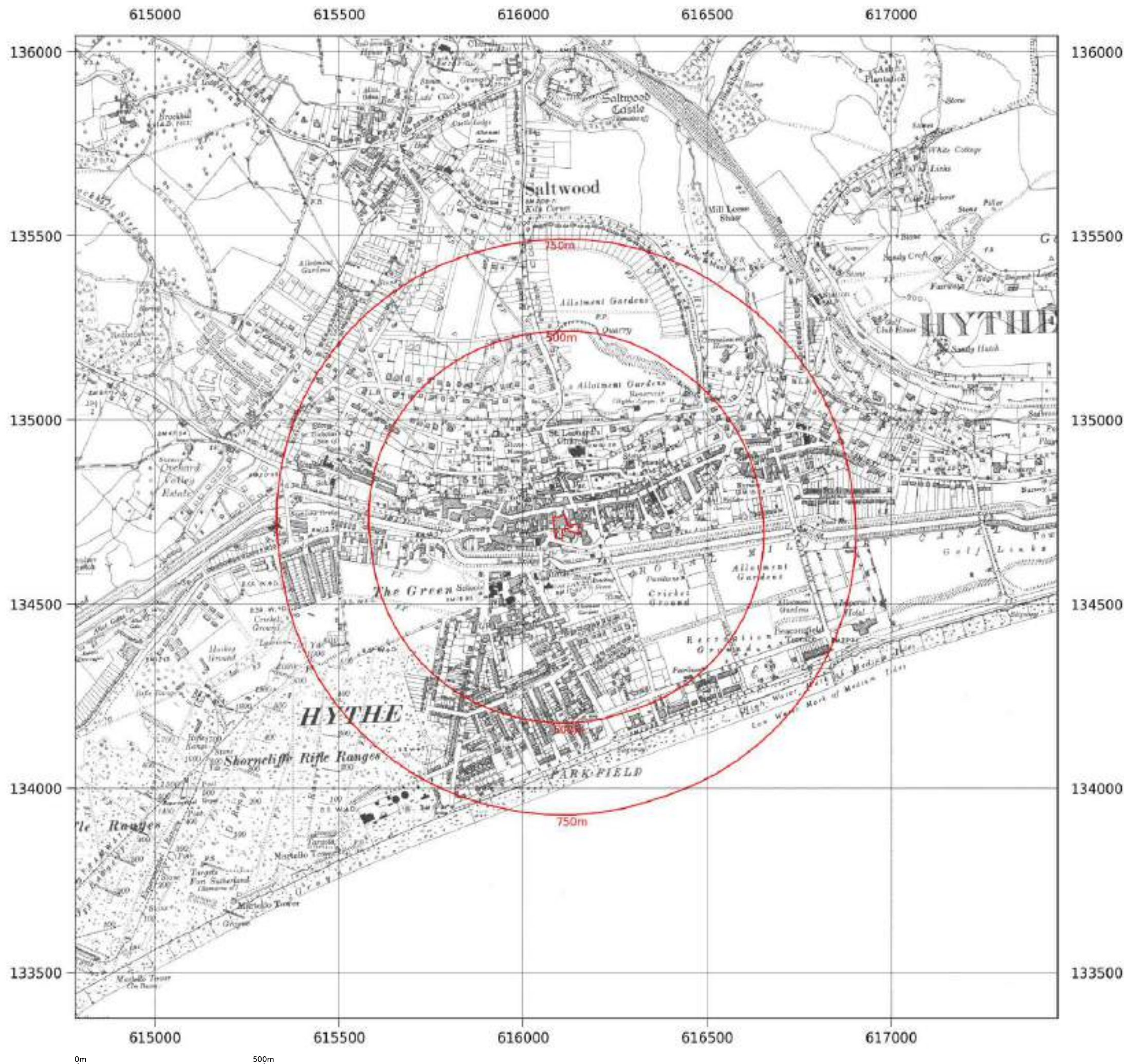
Map name:	County Series
Map date:	1946
Scale:	1:10,560
Printed at:	1:10,560



Date: 1946
Surveyed: 1871
Revised: 1946

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

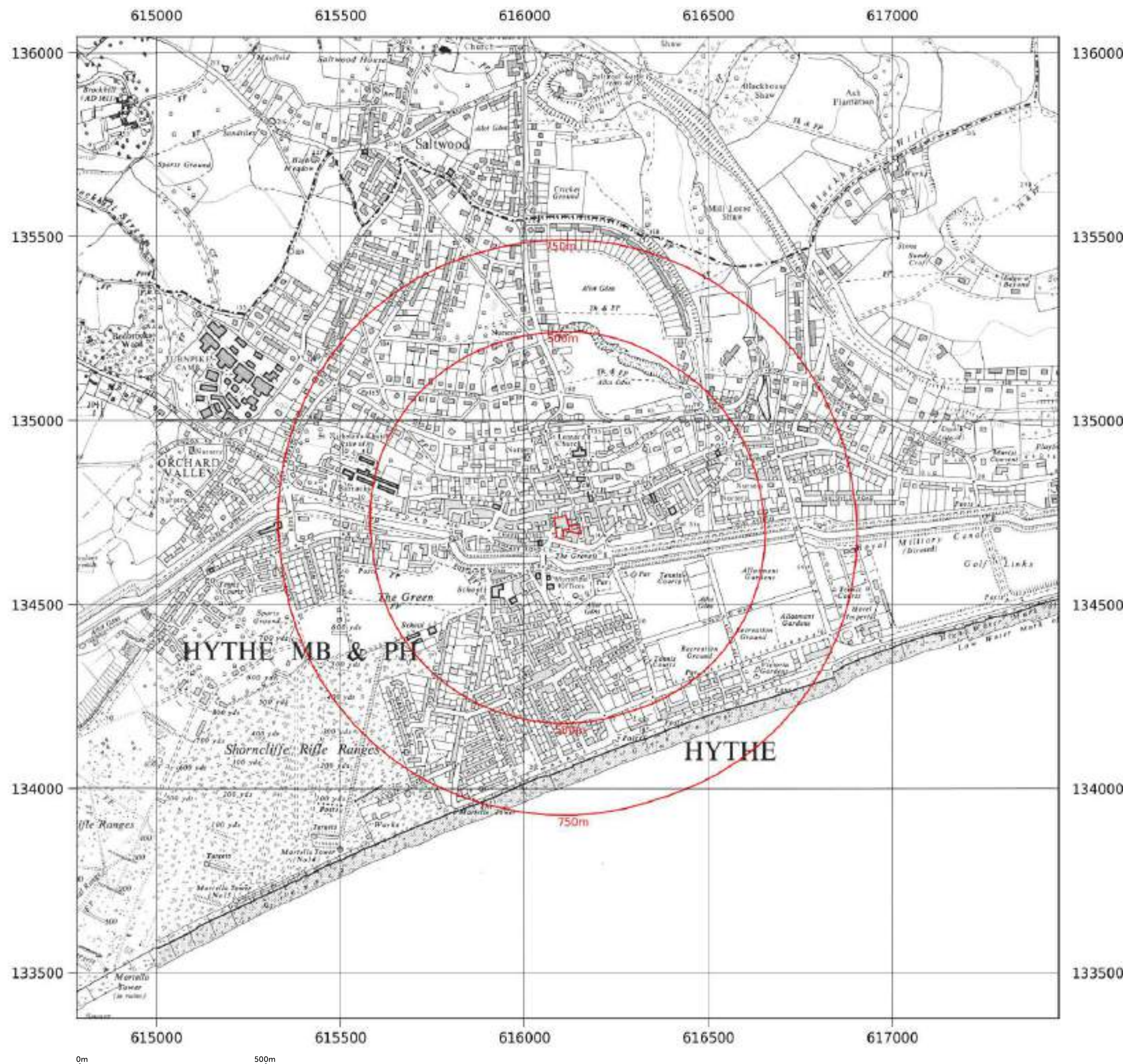
Map name:	Provisional
Map date:	1957-1961
Scale:	1:10,560
Printed at:	1:10,560



Date: 1957 Surveyed: 1957 Revised: 1957	Date: 1961 Surveyed: 1961 Revised: 1961
Date: 1957 Surveyed: 1957 Revised: 1957	Date: 1961 Surveyed: 1961 Revised: 1961

