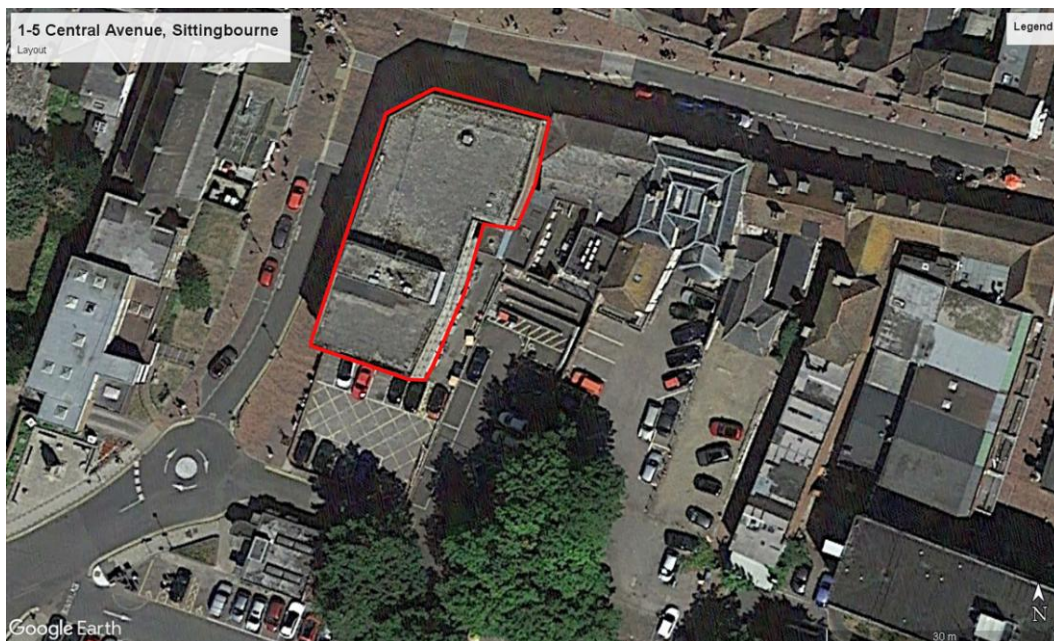


1-5 Central Avenue, Sittingbourne, Kent, ME10 4BX.
Heritage Impact Statement for the non-Listed building. 23 10 2023.



2022 Google earth. Location of the site.



2022 Google earth. Detail of the site.

Location

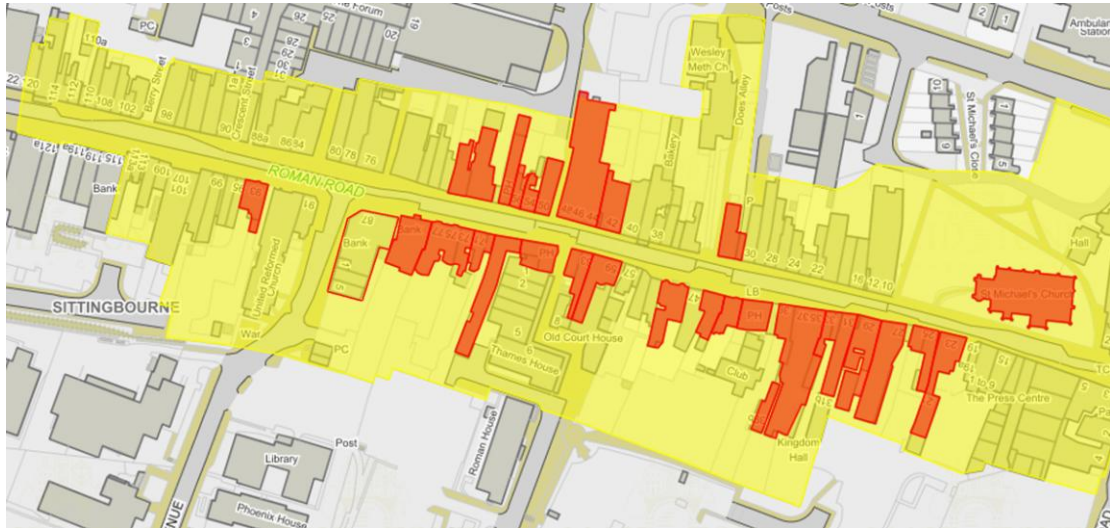
1-5 Central Avenue, Sittingbourne, Kent, ME10 4BX. The N-S building is situated on the corner of Central Avenue with its main façade to the west facing Central Avenue and the north façade onto the High Street where it is numbered No87. Centred on TQ 90655 63637.



2023. Location of the buildings.

Listing

The building itself is not Listed. It is directly adjacent to Barclays Bank (now closed) and close to other Listed buildings as detailed in the Appendix.



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Sittingbourne Conservation Area showing the Listed buildings close to the site.

Conservation Area



2023. The Sittingbourne Conservation Area as shown on the Swale Borough Council website.

The site lies within the Sittingbourne Conservation Area which was originally designated on 12 12 1969.

Scope of this Report

This report records examines the historic records, features and mapping associated with the building to inform the addition of an extra storey and the conversion of the upper floors to dwellings.. It acts as a Heritage Impact Assessment Statement dealing in particular with the affect on the Conservation Area and the nearby Listed buildings. For planning records the site is called 5 Central Avenue and 87 High Street.

Listed buildings in the immediate vicinity of the building.



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Listed buildings in the same townscape. Historic England. historicengland.org.uk

Several buildings on the south side can be seen in the same townscape as the building.
On the north side only one building can be easily seen in the same sight line.

North side

60-62 High Street. Grade II. 1061033.

