

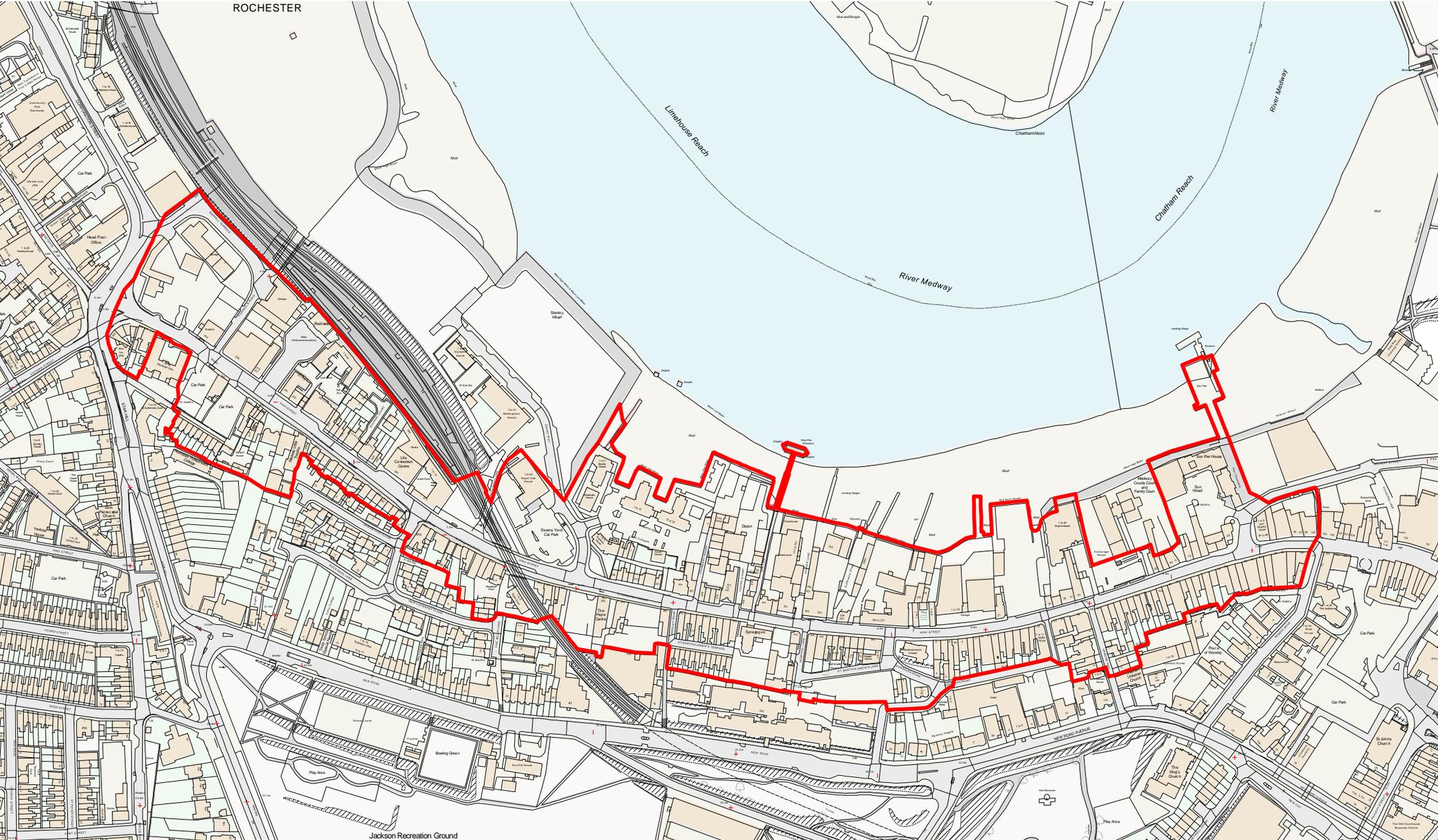


# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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The Star Hill to Sun Pier Conservation Area

## Legislative Review

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as “*an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance*”. Conservation Area Appraisals help the council meet their legal duty under Section 71 of the Act for the formulation, publication, and public consultation on proposals for the preservation and enhancement of Conservation Areas.

Government policy in relation to Conservation Areas is contained primarily within Chapter 16 of the National Planning Policy Framework (NPPF) that can be downloaded from the [.GOV website](#).

Local policy for Conservation Areas is contained in the Medway Local Plan 2003, available to download from the Medway Council [website](#).

The Star Hill to Sun Pier Conservation Area was designated a Conservation Area by the City Council of Rochester Upon Medway in 1995. To help protect the character of the Conservation Area an Article 4 Direction was applied in 2001. By detailing what is important about the area, this appraisal aims to:

1) Assist the Council and others in judging whether development proposals preserve or enhance the character or appearance of the area;

and

2) Ensure that the heritage significance of the area is fully taken into account when considering development proposals.

A Management Plan accompanies the appraisal which sets out a strategy for preserving and enhancing the special character of the Conservation Area.

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## Special Interest of the Conservation Area

The Star Hill to Sun Pier Conservation Area exists as a unique combination of former maritime industrial hinterland, leisure and community uses, commercial High Street, and residential area, that retains much of its historic 18<sup>th</sup> to early 20<sup>th</sup> century fabric, character, and charm.

Located on the historic riverside route between Chatham and Rochester, development within the area was spurred on by the economic stimulus created by the establishment of the Royal Navy Dockyard and associated military garrison from the 16<sup>th</sup> century. Throughout this period the area thrived, and became home to a range of industries and activities such as the Navy victualling yard, chandleries, shipbuilding and repair, brewing, importation, retail; as well as a range of leisure activities such as theatres, music halls, and pubs.