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

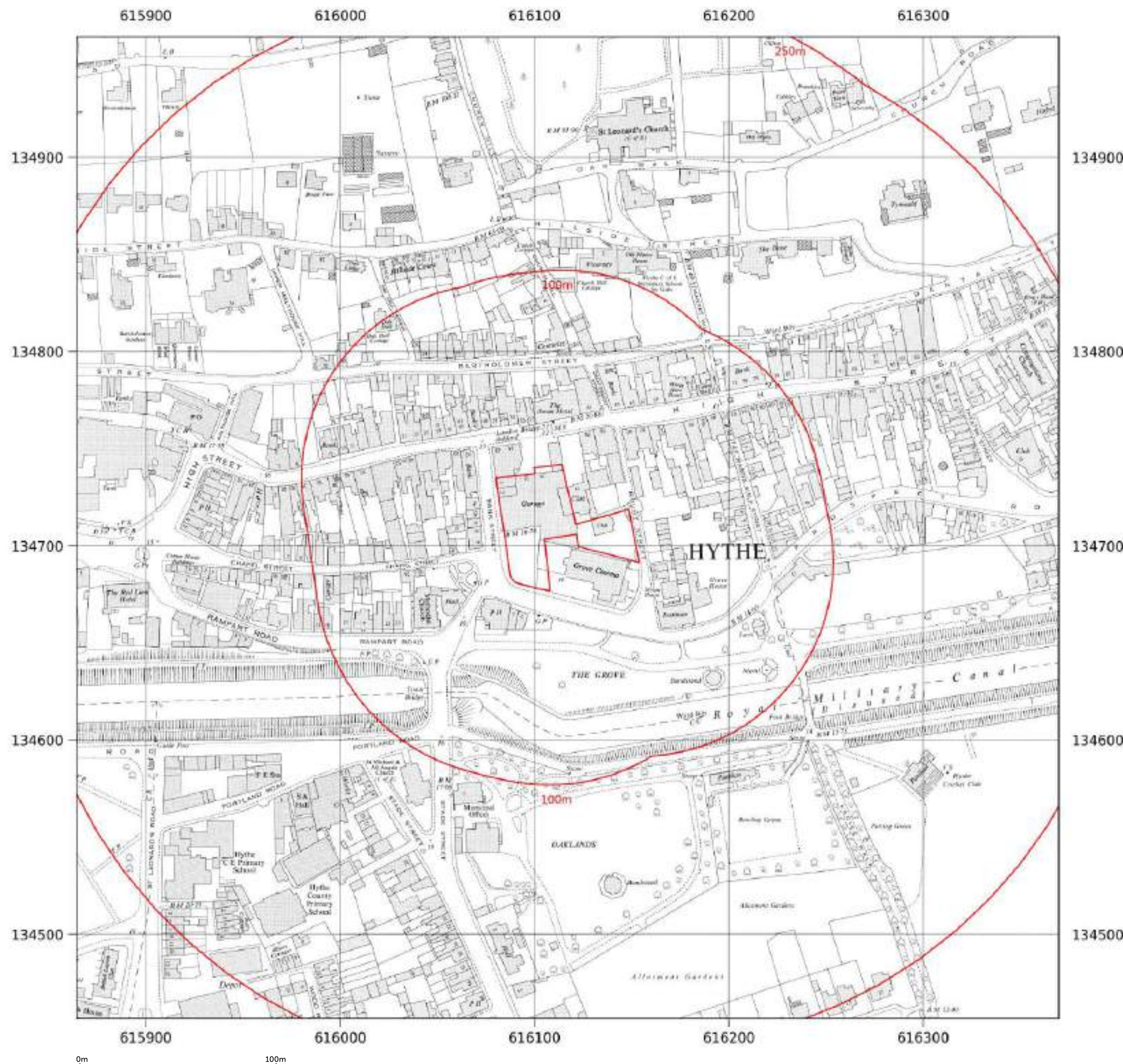
Map name:	National Grid
Map date:	1957-1958
Scale:	1:1,250
Printed at:	1:2,000



Date: 1958 Surveyed: 1958 Revised: 1958 Copyright: 1958 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951
Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951	Date: 1957 Surveyed: 1957 Revised: 1957 Levelled: 1951

Contact us with any questions at:

geo-customersupport@idoxgroup.com



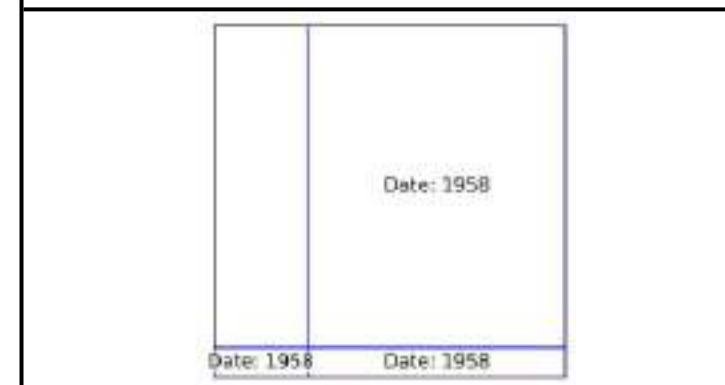
In partnership with

EMAPSITE™

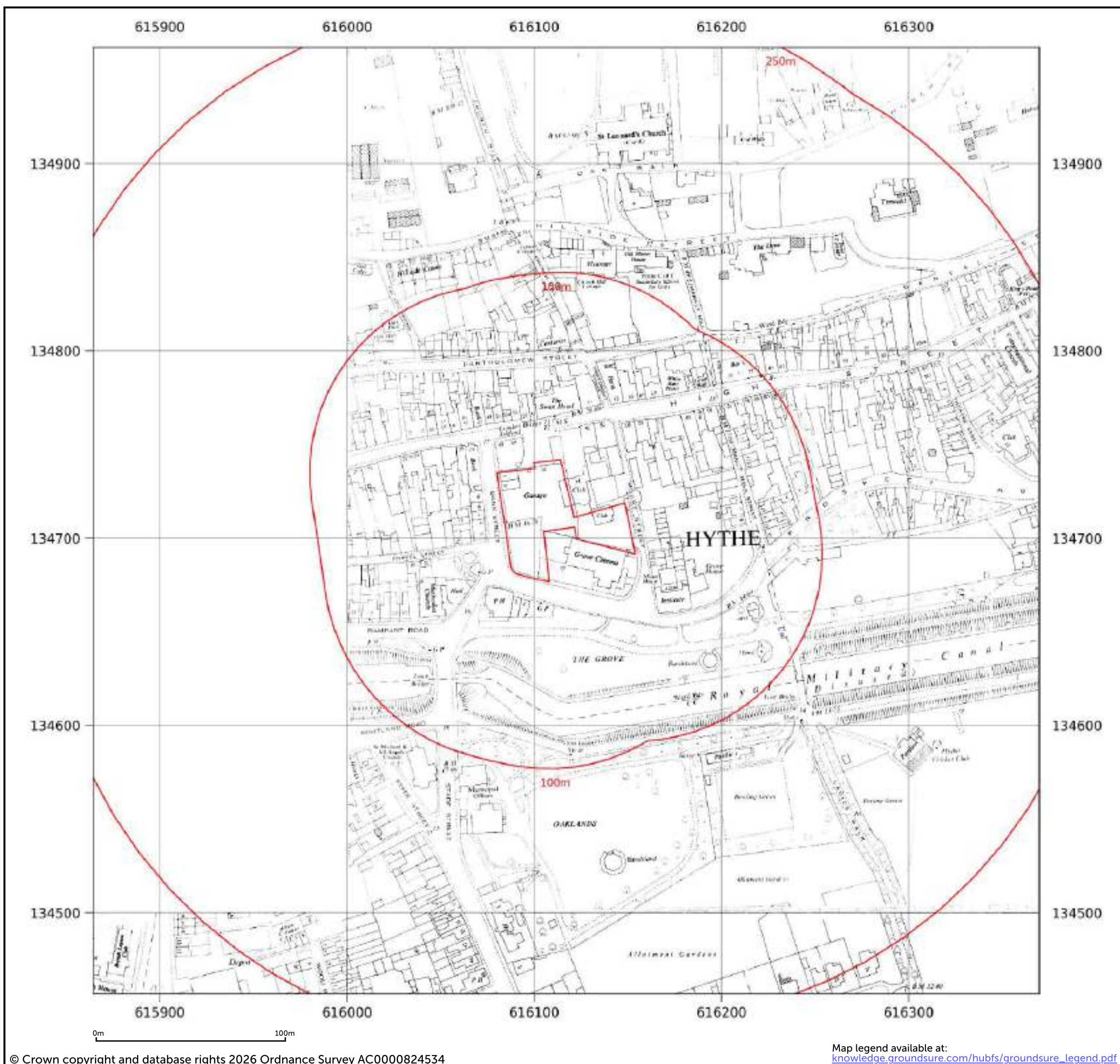
Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1958
Scale:	1:1,250
Printed at:	1:2,000



Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with



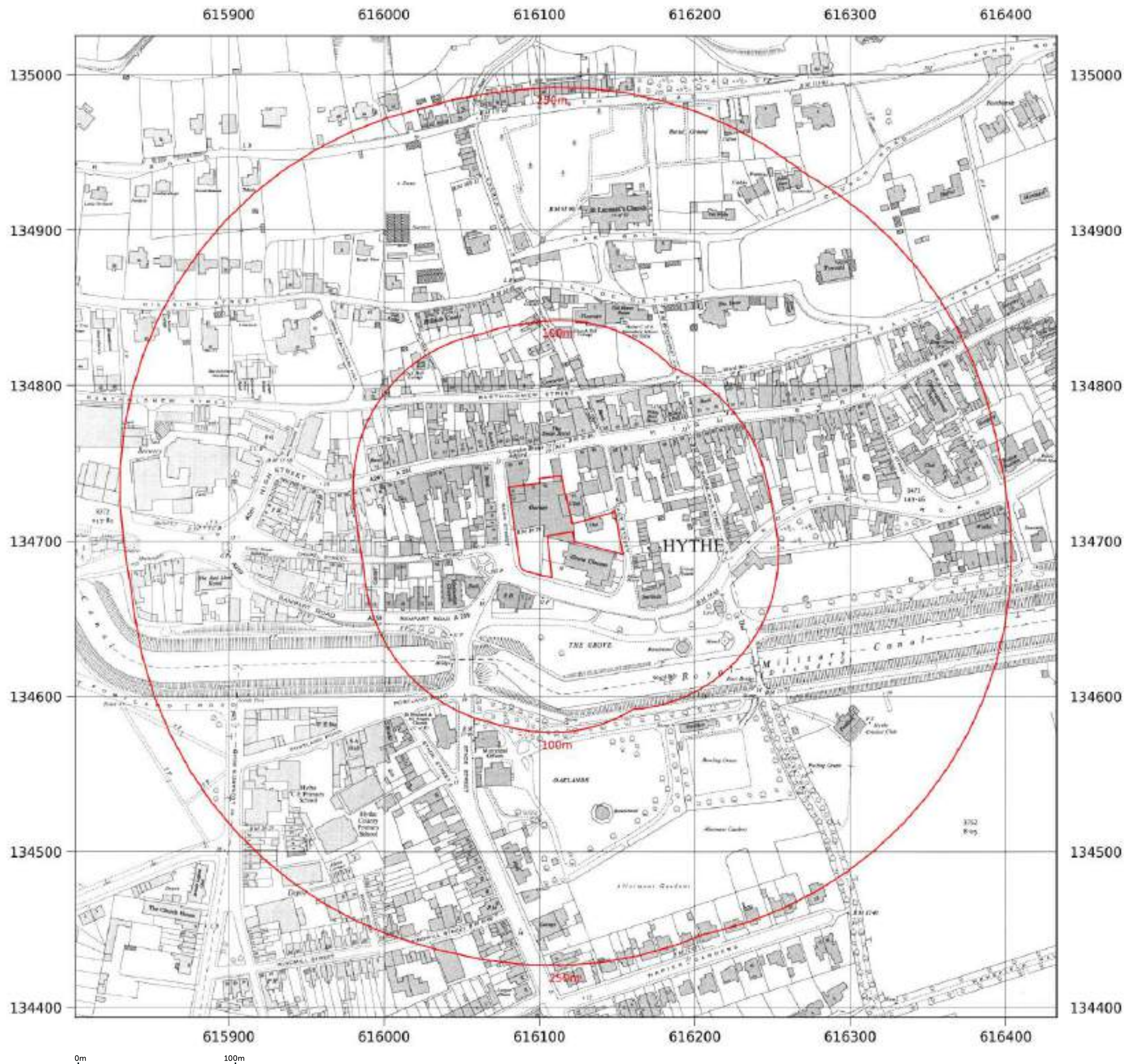
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1958-1959
Scale:	1:2,500
Printed at:	1:2,500



Date: 1959 Surveyed: 1958 Revised: 1958 Edition: 1959 Copyright: 1959 Levelled: 1951	Date: 1958 Surveyed: 1957 Revised: 1957 Edition: 1958 Copyright: 1959 Levelled: 1951
---	---

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™
Geospatial advantage from Idox

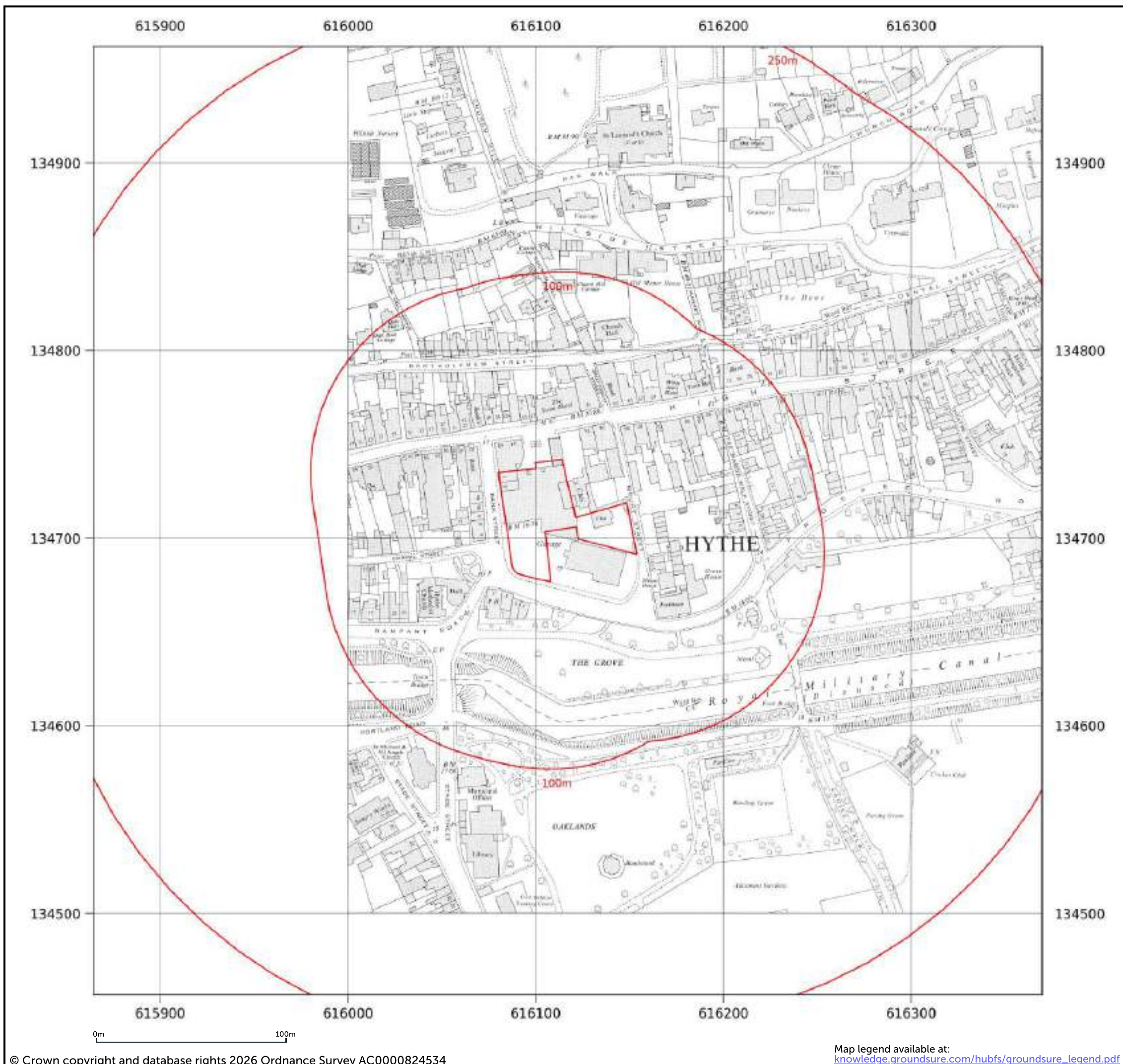
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1967
Scale:	1:1,250
Printed at:	1:2,000



Date: 1967
Surveyed: 1957
Revised: 1966
Copyright: 1967
Levelled: 1951

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with



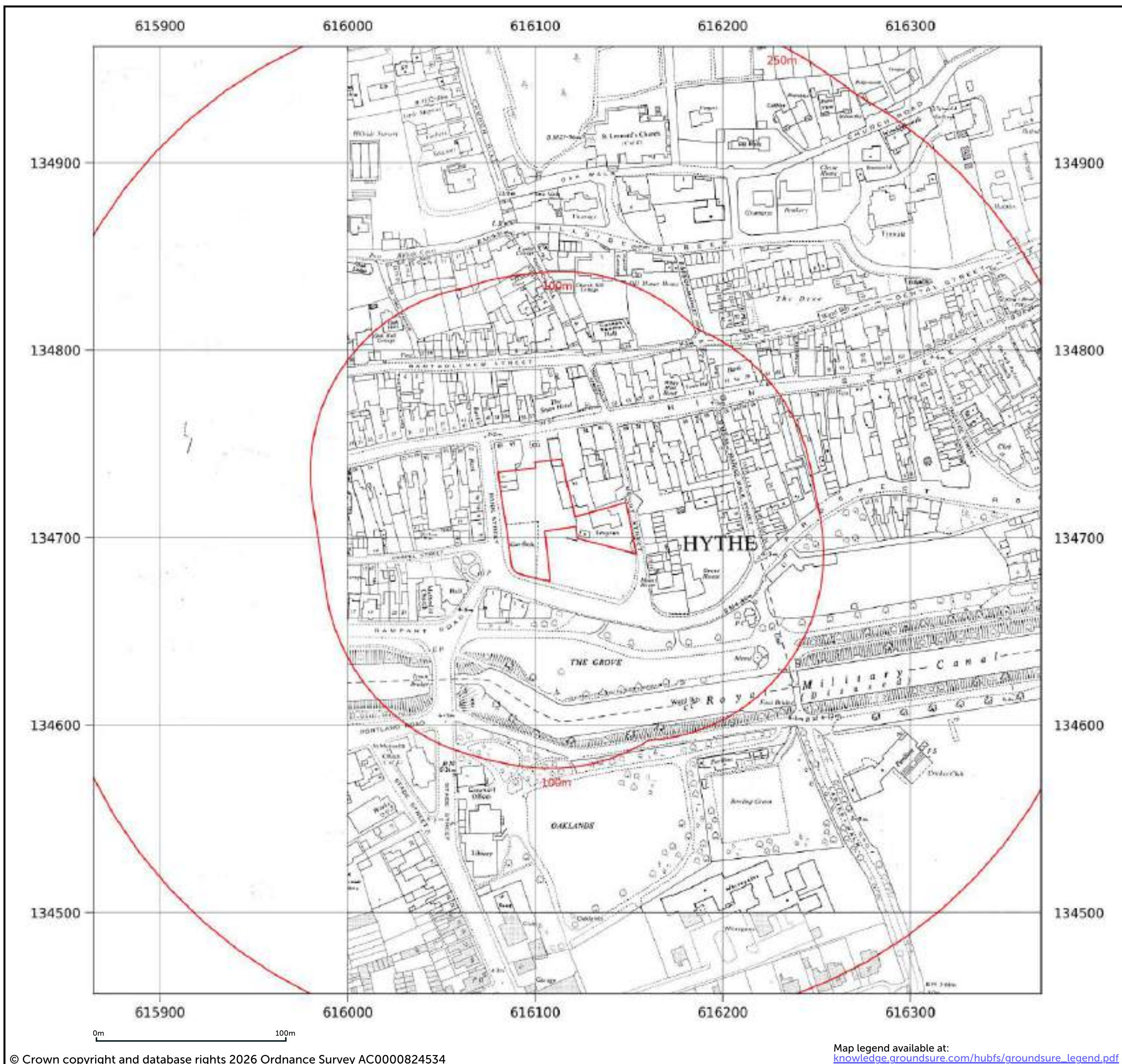
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1975-1979
Scale:	1:1,250
Printed at:	1:2,000