South Side

78-81 High Street (Barclays Bank). Grade II. 1061029.

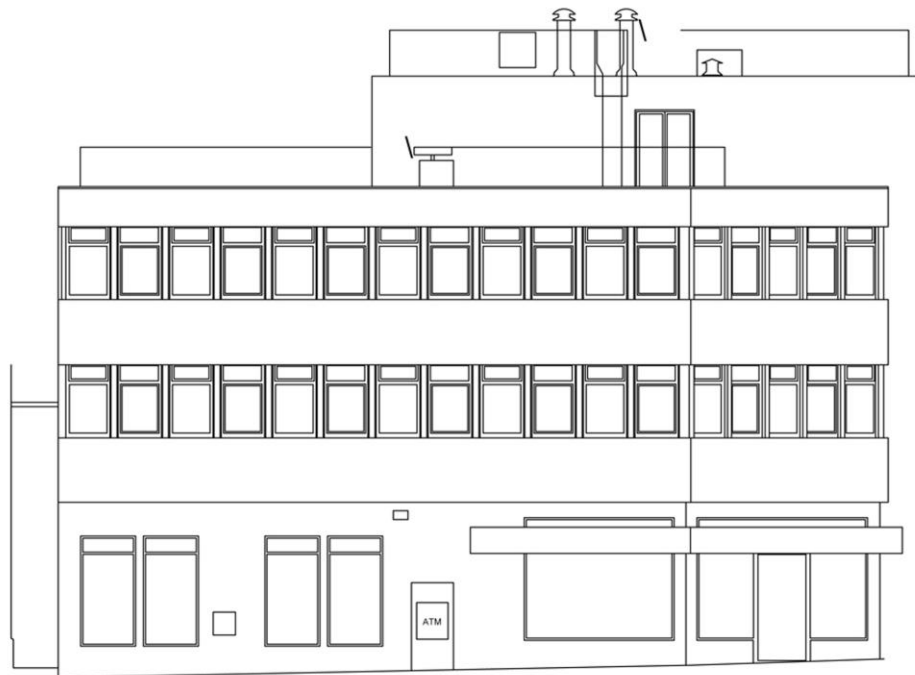
Brenchley House, 75-77 High Street. Grade II. 1031810.

71-73 High Street. Grade II. 1344242.

69 High Street. Grade II. 1061028.

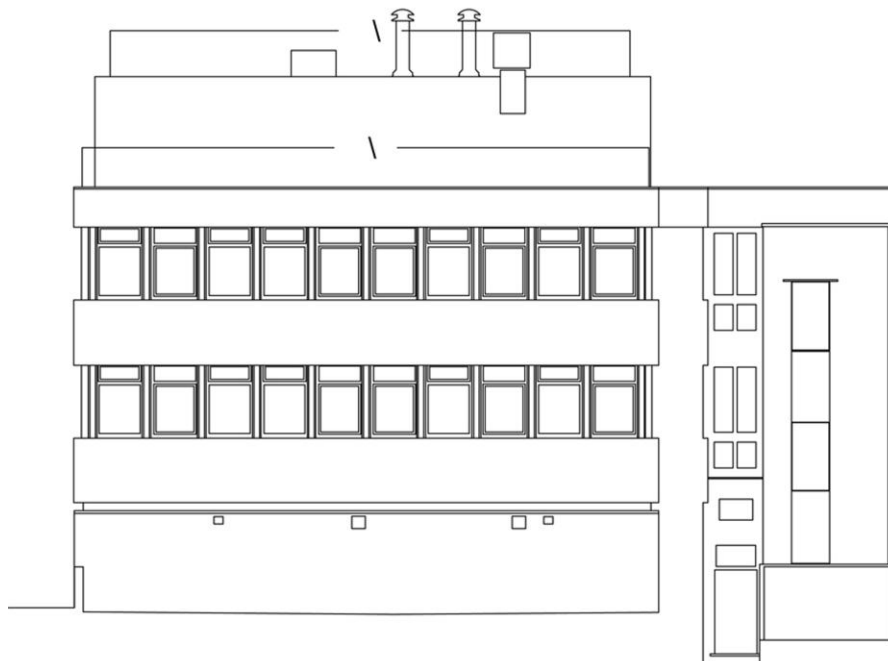
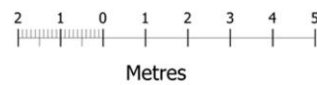
The Bull Hotel, High Street. Grade II. 1352688.

See Appendix 1 for full Listings.