An important series of small lanes lead down from the High Street towards the river where a range of functional buildings were often built as and when they were required, giving the area a rather jumbled and ad hoc character. This characterful space was historically used as wharfage from as early as the 17<sup>th</sup> century, containing a range of storage areas, warehouses, breweries, sawmills, and various ship-related industries, including the Royal Navy Victualling Yard. Several important historic buildings remain, and the area retains much of its maritime character today. This riverside area is presented by the more formal character of a mixed commercial and residential nature to the High Street frontage. The overall character is split between the now calm and often tranquil open riverside area; in contrast to the busy, often noisy, and enclosed High Street – but historically being co-existent and co-dependent.

To the east, the High Street frontage mainly consists of three-storey shops often with extravagant 19<sup>th</sup> and early 20<sup>th</sup> century decoration. Historically, the western part of the High Street and St Margaret's Banks included a range of uses, but is now predominantly residential, comprising a range of small-scale historic buildings of various types, many of which date from the 18<sup>th</sup> and 19<sup>th</sup> century.

Of particular importance to the character of the Conservation Area is the prevailing small-scale nature of development; its layout, form, fine grain, built fabric, and legible palimpsest that displays centuries of life, use, and culture.

Views into, out of, and across the Conservation Area are also especially relevant, providing a wider context to its significance. Some of the principal views include the repeated glimpses of the river and beyond from the High Street, views of the High Street and out to the higher ground beyond from the lanes to the south, and the views into and across the area from along the river and the surrounding high ground.

The intangible heritage is of notable importance too, with a long and established connection between the area and a range of diverse small independent businesses, creatives, leisure activities, and a diverse community passionate about protecting its unique sense of place.

## Summary of Significance

- A historic and characterful development pattern of narrow lanes, paths, and High Street built along the historic route between Chatham and Rochester.
- A townscape that readily reflects its historic maritime, leisure, community, commercial and residential uses - clearly definable into separate character areas.
- A range of small-scale historic buildings of varying ages and styles, creating an eclectic and jumbled character.
- Its important military and civilian supporting role to the Royal Navy dockyard at Chatham.
- Dramatic views into, out of, and across the Conservation Area that provide a wider context of its significance.
- Its intangible heritage of being home to a diverse community, small businesses, creatives, and leisure uses.

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## Historical Overview

In 2022 Historic England published a desk-based assessment covering the Star Hill to Sun Pier Conservation Area under reference 59/2021. The report is available to download on the [Historic England website](#) and provides an excellent overview of the historic development of the area.

The Star Hill to Sun Pier Conservation Area is also sometimes (all or in part) locally referred to as *Chatham Intra*. It is not entirely clear where the name Chatham Intra originates, but an early reference is provided in the 1855 Post Office directory which appears to identify it as a series of addresses between the former Victualling Yard (approximately where Doust Way is now) and Sir John Hawkins Hospital. The name 'Intra' probably originates from its Latin translation as being 'within, or inside' as Chatham Intra originally existed within the administrative boundary of Rochester – so 'Chatham within Rochester'.



## Early Settlement

The area between Chatham and Rochester in which the Conservation Area is located was historically part of neither settlement and remained largely undeveloped until the 17<sup>th</sup> century. Due to its accessible riverside location, it was probably used by prehistoric and later communities, but limited evidence currently exists to support this. Some evidence of prehistoric activity was identified in a recent archaeological survey at the western end of the High Street, indicating that the wider area may have been subject to some early use or occupation.

## Roman Conquest to the Norman Conquest (AD 43 - 1066)

Rochester was recognised by the Romans for its strategic importance as a location by which to cross the river Medway on the road between Dover, Canterbury, and London. The Romans constructed a bridge in Rochester soon after their arrival in AD 43, followed by a walled settlement to protect it known as *Durobrivae*, often translated as 'the stronghold by the bridge'. Whilst most Romano-British occupation likely occurred within the main walled town; evidence of other smaller-scale settlement has been identified across the wider area.

Within the Conservation Area itself Romano-British burials were uncovered in Doust Way. Often burials occurred on main routes from settlements, so this may not indicate settlement with the Conservation Area but could provide evidence of the route of this section of the medieval road of which the alignment is believed to have been altered over time. It is probable that the road runs through the Conservation Area from Eastgate in Rochester towards Chatham Hill.

Limited evidence exists of Anglo-Saxon occupation in the Conservation Area currently, other than in the form of around twenty Early Medieval or Anglo-Saxon graves discovered at Orange Terrace in 1852. The early 7<sup>th</sup> century saw the founding of Rochester Cathedral, originally a small stone building, but it established Rochester's status as a bishopric; but there is little evidence currently to suggest that any substantial settlement extended into the Conservation Area.

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## Norman Conquest to the arrival of the Royal Navy (1067 to 1547)

1066 saw the Norman Conquest of Britain and soon after the construction of the first royal castle in Rochester, originally of timber and earthworks. In 1077 Gundulph was made the first Norman Bishop of Rochester. Prior to the reconstruction of the Cathedral and the castle walls, Bishop Gundulph founded St Bartholomew's Hospital in the Conservation Area in 1078. Part of the hospital still exists in the form of the eastern end the Grade II\* Listed St Bartholomew's chapel located on the corner of Gundulph Road and the High Street. The hospital was intended for lepers, with the material used in its construction likely arriving by boat from further upriver, indicating the likelihood of an early wharf or landing place nearby.