Date: 1975	Date: 1979 Surveyed: 1979 Revised: 1979 Copyright: 1979
Date: 1975	Date: 1976 Surveyed: 1957 Revised: 1975 Copyright: 1976 Levelled: 1974

Contact us with any questions at:
geo-customersupport@idoxgroup.com



Map legend available at:
knowledge.groundsure.com/hubfs/groundsure_legend.pdf

In partnership with


Geospatial advantage from Idox

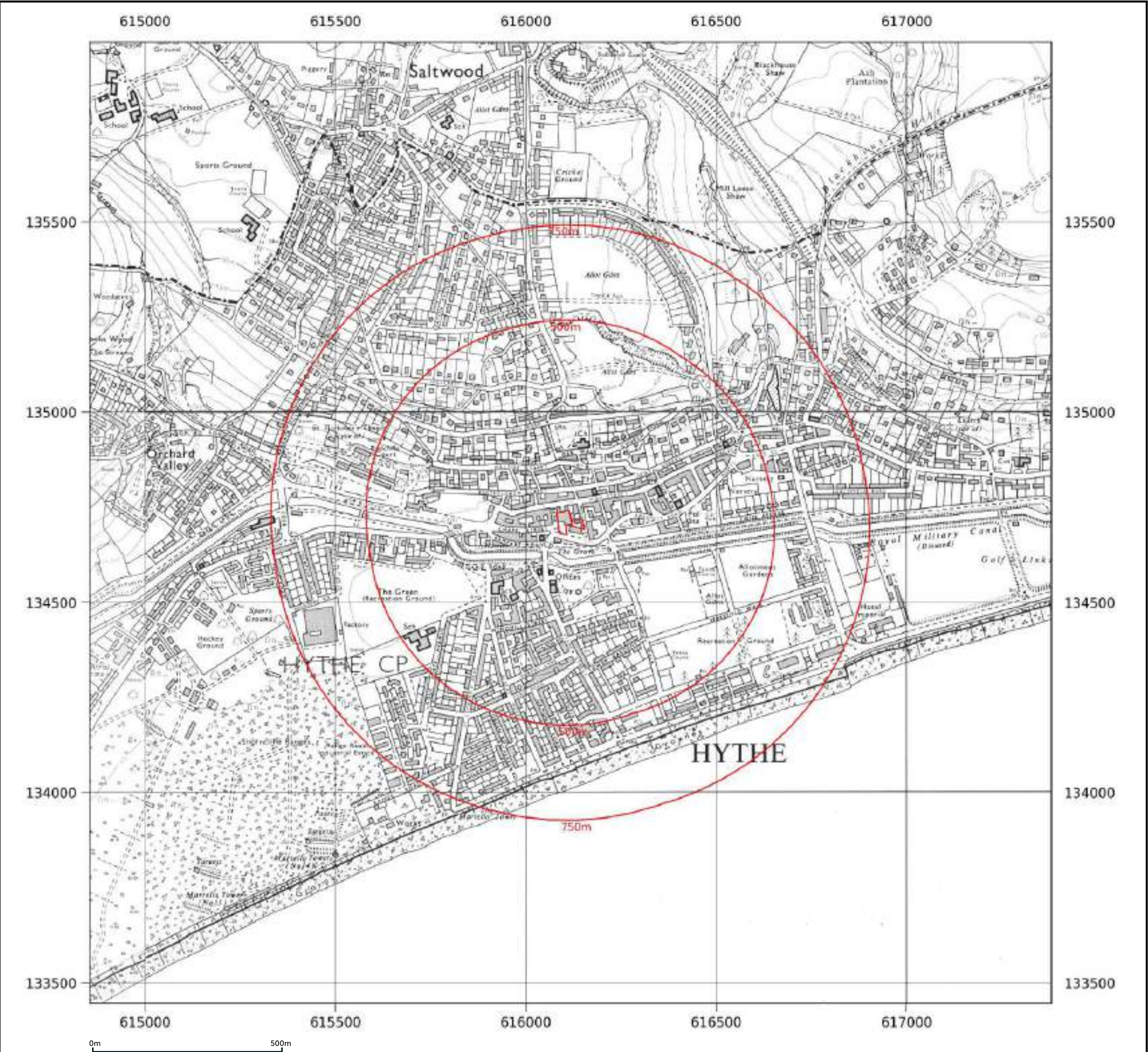
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1973-1978
Scale:	1:10,000
Printed at:	1:10,000



Date: 1973 Surveyed: 1970 Revised: 1973 Copyright: 1973	Date: 1973 Surveyed: 1971 Revised: 1973 Copyright: 1973
Date: 1978 Surveyed: 1974 Revised: 1977 Copyright: 1978	Date: 1976 Surveyed: 1974 Revised: 1976 Copyright: 1976

Contact us with any questions at:
geo-customersupport@idoxgroup.com



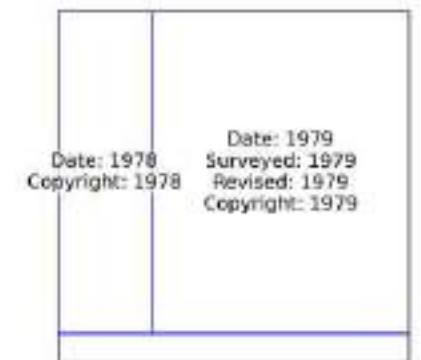
In partnership with

EMAPSITE™

Geospatial advantage from Idox

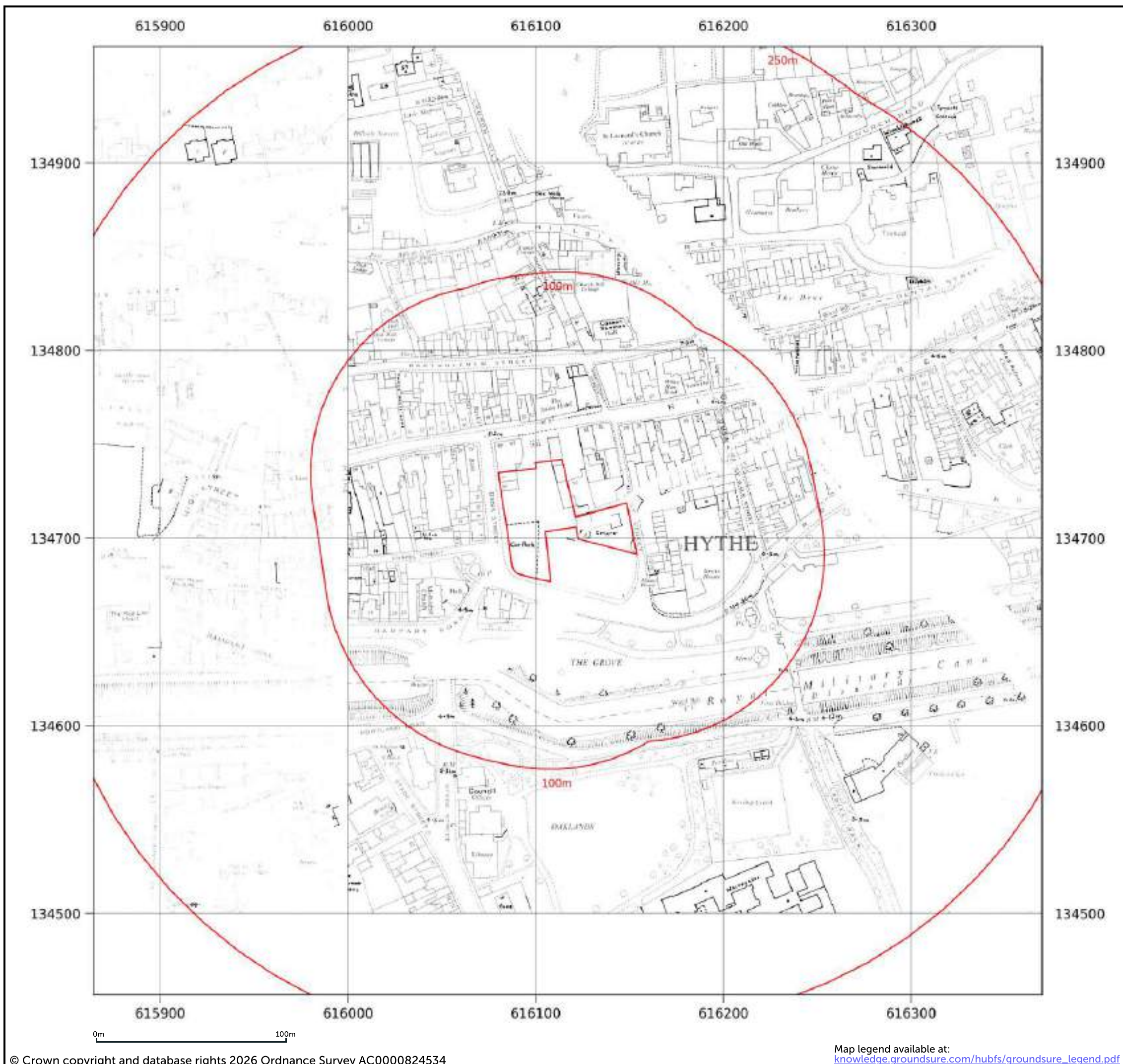
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1978-1979
Scale:	1:1,250
Printed at:	1:2,000



Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

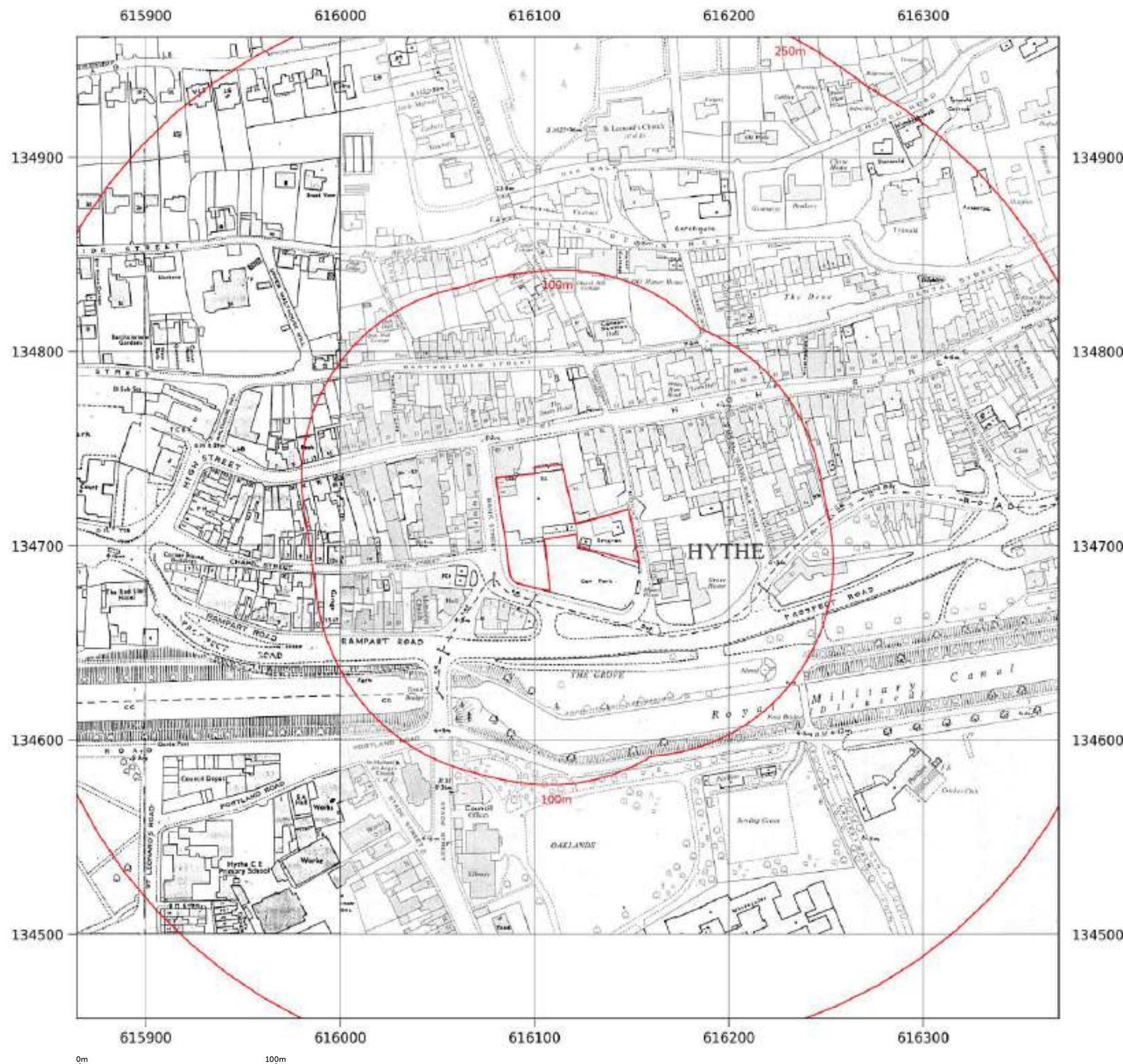
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1981-1984
Scale:	1:1,250
Printed at:	1:2,000



Date: 1984	Date: 1981
Surveyed: 1974	Copyright: 1981
Revised: 1984	Levelled: 1974
Copyright: 1984	
Levelled: 1974	

Contact us with any questions at:
geo-customersupport@idoxgroup.com



Map legend available at:
knowledge.groundsurre.com/hubfs/groundsurre_legend.pdf

In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

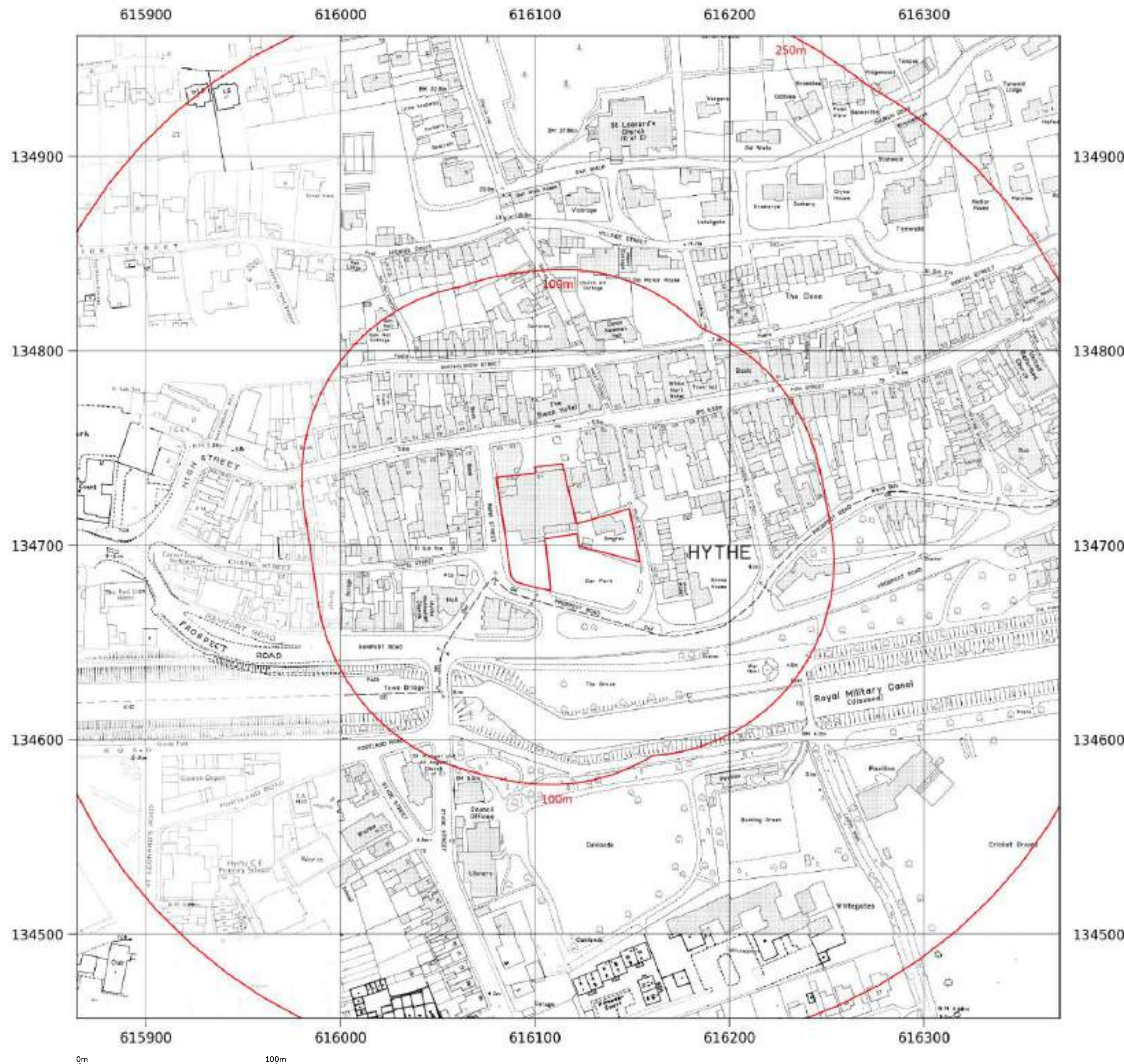
Map name:	National Grid
Map date:	1984-1988
Scale:	1:1,250
Printed at:	1:2,000



Date: 1984 Copyright: 1984 Levelled: 1974	Date: 1985 Surveyed: 1957 Revised: 1984 Copyright: 1985 Levelled: 1974
Date: 1987	Date: 1988 Surveyed: 1974 Revised: 1988 Copyright: 1988 Levelled: 1974