EXISTING FRONT ELEVATION

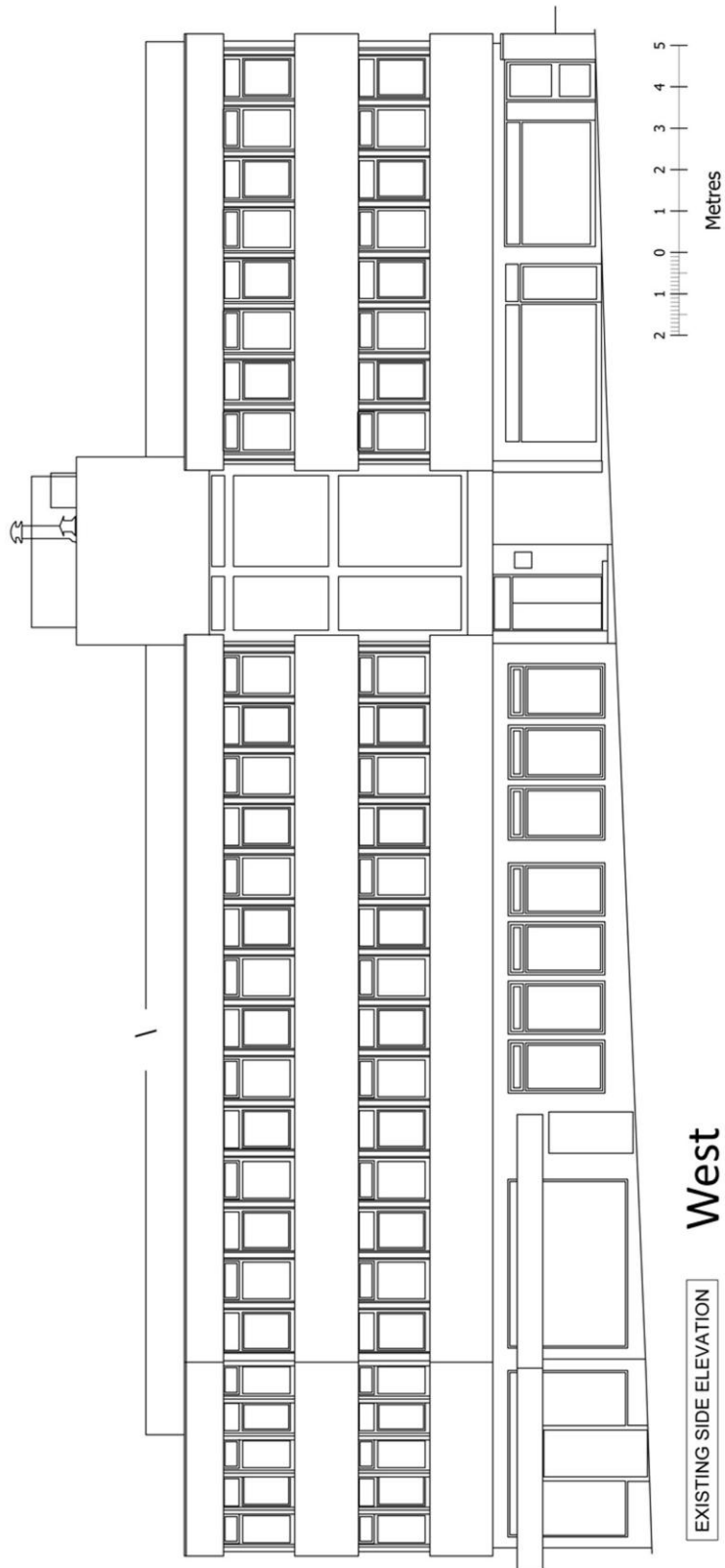
North



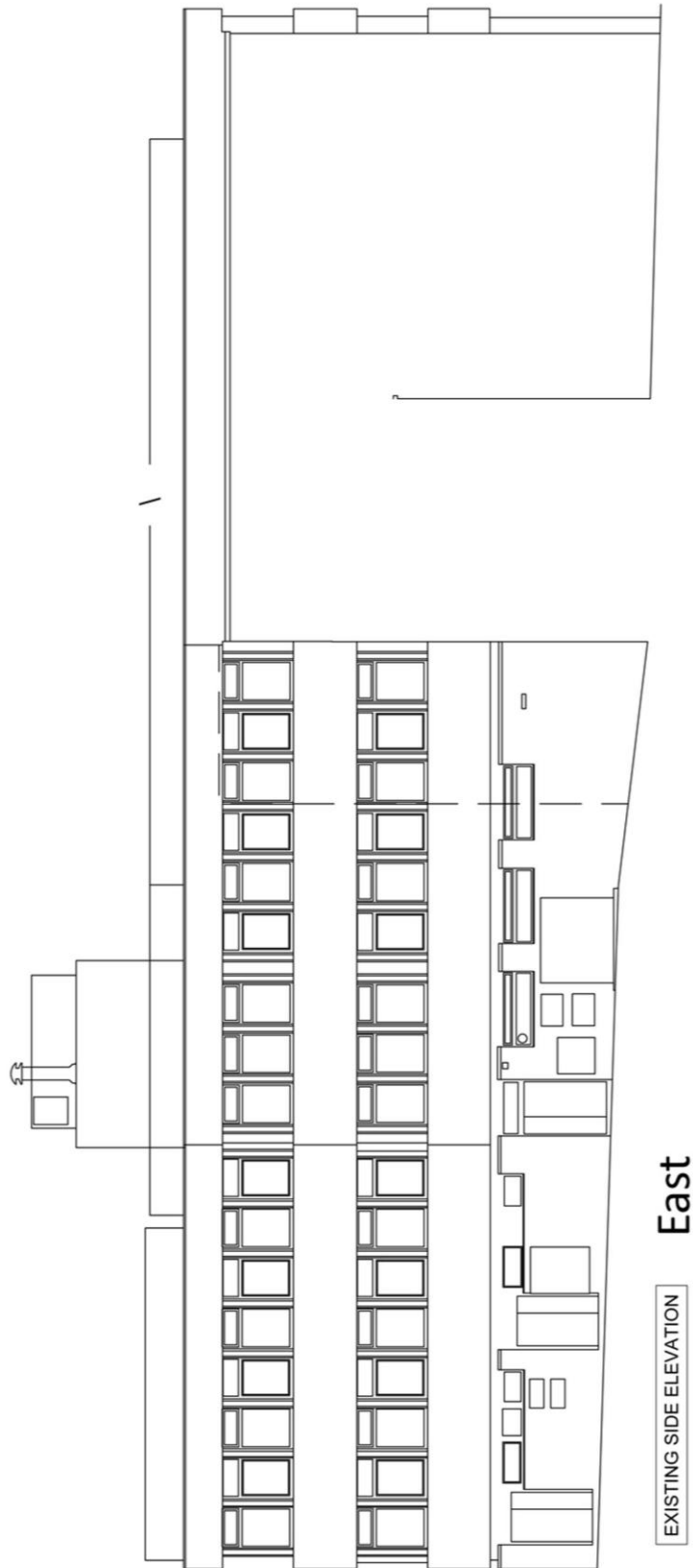
EXISTING REAR ELEVATION

South

2023. North and south elevations. Ken Judge Associates.



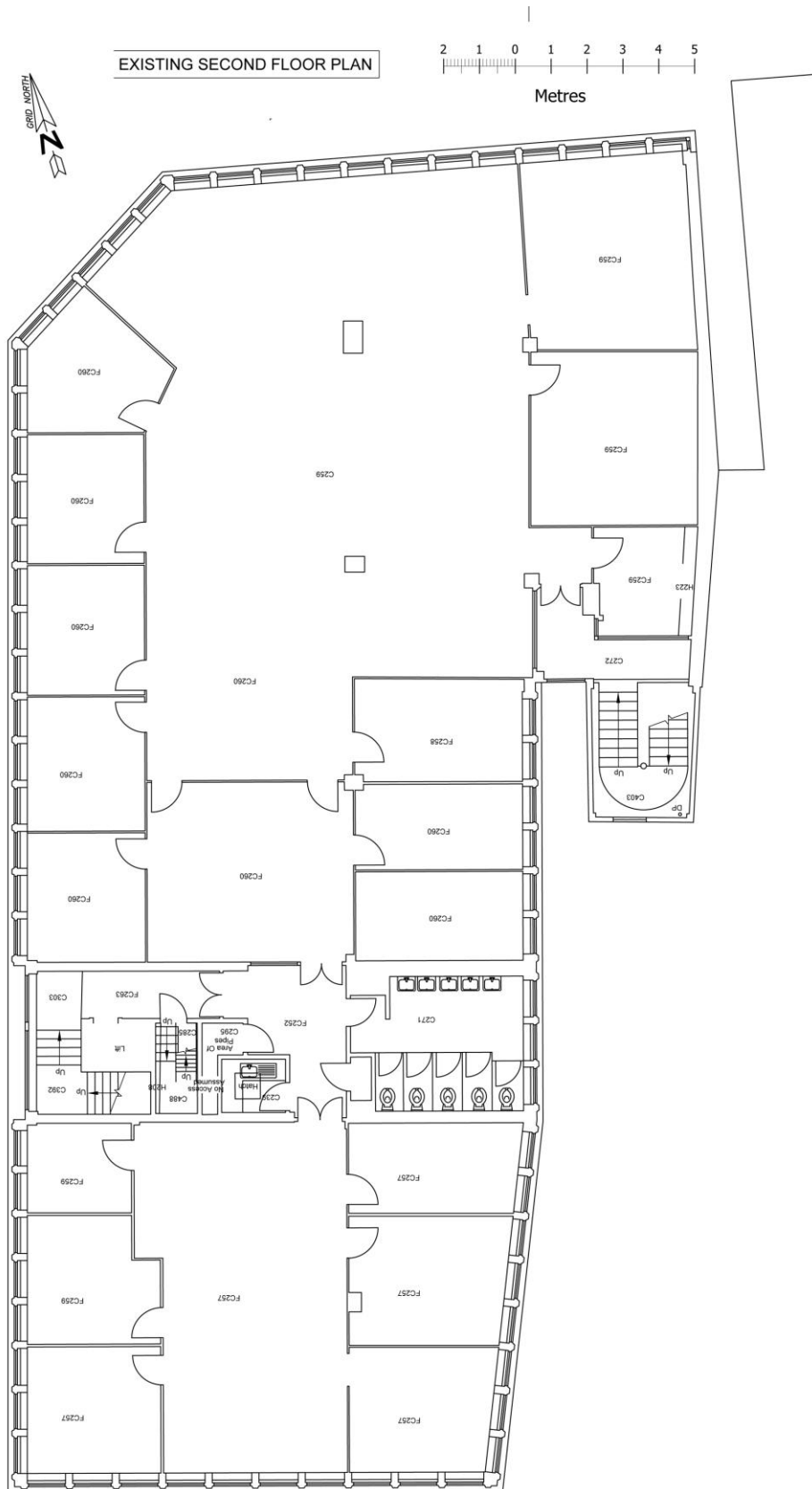
2023. West elevations. Ken Judge Associates.



2023. North and south elevations. Ken Judge Associates.



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2023. Second floor plan. Ken Judge Associates.



Metres

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2023. Roof plan. Ken Judge Associates.

Setting and Description



Looking W along the High Street with 1-5 Central Avenue (87 High Street) on the LHS.



Looking NE at the south and west elevations.



Looking SE at 87 High Street and 1-5 Central Avenue.