## The arrival of the Royal Navy

Limited information is available to indicate any significant development in the Conservation Area until the mid-16<sup>th</sup> century, following the arrival of the Royal Navy to the area in 1547 when Naval accounts show a payment for the hiring of storehouses in Gillingham.

A few years later the first dockyard was established around the Old Gun Wharf near to St Mary's Church on Dock Road in Chatham. Late 16<sup>th</sup> century mapping shows ships in the river and linear development in the Conservation Area, with the area labelled *Laing Port*. No buildings can be clearly identified within the 16<sup>th</sup> century map; however, Sir John Hawkins hospital on the High Street was established in 1582, albeit the current buildings date from the late 18<sup>th</sup> century.

In the 17<sup>th</sup> century, the Royal Navy established a Victualling Yard in the Conservation Area, near to the current Doust Way, and was relocated from an earlier storehouse located on Rochester Common. The Victualling Yard operated through to around 1826, but no above-ground evidence remains today.

Other notable 17<sup>th</sup> century buildings include parts of the former North Foreland PH at 325 High Street, Featherstone House at 373-375 High Street, 296 St Margaret's Banks, Rochester, and Camden House at 4 Hamond Hill, Chatham. These buildings are all Grade II Listed.



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## The 18<sup>th</sup> Century

Edward Hasted provides an intriguing insight of the Conservation Area in the 18<sup>th</sup> century in the 1798 publication *'The History and Topographical Survey of the County of Kent'*, as follows:

*"It is situated close to the bank of the Medway for about half a mile, after which the river leaving the town flows north-north east. It is like most sea ports, a long, narrow, disagreeable, ill-built town, the houses in general occupied by those trades adapted to the commerce of the shipping and seafaring persons, the Victualling-office, and the two breweries, and one or two more houses, being the only tolerable built houses in it.*

*...At the entrance of Chatham from Rochester, on the north side of the High-street, is the Victualling Office, for the use of the royal navy lying here, at Sheerness, and the Nore. In it there is a cooperage, pickling, baking, cutting, slaughter, and store-houses. A new wharf has been lately made to it, and additional buildings erected for the further convenience and service of the victualling."*

It is apparent from Hasted's description that through the 18<sup>th</sup> century the Conservation Area began to develop a supporting role to the Royal Navy and increasing military garrison in the area. This role coincided with the enlargement of Chatham Dockyard, the development of the Chatham Lines from 1756, the establishment of the Chatham Infantry Barracks in 1757, and the Royal Marine Barracks soon after.

The development of the Lines and Barracks resulted in the compulsory acquisition by the government of what was the 'historic' settlement of Chatham around St Mary's Church on Dock Road, which was subsequently cleared, and the residents displaced into the valley below. This was coupled with the purchase of the higher ground above the Conservation Area for the development of Fort Pitt and its associated defences which in-turn directed civilian development along the course of the Bourne river (now Chatham town centre) and along the rivers' edge and rising ground of the Conservation Area.

This approach directly influenced the character and topography of the area for the following centuries, with the military occupying the higher ground around the dockyard, and the civilian population left to develop in the spaces between. Hasted's words also describe an area that performs a functional role, rather than being praised for its form or fine architecture, with few buildings being of a 'tolerable' standard.

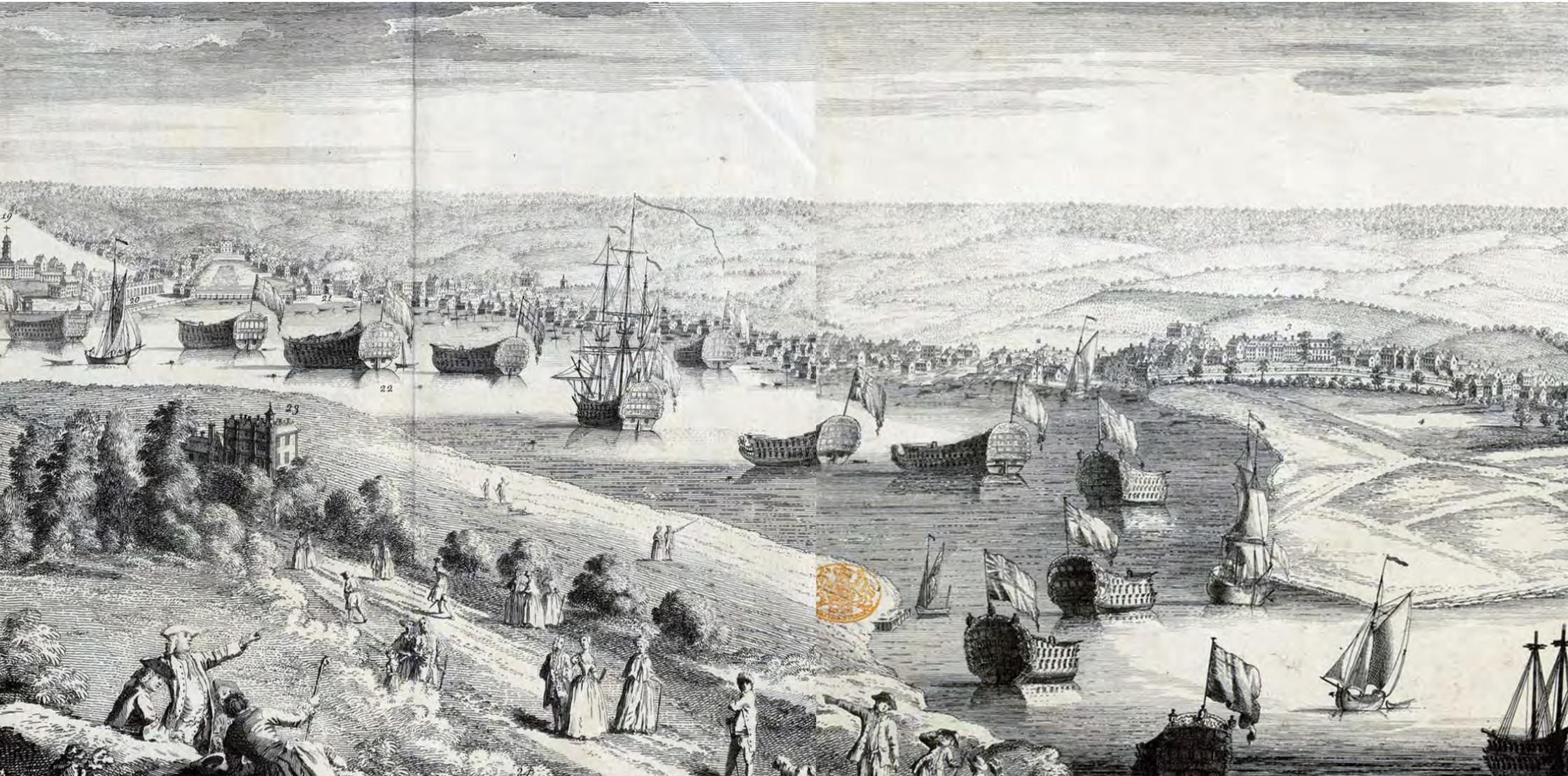
Hasted's description supports the slightly earlier imagery of the area produced at the time, such as that of Nathaniel and Samuel Buck published in 1738 (depicted on the following page) which shows a jumbled character comprising densely packed unplanned development along the High Street and rivers' edge. Other interesting features include the raised footpath of St Margaret's Banks, wharves, and the Victualling Yard. What is also clear from the Buck engraving is that most travel between Rochester and Chatham occurred through the High Street as this was prior to the creation of the 'New Road' on the hillside between the High Street and Fort Pitt in 1772.