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

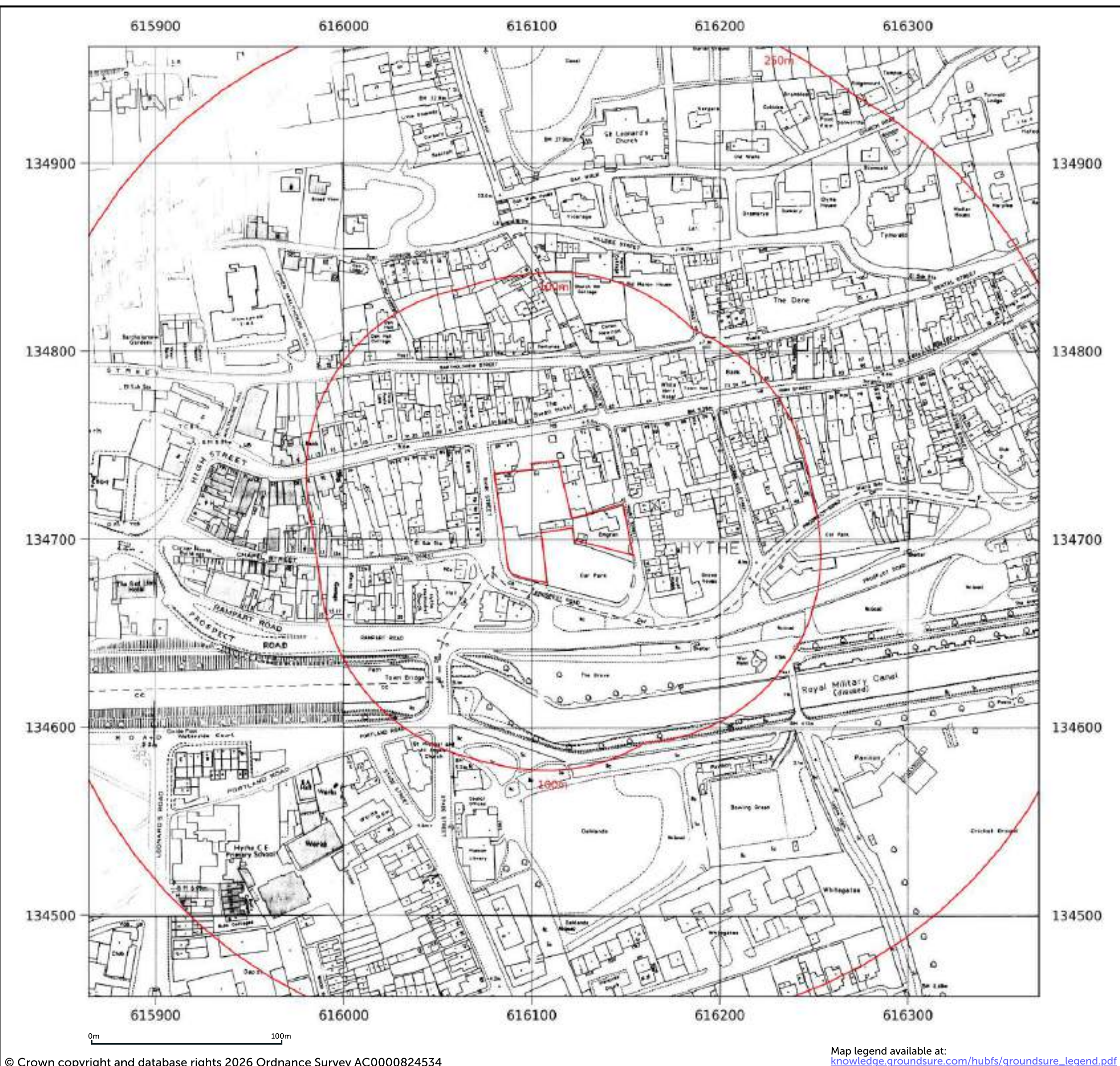
Map name:	National Grid
Map date:	1988-1992
Scale:	1:1,250
Printed at:	1:2,000



Date: 1988	Date: 1992
Surveyed: 1974	Copyright: 1992
Revised: 1988	
Copyright: 1988	
Levelled: 1974	
Date: 1992	Date: 1992
Copyright: 1992	Copyright: 1992

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with



Geospatial advantage from Idox

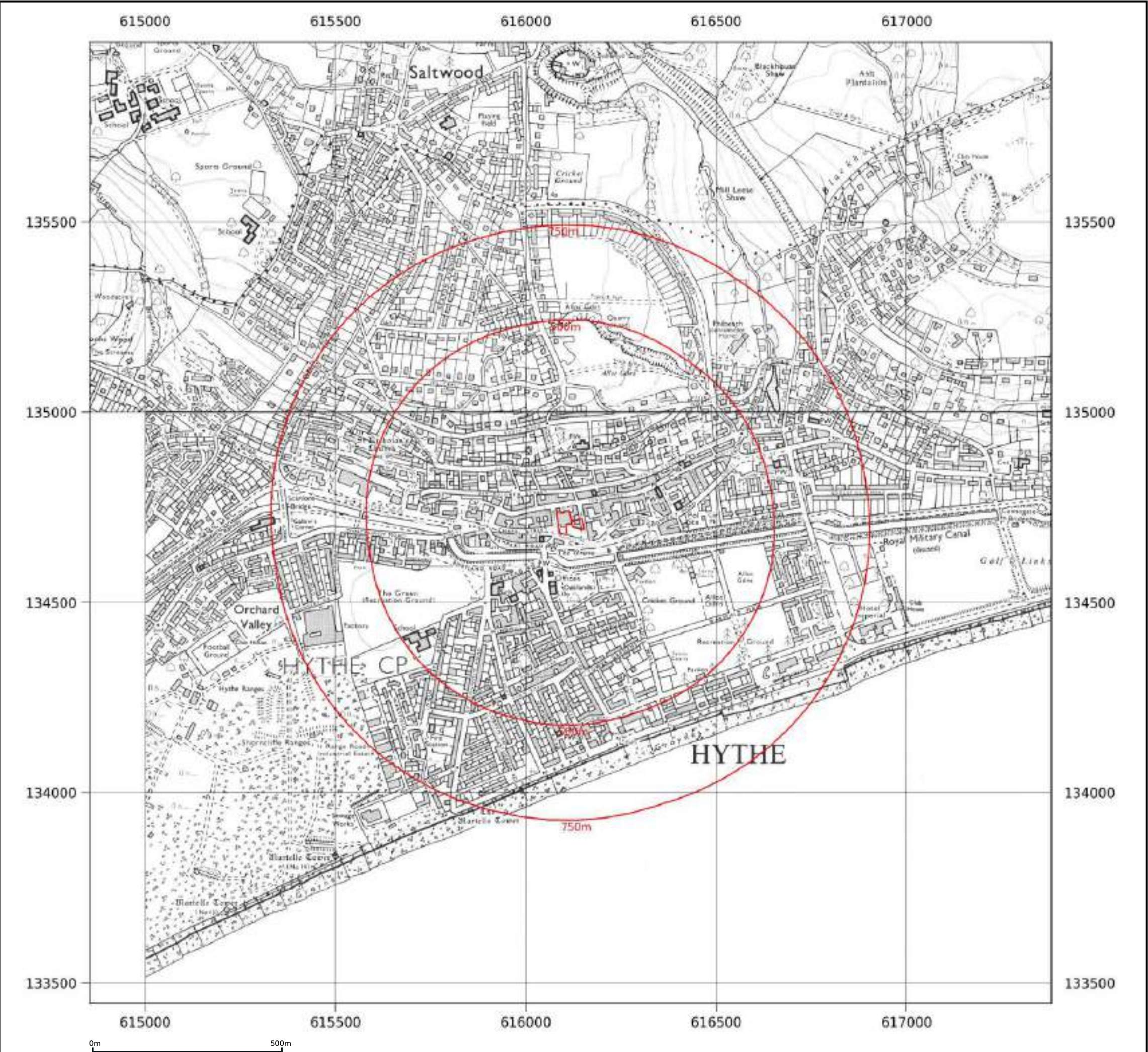
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	1987-1989
Scale:	1:10,000
Printed at:	1:10,000



Date: 1989 Surveyed: 1985 Revised: 1989	Date: 1987 Surveyed: 1984 Revised: 1987
Date: 1989 Surveyed: 1987 Revised: 1989	