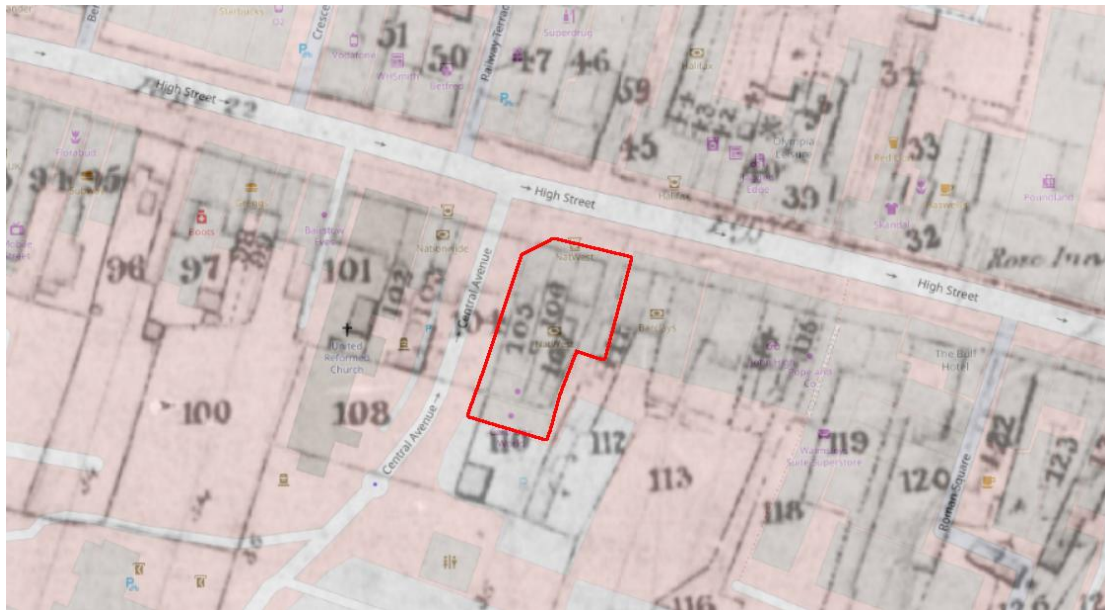
The former Town Hall during its demolition in the mid 1960's. Central Avenue is in place.

The building is set on the corner of Central Avenue and is canted on the NW corner. The main retail area is taken by NatWest Bank, 87 High Street, Sittingbourne, Kent. ME10 4 AU. On the west elevation there are two retail outlets offering coach holidays and whole foods. The upper floors are advertised as office space.

The three storey building is a typical concrete and steel building in the Modernist or even Brutalist style that swept Britain in the 1960's and was extensively used for public buildings including shops and schools. A good local example would be the Sittingbourne East Secondary School.

The building was erected on the site of the Town Hall which was originally the Corn Exchange put up in 1850 and demolished in the mid 1960's. The historic photograph shows the Barclays Bank next door and the adjacent buildings have little changed in exterior appearance. The clock tower was considerably higher than the other buildings.

Topographical Survey from Maps



1840 Tithe Map for Sittingbourne superimposed over the 2023 Ordnance Survey.



1840 Tithe Map for Sittingbourne IR29/17/331.

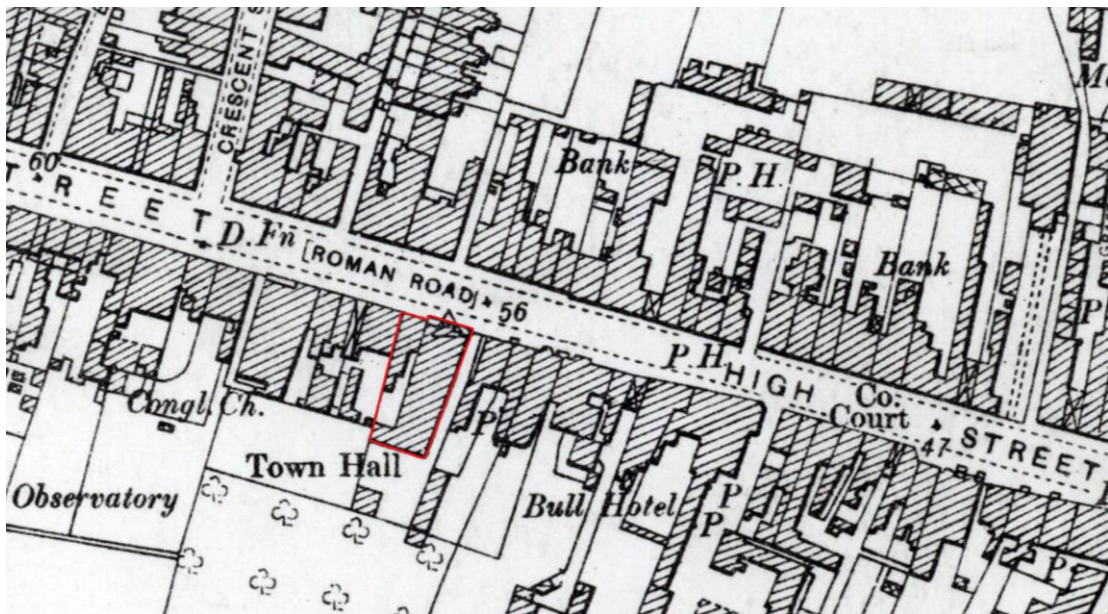
Plots 105 High Street House & Garden occupied by Henry Back, 106 High Street Cottage & Garden occupied by Rachel Reeve were both owned by James Barnard. Plot 107 Not recorded, 110 Yard and Stables owned by William Mackay and occupied by Paul William Gordelier, all lie within the footprint of the modern building. The adjacent Plot 104 High Street House & Garden was owned and occupied by John Amdell Barnard.

Plot 111 High Street House & Garden was also which corresponds to the plan of part of Barclays Bank was also owned by William Mackay occupied by Paul William Gordelier. The other buildings were not assessed for tithes.