The New Road was a result of the congested and poorly maintained High Street resulting from the increased development in the area. The development also included the land reclamation for wharves, which in-turn made the rivers' edge unusable by traffic, other than by boat, increasing the pressure on the use of the High Street and other small back-lanes and alleyways between the buildings. Concern was raised that the New Road would direct passing trade away from the businesses on the High Street and so in 1772 improvements were commenced to the High Street and St Margaret's Banks too. These road improvements likely lead to increased development on intermediate roads and lanes, such as Hamond Hill (previously known as Heavysides Lane), Nags Head Lane, and Five Bells Lane.

Numerous buildings remain from the 18<sup>th</sup> century within the Conservation Area, many of which are now Listed Buildings, and with others probably in existence, but hidden behind later facades.

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A composition of the 1738 Nathaniel and Samuel Buck engravings *'The West Prospect of His Majesty's Dockyard at Chatham'*, and *'The North West Prospect of the City of Rochester'* (below) readily shows a number of features of the present-day Conservation Area such as St Margaret's Banks, Star Hill, and the densely packed development along the High Street and riverfront. The original images are provided courtesy of the British Library and are available on their website [here](#) and [here](#).



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## The 19<sup>th</sup> Century

The fortunes and development within the Conservation Area throughout the 19<sup>th</sup> century remained largely influenced and intertwined with the military presence in the area through supporting trades and industries, but also as a leisure economy (such as pubs and theatres) to support the numerous military personnel using the towns in their free time.

Additional and larger wharves began to dominate the riverfront as the Conservation Area became part of the importation and distribution centre to towns further afield in Kent and to London. The area's importance was recognised by the introduction of the railways in the mid-19<sup>th</sup> century. The first railway operator in the area was the East Kent Railway who built a line between Strood and Faversham, with Rochester Station, in its original location opposite St Margaret's Banks, being constructed in 1892. South East Railway were in competition with East Kent Railway and as a response constructed Chatham Central Station in the same year, located around present-day Doust Way. The station was short-lived however and following a merger of the two competing railway operators, Chatham Central closed in 1911.

Prior to the 19<sup>th</sup> century many of the buildings were timber-framed and clad, with a few of the more substantial properties constructed in brick. Unfortunately, much of the remaining 17<sup>th</sup> and 18<sup>th</sup> century townscape towards the eastern end of the High Street was destroyed by large fires in 1800 and 1820. Whilst this came at a great loss, it provided the opportunity for redevelopment and road-widening which helped consolidate the High Street as the commercial and retail centre of the Chatham. Hamond Place (40 - 72 High Street, Chatham), completed in 1802 as an early example of a shopping parade, was a direct redevelopment response resulting from the destruction of the first fire.

The uniform nature of the architecture of Hamond Place was probably somewhat at odds to the earlier (and previous) jumbled and unplanned development from before but demonstrates the change in fortunes of the area at that time. Incremental redevelopment and road-widening carried on through the 19<sup>th</sup> century with the construction of further fine terraces of retail/commercial premises at ground floor and residential above

mixed-use development, such as Victoria Buildings, (380 - 384 High Street, Rochester) constructed in 1889; and 348 – 364 High Street, Rochester in 1887.

Commercial and industrial development also increased, with existing premises being refurbished or extended, such as existing examples at the Lion Brewery on Hulkes Lane, Media House (the former offices for the Chatham News) on the corner of Gundulph Road, and various warehouses along the riverfront.