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

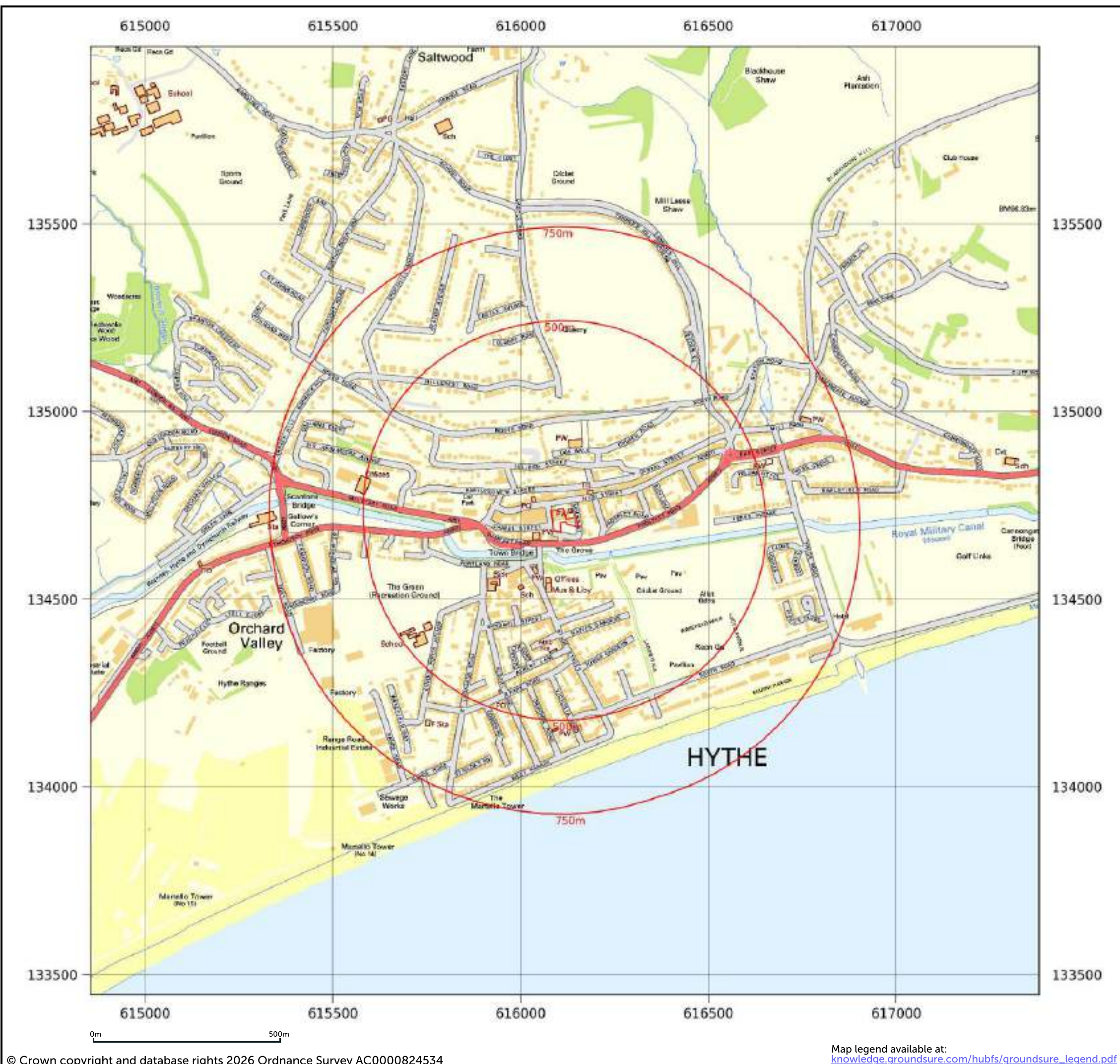
Site details: unspecified
 Client ref: EMS_1100939_1384098
 Report ref: EMS-1100939_1381628
 Grid ref: 616109.39, 134710.75
 Production date: 7 May 2026

Map name: National Grid
 Map date: 2001
 Scale: 1:10,000
 Printed at: 1:10,000



Date: 2001 Date: 2001
 Date: 2001 Date: 2001

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	LandLine
Map date:	2003
Scale:	1:1,250
Printed at:	1:1,250



Date: 2003

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

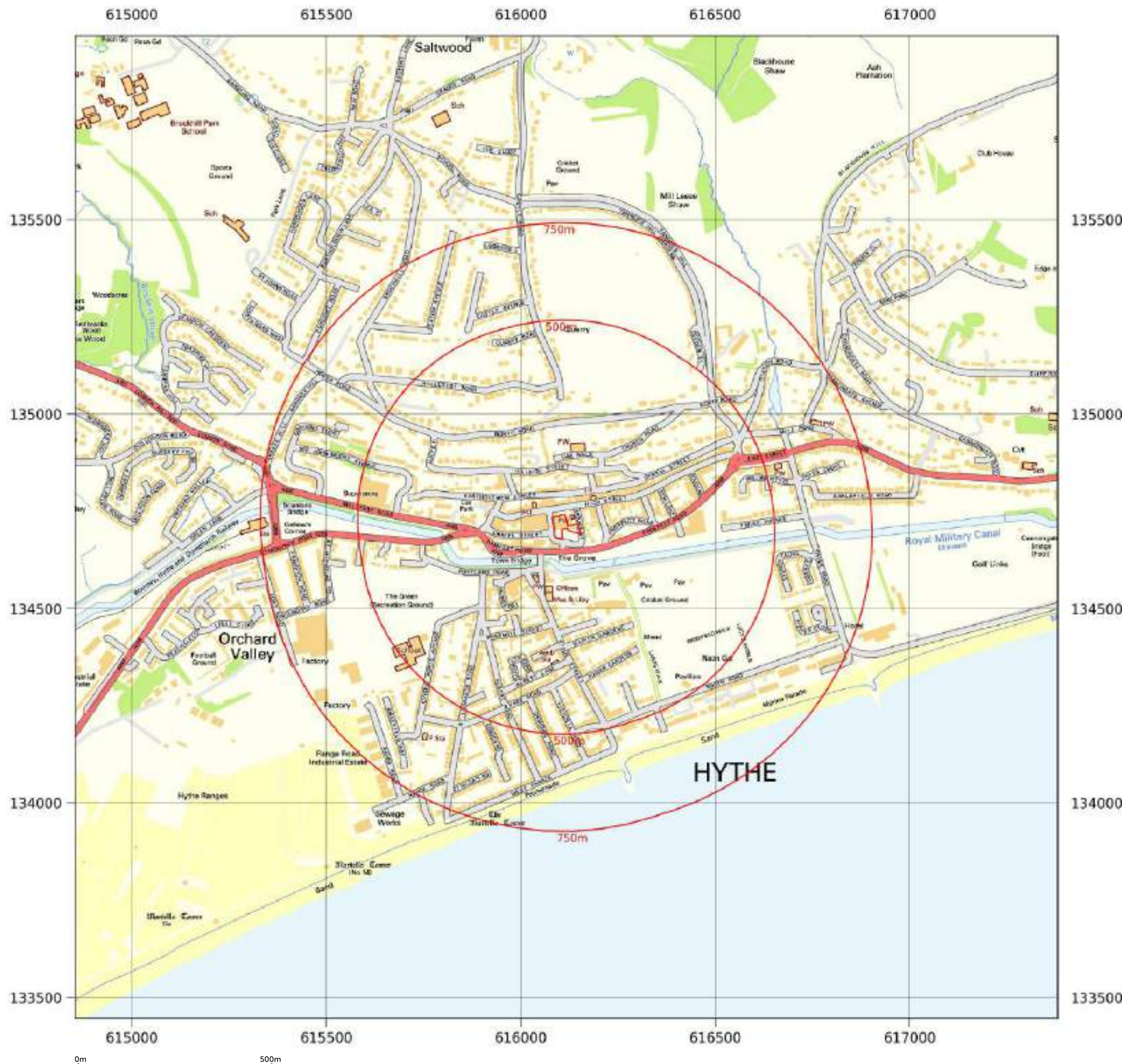
Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000



Date: 2010	Date: 2010
Date: 2010	Date: 2010

Contact us with any questions at:

geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

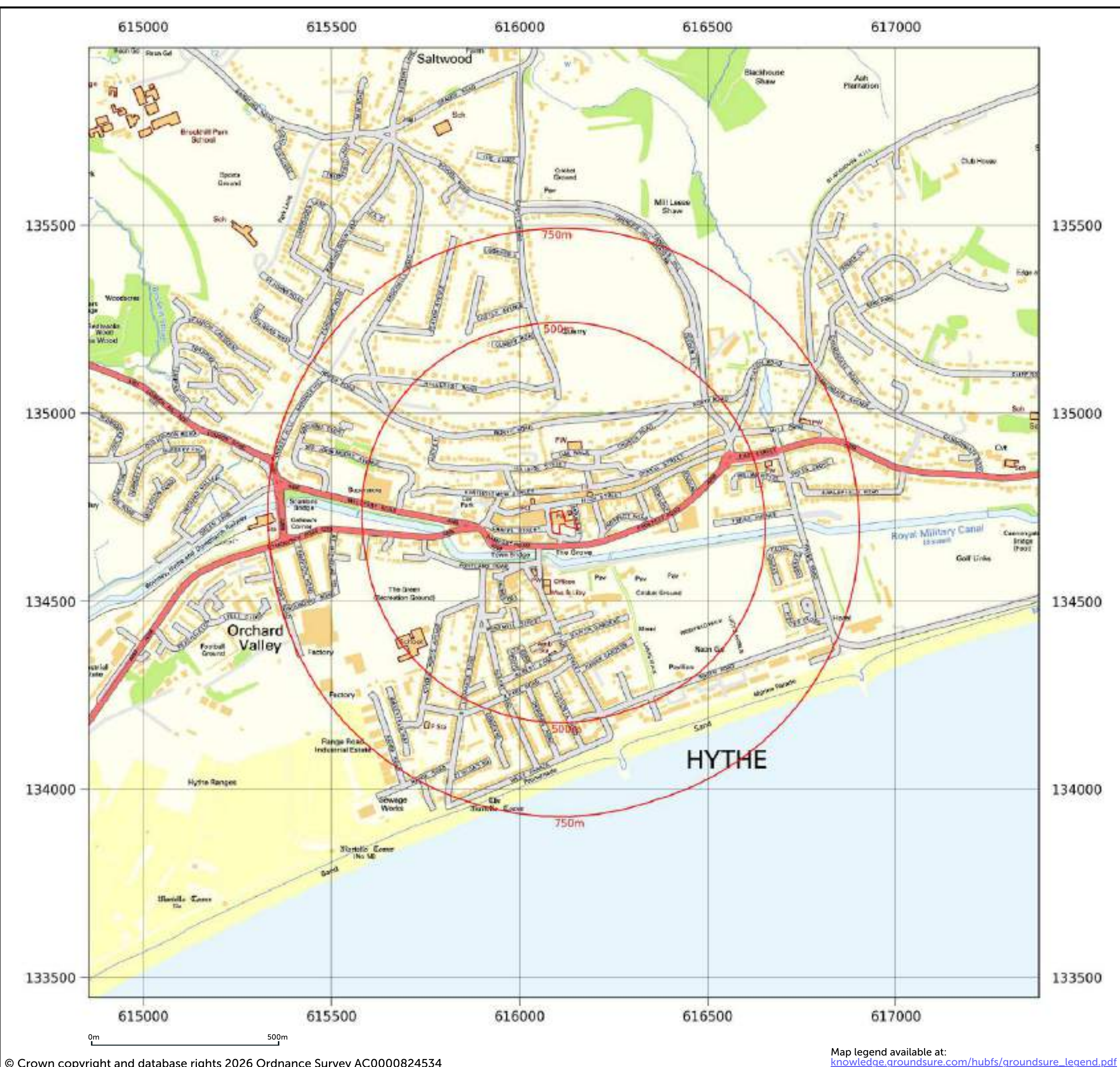
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000