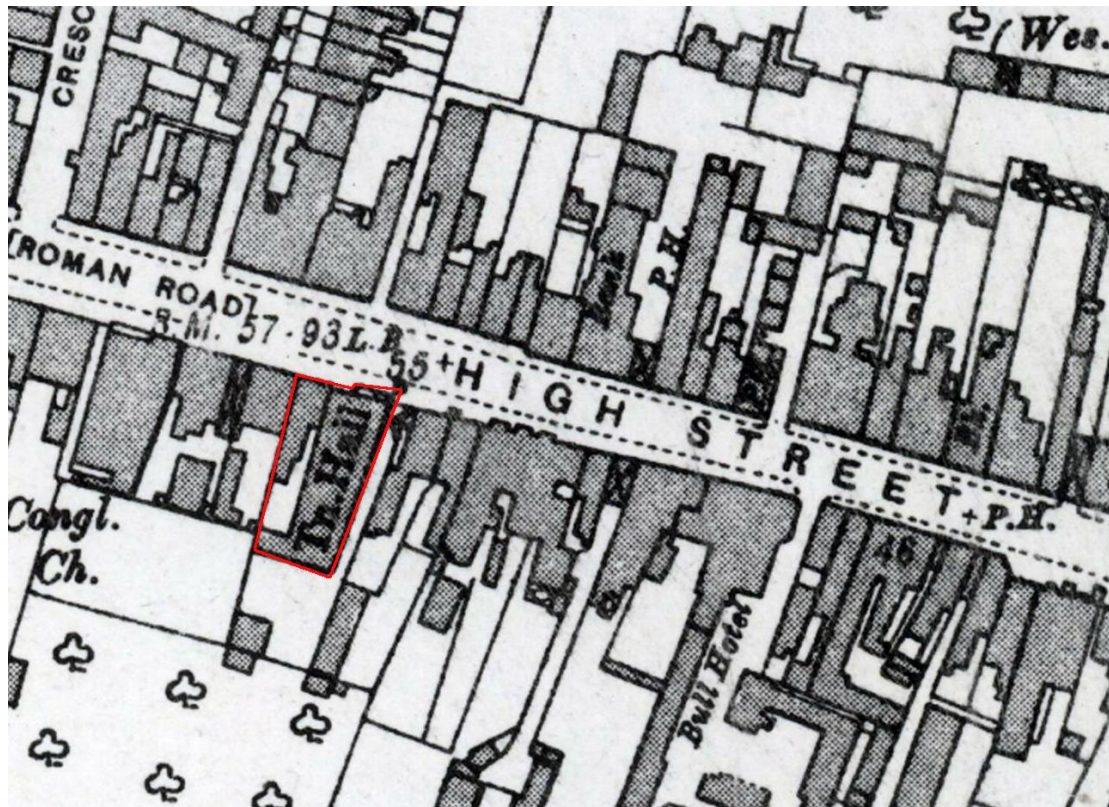
1866 Ordnance Survey.

The Corn Exchange was built in c.1850 on the site of the present building.

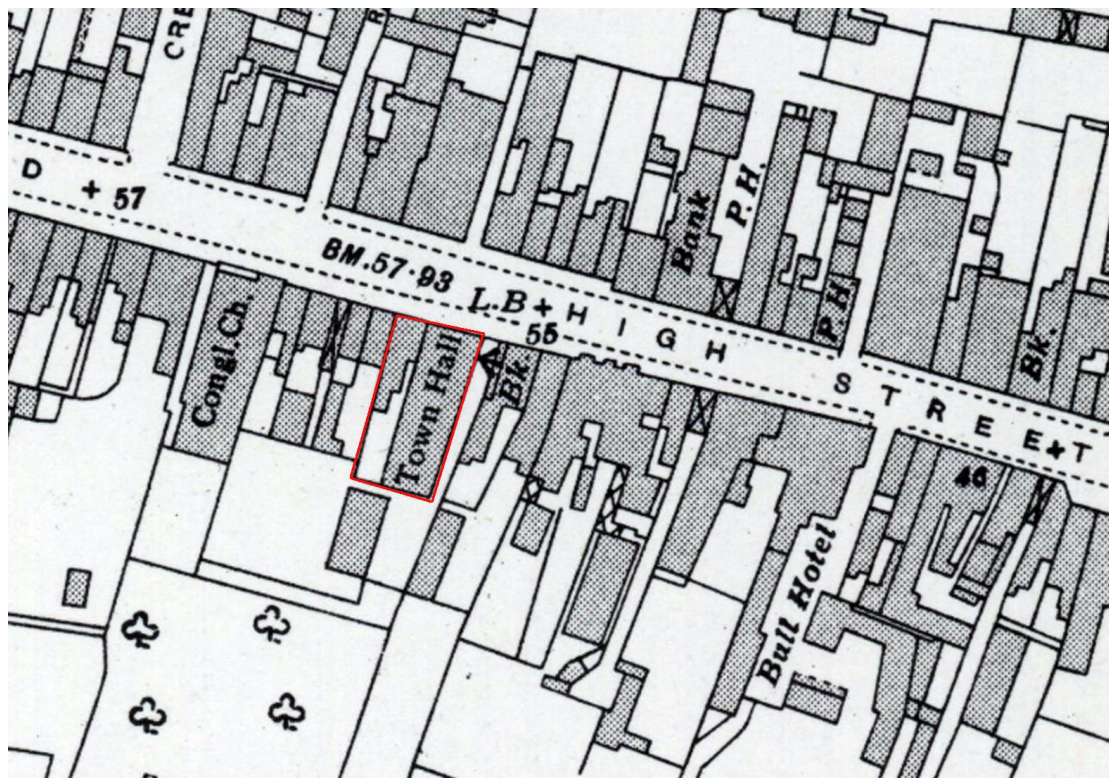


1896 Ordnance Survey.

By 1896 the building is identified as the Town Hall and has an extension to the west.



1906 Ordnance Survey.



1939 Ordnance Survey.

It is proposed to convert the offices into accommodation.

Reference: 23/502228/PAMEET

Proposal: Proposed change of use of the existing second floor from Office Use (Class E) to residential use (Class C3) including the construction of an additional third floor to create self-contained residential flat units. Proposed three storey rear extension to create self-contained residential units to the first and second floors with separate Ground Floor entrance. Location: 1-5 Central Avenue, Sittingbourne, Kent, ME10 4BX.