Similarly, large-scale residential redevelopment also occurred with Medway Terrace (237 – 257 High Street, Rochester) being constructed in the early 19<sup>th</sup> century, Mid-Kent Terrace (305 – 321 High Street, Rochester) in the late 19<sup>th</sup> century, and St Bartholomew's Terrace, Rochester in 1887.



Image courtesy of Rikard Osterlund.

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To support the spiritual needs of the community, places of worship began to appear in the area of various denominations indicating the diversity of the population at that time. Existing buildings include St Bartholomew's chapel (constructed in the 11<sup>th</sup> century but remodelled and restored in the 19<sup>th</sup> century), the Chatham Memorial Synagogue constructed in 1868 – 1870 but replacing an earlier 18<sup>th</sup> century synagogue on the same site, and the Unitarian Church on Hamond Hill. Parts of a Wesleyan chapel, known as the Bethel chapel, constructed in 1810, also exist on St Margaret's Banks which was damaged by fire in the late 20<sup>th</sup> century and has since been incorporated as part of the existing commercial buildings.

An abundance of leisure and entertainment premises also established themselves in the area through the 19<sup>th</sup> century; including theatres, music halls and pubs.



Image courtesy of Rikard Osterlund.

The river also played an important role for the community in the 19<sup>th</sup> century despite the industrialised nature of the riverfront. This included bathing in the river, and public piers for relaxation and travel. The only remaining public pier is Sun Pier (although Ship Pier also still exists but is in private ownership), and is believed to have constructed in around 1843 - 1845, with its name derived from the adjacent Sun Tavern. Sun Pier was rebuilt in 1886, and a shelter added for ferry passengers which was later destroyed by fire in 1972. Ferry services operated from both Sun Pier and Ship Pier throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries to destinations such as Sheerness, London and Southend.

Sun Pier is still successfully used today for short excursions in and around the Medway, and as an important focal point for events and festivals.

## The 20<sup>th</sup> Century

The association between the area and the military continued well into the first half of the 20<sup>th</sup> century, with its fortunes changing for the worse in the second half. Limited change to the character of the area occurred in the first half of the 20<sup>th</sup> century other than small areas of redevelopment, including existing notable examples at 86 - 100 High Street, Chatham which was constructed in 1902, the Mission to Seamen's Institute on the corner of Furrell's Lane, Rochester constructed in 1908, and Pier Chambers in Chatham, constructed in 1904, and the partial reconstruction of 337 - 341 High Street, Rochester, including the addition of a new façade. Slightly later came the rather interesting modern architecture of Grays of Chatham garage in the mid-20<sup>th</sup> century, which occupies 9-19 High Street, Chatham, but is currently vacant. The building is representative of the social change in the area, where a shift towards car ownership contributed to the decline of the High Street in the later 20<sup>th</sup> century.

The second half of the 20<sup>th</sup> century saw a gradual reduction in the military presence in the area, and due to the considerable reliance of the local economy on the military Chatham suffered as a result. Following the Royal Marines leaving Chatham in 1950, the Royal Navy Dockyard closed in 1984, ending a 400-year relationship between the Royal Navy and Chatham.

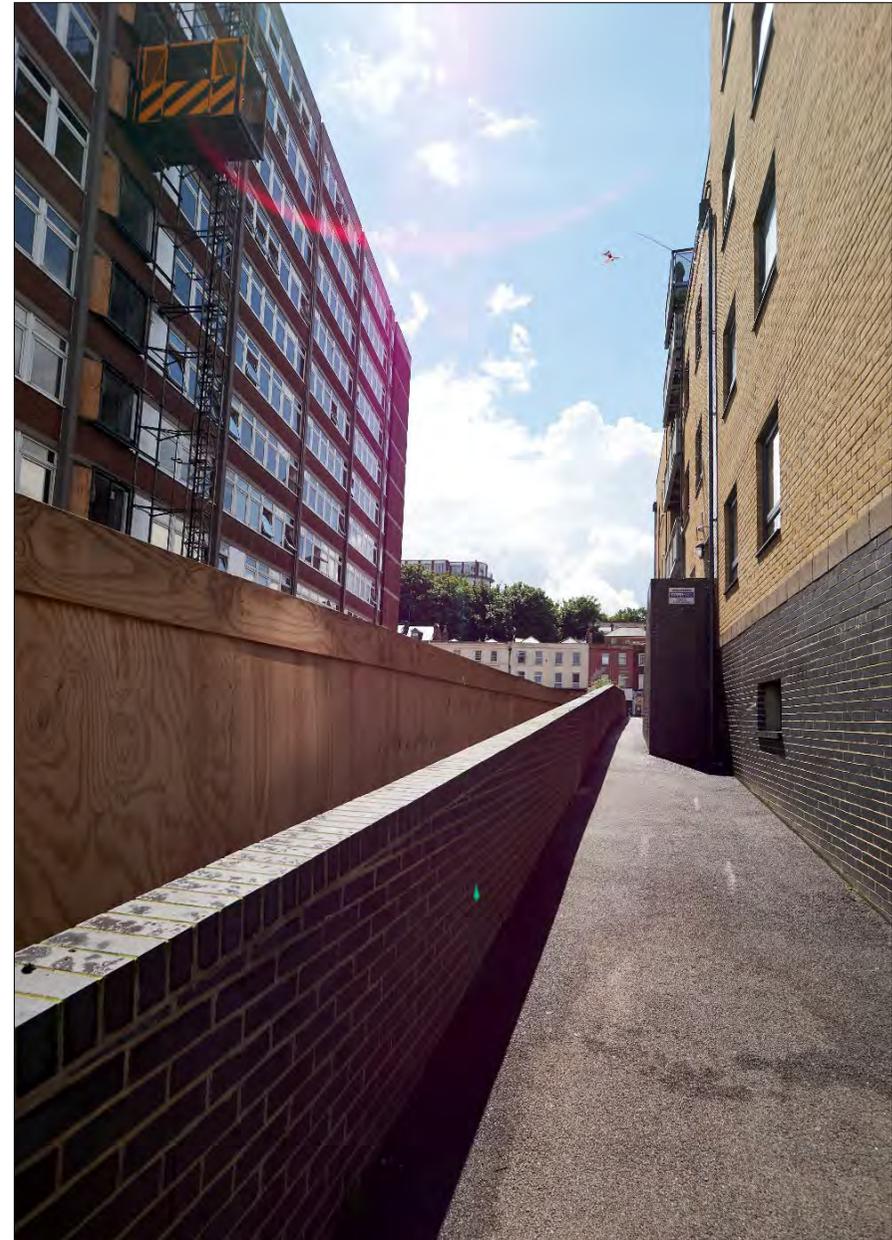
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The knock-on effect was particularly felt in the Conservation Area both through loss of jobs in associated industries and also through reduced economic activity more generally. Societal changes also impacted the Conservation Area, such as television drawing audiences away from the theatres and cinemas, and the introduction of shopping centres, such as the Pentagon in Chatham opening in 1975 which led to trade being drawn away from this part of the High Street.