Date: 2015	Date: 2015
Date: 2015	Date: 2015

Contact us with any questions at:
geo-customersupport@idoxgroup.com



In partnership with

EMAPSITE™

Geospatial advantage from Idox

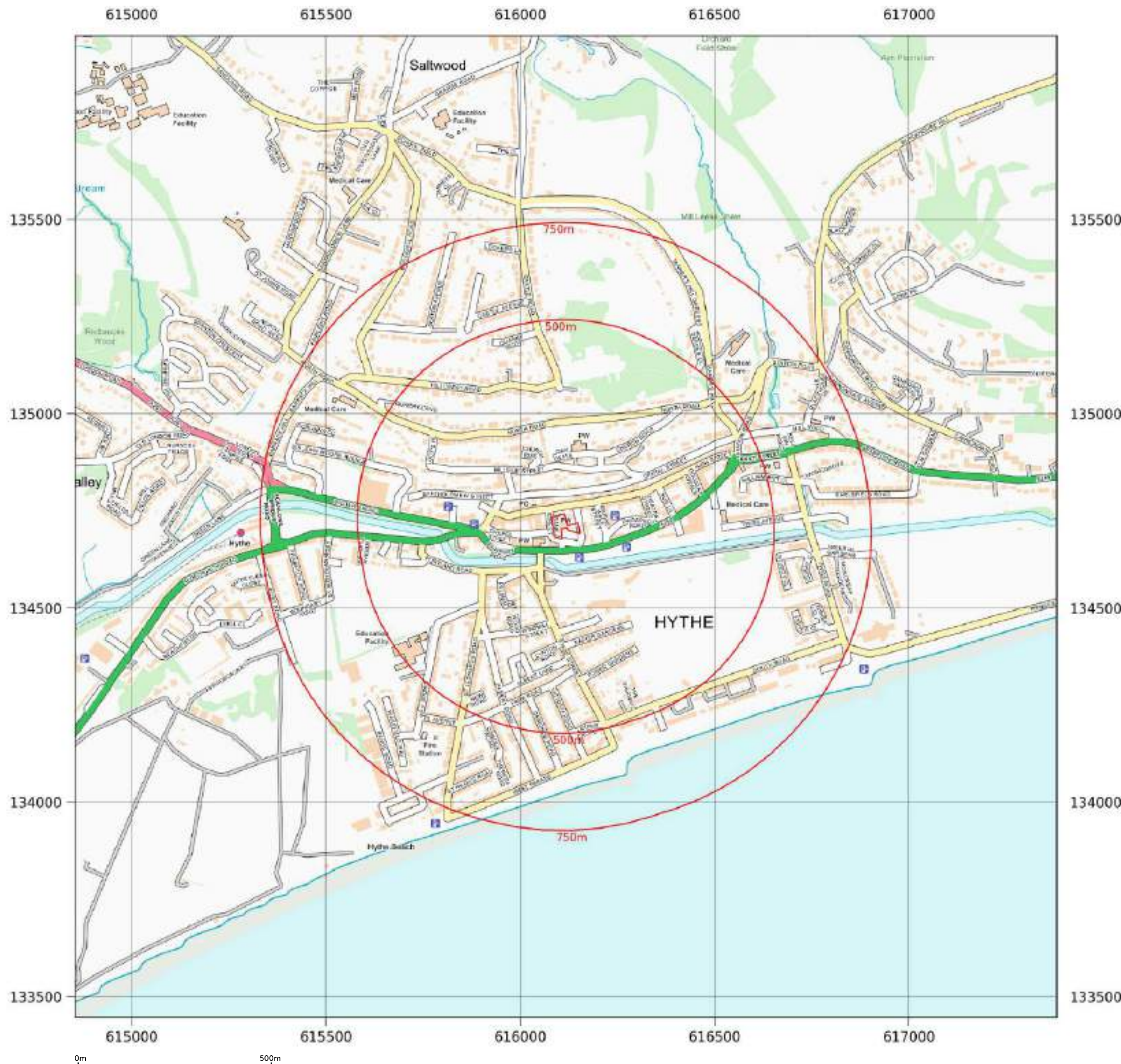
Site details:	unspecified
Client ref:	EMS_1100939_1384098
Report ref:	EMS-1100939_1381628
Grid ref:	616109.39, 134710.75
Production date:	7 May 2026

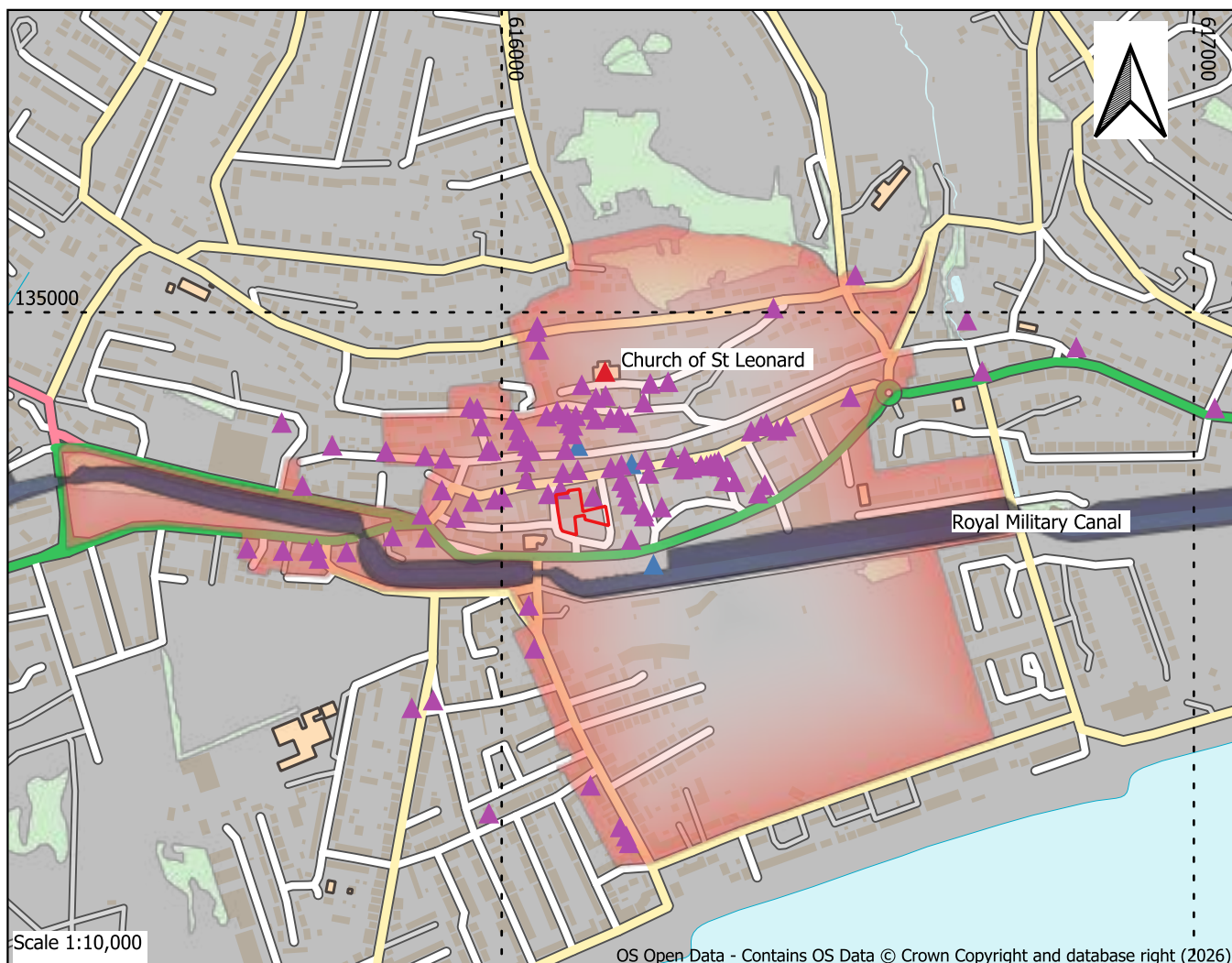
Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



Date: 2025	Date: 2025
Date: 2025	Date: 2025

Contact us with any questions at:
geo-customersupport@idoxgroup.com





LEGEND



Listed Buildings



Date:13/05/2026
Centred: TR 16107 134718
Drawing Ref: 0033_PAW_2.1
Rev: -

Figure 1: Site Location and Designated Heritage Assets



HAPRO

Purposeful Planning Solutions for the Historic Environment