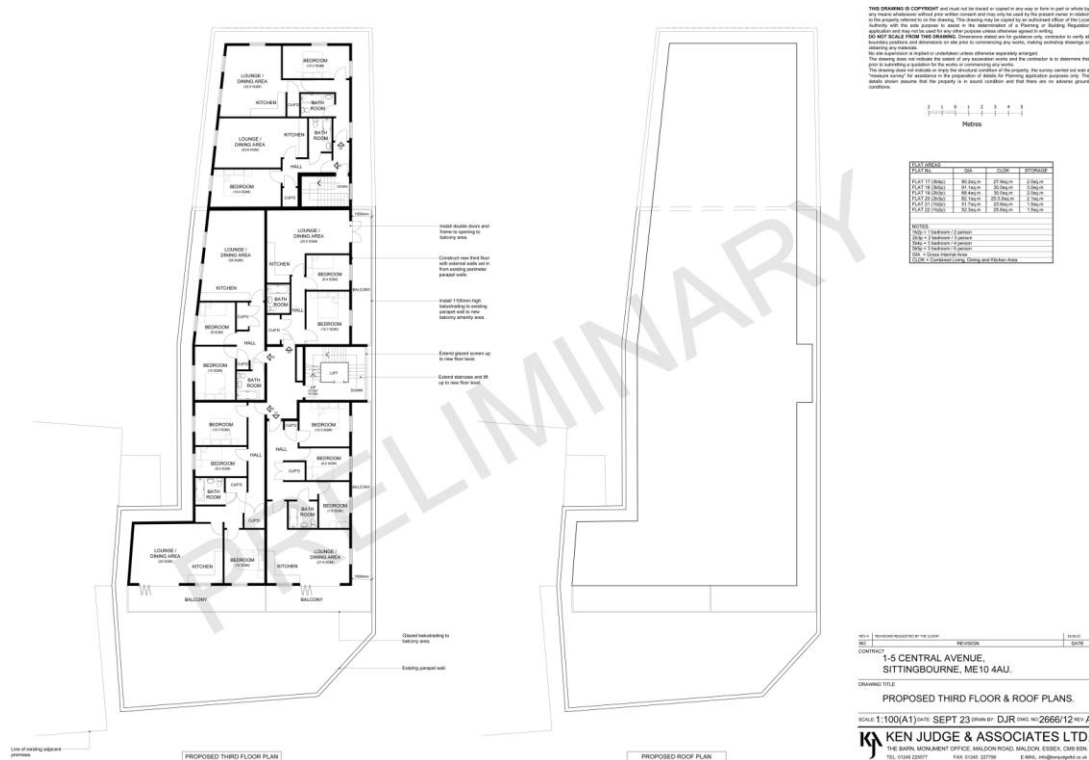
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2023 west elevation as existing with the proposed additions.

1. Proposed three storey rear extension.

The extension is not to the rear (east elevation) of the building but to its south elevation and increases the length of the building by approximately one quarter. This increases the roadside presence onto Central Avenue and therefore has no impact on the heritage assets in the High Street. Central Avenue was created in the early 1960's before the Town Hall was demolished to make way for No87 High Street and 1-5 Central Avenue.



2023. Proposed third floor and roof plan.

2. Proposed third floor.

2.1. The proposed third floor is to the same height as the current plant room but is most of the length of the building. It has been recessed from the High Street such that it is difficult to see it other than from a great distance and therefore would have negligible effect on the setting of the Listed buildings.

2.2. It may be possible to see the back (south elevation) of 78-81 High Street (Barclays Bank). However, this will be no more intrusive than the current fenestration on the eastern elevation.



c.1900. Looking E along the High Street.

Significance

No87 High Street and No1-5 Central Avenue were built in the mid 1960's on the site of the 1850 Corn Exchange, later the Town Hall. Prior to the demolition of those buildings a row of other historic buildings, shown on the 1868 Tithe Map were demolished and Central Avenue was formed.

The building design has its roots in the International Moderne style first championed in Silver End, Essex by Crittalls in the 1920's and then expressed as Brutalism. Brutalist architecture is a style of building design developed in the 1950s in the United Kingdom following World War II. With an emphasis on construction and raw materials, the aesthetic evolved as reconstruction efforts were underway in the post-war era. It was most famously expressed in 1963 with the building of the Economist Building in London. The buildings rely on steel or reinforced concrete frames, blockwork partitions, concrete panels and large glass panes.

Because the relatively lightweight structures could be quickly fabricated off-site they were favoured by government architects for public building like schools, of which hundreds were built in the 1950's and early 1960's. The style was particularly used for schools, fire stations, airport buildings, multi-storey car parks and shopping complexes.

The style dated very quickly as the buildings are often bland, featureless and dour, reflecting Communist ideals that were not popular in the UK. The building is not inspiring and the concrete is dirty giving the building an uncared for appearance.

Appendix 1.



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Date: 1999-08-15 **Reference:** IOE01/02103/20 **Rights:** © Mr Phil Callow.

Entry Name: 60 and 62, High Street **Listing Date:** 13 December 1974 **Grade:** II
Source: Historic England **Source ID:** 1061033 **English Heritage Legacy ID:** 175794
County: Kent **District:** Swale **Electoral Ward/Division:** Chalkwell
Parish: Non Civil Parish **Built-Up Area:** Sittingbourne **Traditional County:** Kent

TQ 9063 NE 2/7 SITTINGBOURNE HIGH STREET (North Side) Nos 60 and 62

GV II This is a continuation of the facade of No. 58 which was originally part of the Red Lion Inn. It was converted into houses about 1835. C18. Two storeys and attics, red brick. Tiled roof. Cornice and panelled parapet. Eight sashes with glazing bars missing. No. 60 has a modern bank front and No. 62 has a modern shop front. Nos 30 to 62 (even) form a group.