The fall-out led to particular areas of the Conservation Area being redeveloped in an effort to stimulate the local economy, but often to the detriment of the character of the Conservation Area. This included the redevelopment of the former Majestic Cinema near to the junction of Star Hill to a large residential block known as Rochester Gate. Slightly later came Anchorage House, the large slab-like office block which replaced the Empire Theatre and Cinema. Anchorage House lies outside of the Conservation Area, but its physical and visual dominance is a significant detractor when compared the relatively small-scale, fine grain historic character of the surrounding townscape of the Conservation Area. To compound the impact of Anchorage House further, the residential block of Empire Reach was developed immediately adjacent in the early 21<sup>st</sup> century which whilst of a slightly smaller scale, is at odds in terms of its scale and appearance to the surrounding historic townscape of the Conservation Area.

The impact of the late 20<sup>th</sup> century reliance on the car can also be noted through the redevelopment of areas of valuable townscape for both car parking and car sales yards, such as those in the western end towards Star Hill, on St Margaret's Banks, and at 25 - 35 High Street, Chatham.

The importance of this part of Chatham and Rochester was first officially recognised in 1994 through its designation as a Conservation Area. Concerns with regard to its condition were addressed almost immediately with support from English Heritage as part of a Conservation Area Partnership between 1996 and 2002, followed by a Townscape Heritage Initiative between 2004 and 2014, and more recently in 2020, being designated a High Street Heritage Action Zone.



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## Notable Themes and People

The character of the Conservation Area has been influenced by a broad spectrum of people, activities, occurrences, and themes since the first known built development in the area, around 1,000 years ago.

### St Bartholomew's Hospital

Founded in 1078, St Bartholomew's Hospital was originally constructed as part of a leper hospital by the Bishop of Rochester, Gundulph. However, construction of the hospital wasn't completed until 1124, 16 years after Gundulph's death. Its position is almost equidistant between the historic settlements of Chatham and Rochester, lying adjacent to the boundary between the two, and was likely located here in open land, away from the main centres of population, and on a main road – quite possibly the old Roman road between Rochester and Chatham Hill. The surrounding land was gifted to the hospital to support its cause, which over time became more valuable as pressure for development in the area increased over the centuries following its inception.

Only part of the original hospital still exists above ground, forming the apse to the existing St Bartholomew's chapel, and it is not clear what the original form and layout of the hospital was. It is possible that there were also supporting service buildings, a gatehouse, and possibly a landing place or wharf, rumoured locally to be in the location of Ship Pier, but yet to be substantiated. Following the dissolution of the monasteries in the 16<sup>th</sup> century, the chapel was converted to a dwelling. The residential use remained so until the early 18<sup>th</sup> century when it was converted back into religious use. Repairs and remodelling works were undertaken in the 19<sup>th</sup> century, along with its restoration by Sir George Gilbert Scott in 1896. The chapel became redundant in the late 20<sup>th</sup> century but has recently been put into use as a gymnasium.

A later St Bartholomew's Hospital was constructed facing New Road, opening in 1863. Much of the site falls within the adjacent New Road

Rochester Conservation Area, but the northern areas including the former mortuary (originally part of the Hulkes Brewery complex) lie within the Star Hill to Sun Pier Conservation Area. The hospital finally closed in 2016, and at the time of writing is being converted for residential use.



Image courtesy of Medway Archives.

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Image courtesy of Rikard Osterlund.

## Sir John Hawkins

Sir John Hawkins is a divisive figure due to his role in the transatlantic slave trade. However, he has also been credited for his influence in establishing the Chatham Chest and the hospital for seamen and shipwrights whilst employed as the Treasurer of the Navy.

The Chatham Chest was set up by Sir John Hawkins, his cousin Sir Francis Drake, and Lord Howard of Effingham as a means for sailors to make contributions to provide relief for injured or disabled colleagues. An iron-bound chest believed to date from around 1625 was used to store the contributions and is now on display at the Historic Dockyard Chatham. The Chatham Chest also invested in land and became a prominent property owner in the area, including portions of land in the Conservation Area.

Soon after the establishment of the Chatham Chest, Sir John Hawkins established almshouses for sick and wounded soldiers in Chatham.

The almshouses (now called Sir John Hawkins Hospital) are located on the northern side of the High Street, on the boundary between Chatham and Rochester, and opposite St Bartholomew's chapel. The first almshouses were built around 1582, and then reconstructed to their current form in 1789. Sir John Hawkins also spent part of his life in Chatham whilst with the Navy, purchasing two parcels of land, one used for the almshouses, and the other immediately adjacent to the west, for his mansion. The mansion was located where Featherstone House (369 – 377 High Street, Rochester) currently sits, with parts of the fabric of the mansion incorporated, but still visible, within the existing building.



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## Religion

The Conservation Area has been home to various faiths and their places of worship, demonstrating the diversity of the community over the centuries. In early 19<sup>th</sup> century Chatham, alongside the Church of England churches of St Mary's and St John, there were the non-conformist denominations in the form of a Unitarian chapel, Ebenezer chapel, Zion chapel, Providence chapel, Bible Christian chapel, and a synagogue. Several of these places of worship were located in what is now the Conservation Area, many of which still exist and remain in use today.



Whilst located just outside of the Conservation Area, the Unitarian Church on New Road has noteworthy links to the Conservation Area in which its congregation originally worshipped at a meeting house on Heavysides Lane (now Hamond Hill). Unitarian belief sprung from the Reformation in the 16<sup>th</sup> century as part of the anti-Trinitarian movement in Europe, and in Chatham the Unitarian Church started under the General Baptist belief, with a congregation forming after hearing the preaching of Henry Denne between 1643 and 1646. The General Baptist congregation in Chatham gradually aligned to a Unitarian belief by the 19<sup>th</sup> century. The current church was constructed in 1889, however there is evidence of previous buildings on the site, with an earlier chapel dating from 1802 replacing the meeting house from 1703.

Other than St Bartholomew's chapel, the other known historic places of worship have since fallen out of use or have been demolished. In the late 18<sup>th</sup> century, a Wesleyan chapel existed on the north side of the High Street, Chatham, almost opposite Hamond Hill. Mid-19<sup>th</sup> century mapping identifies it with an Enon Baptist chapel to its northern edge. However, it is understood that another Wesleyan chapel, known as the Bethel chapel, was opened in 1810 on the western end of St Margaret's Banks. The land to the north of the chapel was used as a burial ground with over 500 graves recorded. Whilst both chapels on the High Street were replaced in the late 19<sup>th</sup> century, the Bethel chapel and its attached Sunday school remained into the 20<sup>th</sup> century and was later put into a new use as Kent Art Printers, until it was damaged by fire and its remaining fabric incorporated into the late 20<sup>th</sup> century buildings that now occupy the site.



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The Jewish community in the Conservation Area is of notable importance due to their contribution to the development of the area, and Medway more widely. Irina Fridman provides an excellent account in the 2020 publication *'Foreigners, Aliens, Citizens: Medway and its Jewish Community 1066 - 1939'*.

It is likely that Jewish people resided in Rochester since at least the Norman Conquest in 1066, before being expelled from England in 1290 by Edward I. The mid-17<sup>th</sup> century saw the resettlement of Jewish communities in England, and this is likely around the time that their first settlement occurred in the Conservation Area. This date ties with the establishment of the Royal Navy Dockyard at Chatham in the mid-16<sup>th</sup> century, and the resulting economic stimulus that the dockyard provided to the area. At this time Chatham was seen to be somewhat a pioneer town, with a relatively diverse community. Several baptisms of Jewish children are recorded in the late-17<sup>th</sup> century at St Mary's Church in Chatham as there was no synagogue and this provided the means to record the births.



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The first recorded premises for Jewish worship was in a tenement on Bulls Head Alley in the mid-18<sup>th</sup> century. Bulls Head Alley was located on the site of the present Chatham Memorial Synagogue and burial ground. The first synagogue was located slightly further south than the existing (as depicted in the 1866 map extract opposite) and is believed to have been established around 1760. The presence of a synagogue demonstrates that there was a considerable Jewish community in the area at the time, and by 1847 it was the fourth largest community outside of London, comprising 189 people.

The Jewish community were employed in various jobs, with many of the businesses located in the Conservation Area. Typical employment included Navy agents (who provided wares to sailors – often clothing), shopkeepers, jewellers, tailors, but also as surgeons, drapers, cooks, artists, musicians, and performers. Some became very successful through their ventures and went on to hold positions of office, such as Charles Isaacs, who in 1854 is understood to be the first Jewish man to hold a position in principle office, when he was appointed High Constable for Chatham. He was followed shortly after by other local Jewish men – John Montague Marks who became High Constable for Chatham in 1856, and Daniel Barnard in 1862. In between times, Rochester elected its first Jewish mayor in 1860 Alderman John Lewis Levy, who had earlier been appointed a magistrate to the city in 1850. Charles Isaacs, John Montague Marks, and Daniel Barnard were all buried at the Chatham Memorial Synagogue burial ground, however only graves for Marks and Barnard survive.

The influence of Daniel Barnard and John Lewis Levy is still of relevance in the Conservation Area today. Daniel Barnard contributed to the establishment of the entertainment industry in the area through his music hall and later 'Palace of Varieties' that stood opposite the Theatre Royal, just outside of the eastern edge of the Conservation Area. John Lewis Levy gained his success through being a merchant, where he owned a warehouse on the High Street at the junction of Star Hill.