Listing NGR: TQ9070563660



Date: 1999-08-15 **Reference:** IOE01/02103/18 **Rights:** © Mr Phil Callow.

Entry Name: 79 and 81, High Street **Listing Date:** 13 December 1974 **Grade:** II
Source: Historic England **Source ID:** 1061029 **English Heritage Legacy ID:** 175784
County: Kent **District:** Swale **Electoral Ward/Division:** Chalkwell **Parish:** Non Civil Parish
Built-Up Area: Sittingbourne **Traditional County:** Kent

1. 5282 HIGH STREET (South Side) SITTINGBOURNE Nos 79 and 81 TQ 9063 NE 2/22 II GV 2.
One building. Early C19. 3 storeys red brick. Slate roof with eaves cornice. 5 sashes with most glazing bars intact above ground floor. Porch with 2 fluted Doric columns and 2 pilasters, rectangular fanlight and double doors of 6 moulded panels. No 79 has a modern shop front to the east of the doorway.
Nos 23 to 45 (odd) and 49 to 81,(odd) form a group.

Listing NGR: TQ9067663639



Date: 1999-08-15 **Reference:** IOE01/02103/17 **Rights:** © Mr Phil Callow.

Entry Name: Brenchley House **Listing Date:** 10 September 1951 **Grade:** II
Source: Historic England **Source ID:** 1031810 **English Heritage Legacy ID:** 175783
County: Kent **District:** Swale **Electoral Ward/Division:** Chalkwell **Parish:** Non Civil Parish
Built-Up Area: Sittingbourne **Traditional County:** Kent

1. 5282 HIGH STREET (South Side) SITTINGBOURNE Nos 75 and 77 (Brenchley House) TQ 9063 NE 2/21 10.9.51. II GV 2. One house built by Edward Brenchley about 1800. 3 storeys and basement red brick. Wooden modillion eaves cornice. 3 windows, consisting of 2 flattened bays through all floors with a Venetian window between these on the 1st floor. Glazing bars intact. Good porch with fluted Ionic columns, open pediment, semi-circular fanlight, panelled reveals and door of 6 fielded panels.
Nos 23 to 45 (odd) and 49 to 81 (odd) form a group.

Listing NGR: TQ9068863638

Note. In this Listing the MC19th style three storey canted bay windows are called 'flattened bays'.



Date: 1999-08-15 **Reference:** IOE01/02103/16 **Rights:** © Mr Phil Callow

Entry Name: 71 and 73, High Street **Listing Date:** 13 December 1974 **Grade:** II
Source: Historic England **Source ID:** 1344242 **English Heritage Legacy ID:** 175782
County: Kent **District:** Swale **Electoral Ward/Division:** Homewood
Parish: Non Civil Parish **Built-Up Area:** Sittingbourne **Traditional County:** Kent

1. 5282 HIGH STREET (South Side) SITTINGBOURNE Nos 71 and 73 TQ 9063 NE 2/142 II GV 2. Late C18 to early C19. 2 storeys and attics. No 71 is stuccoed. No 73 is faced with painted brick on the ground floor and is stuccoed above with the trace of a bressummer of a timber-framed building between. 3 sashes in all, 1 of which is 3-light. Round-headed doorcase with semi-circular fanlight and door of 6 fielded panels. No 71 has a modern shop front. No 73 has a right side round-headed doorcase with semi-circular fanlight having glazing bars intact and a 6 fielded panelled door.
Nos 25 to 45 (odd) and 49 to 81 (odd) form a group.

Listing NGR: TQ9070363630



Date: 1999-08-15 **Reference:** IOE01/02103/15 **Rights:** © Mr Phil Callow.

Entry Name: 69, High Street **Listing Date:** 13 December 1974 **Grade:** II

Source: Historic England **Source ID:** 1061028 **English Heritage Legacy ID:** 175781

County: Kent **District:** Swale **Electoral Ward/Division:** Chalkwell **Parish:** Non Civil Parish

Built-Up Area: Sittingbourne **Traditional County:** Kent

1. 5282 HIGH STREET (South Side) SITTINGBOURNE No 69 TQ 9063 NE 2/20 II GV 2. Late C18 to early C19. 2 storeys and attics. Faced with red brick and grey headers with long and short painted quoins and a wooden modillion eaves cornice. 2 hipped dormers. 3 sashes. Glazing bars intact. Modern shop front. Nos 23 to 45 (odd) and 49 to 81 (odd) form a group.

Listing NGR: TQ9071363634



Date: 1999-08-15 **Reference:** IOE01/02103/14 **Rights:** © Mr Phil Callow.

Entry Name: The Bull Hotel **Listing Date:** 14 September 1970 **Grade:** II

Source: Historic England **Source ID:** 1352688 **English Heritage Legacy ID:** 175780

County: Kent **District:** Swale **Electoral Ward/Division:** Chalkwell **Parish:** Non Civil Parish

Built-Up Area: Sittingbourne **Traditional County:** Kent

1. 5282 HIGH STREET (South Side) SITTINGBOURNE No 67 (The Bull Hotel) TQ 9063 NE 2/19
14.9.70. II GV 2. In course of restoration at time of survey. C18. 2 storeys painted brick.
Eaves cornice. 5 sashes and 2 window spaces with glazing bars intact. C19 hood over the
doorway.

Nos 23 to 45 (odd) and 49 to 81 (odd) form a group.

Listing NGR: TQ9072363634