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One of the goods that he traded were oranges, and it is believed that this is how Orange Terrace gained its name. Levy was hugely influential in making improvements in the area through becoming an active member of numerous public bodies.

Joseph Pyke is also worthy of note for his influence on the area, establishing the Chatham and Rochester Mechanics Institute on the High Street in the early 1850s, opposite the junction with Hamond Hill. Joseph Pyke invited Charles Dickens to become president of the Institute to which he accepted, giving his first public reading of 'A Christmas Carol' in 1857 as part of a fundraising event for the Institute.

The existing Chatham Memorial synagogue was designed by Hyman Henry Collins and opened in 1870 with funds raised by Simon Magnus. The synagogue was later extended in the 1970s to provide additional communal space through the demolition of the minister's house which was built with the synagogue in 1870. Immediately to the south of the synagogue is the Jewish burial ground, which is considered to be particularly unique as Jewish religious law requires a physical separation of four *amot* (just under two metres) between the two. An important monument within the burial ground is that of Simon Magnus' son, Captain Lazarus Simon Magnus who died in 1865, and to which the synagogue was rebuilt as a memorial in 1869. Captain Lazarus Simon Magnus gained success through a series of business ventures, and became friends with Isambard Kingdom Brunel, coming to his aid in the construction of the Great Eastern when the project faced bankruptcy. He also acted as the mayor of Queenborough and founded the 4<sup>th</sup> Kent Artillery Corps, recruiting from the local congregation. Similarly, Charles Isaacs raised the 9<sup>th</sup> Kent Volunteer Rifle Corps in 1860 and became their Lieutenant.

The synagogue remains in use today with an active congregation. It was designated a Grade II\* Listed Building in 1985; with the tomb of Lazarus Magnus being Grade II Listed in 2022 along with the burial ground as a Grade II Registered Park and Garden.

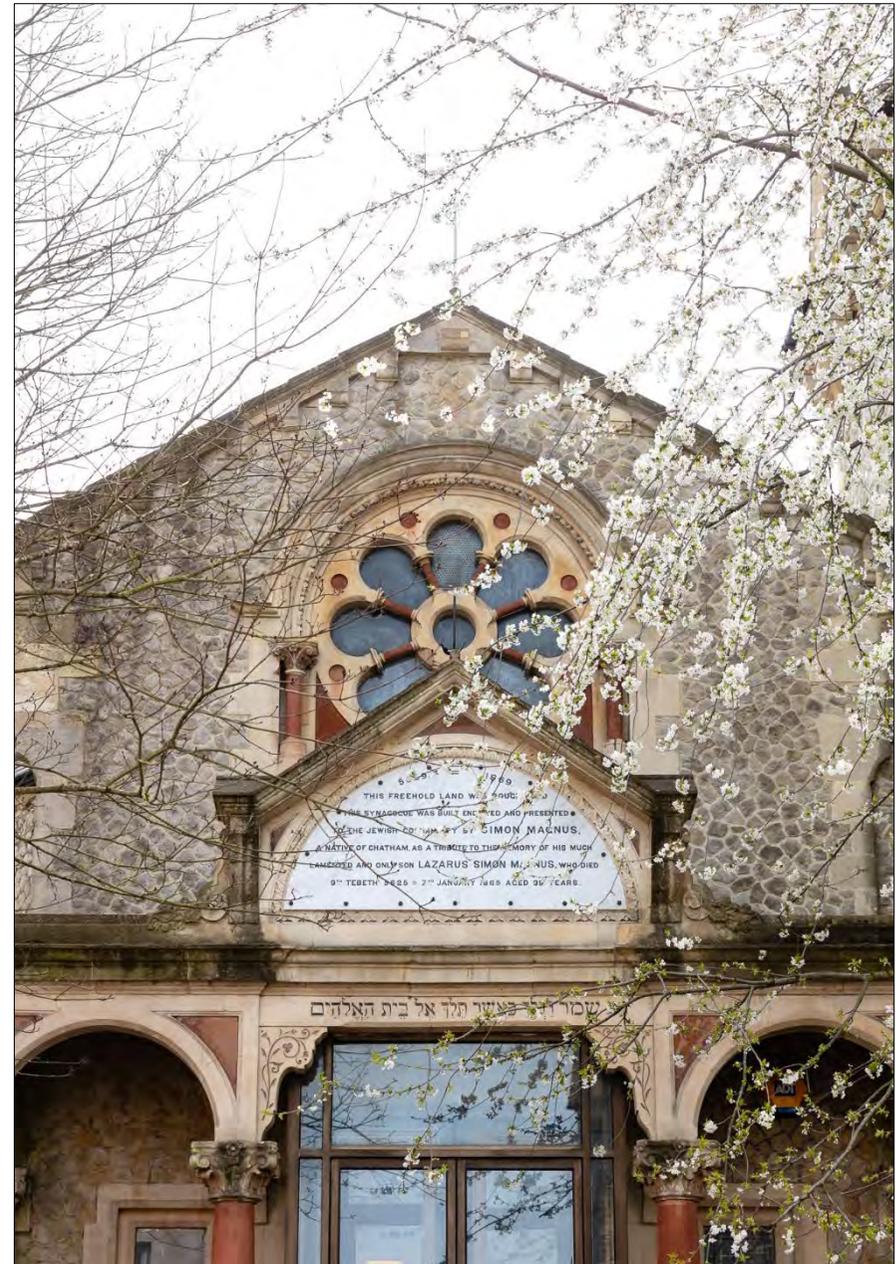
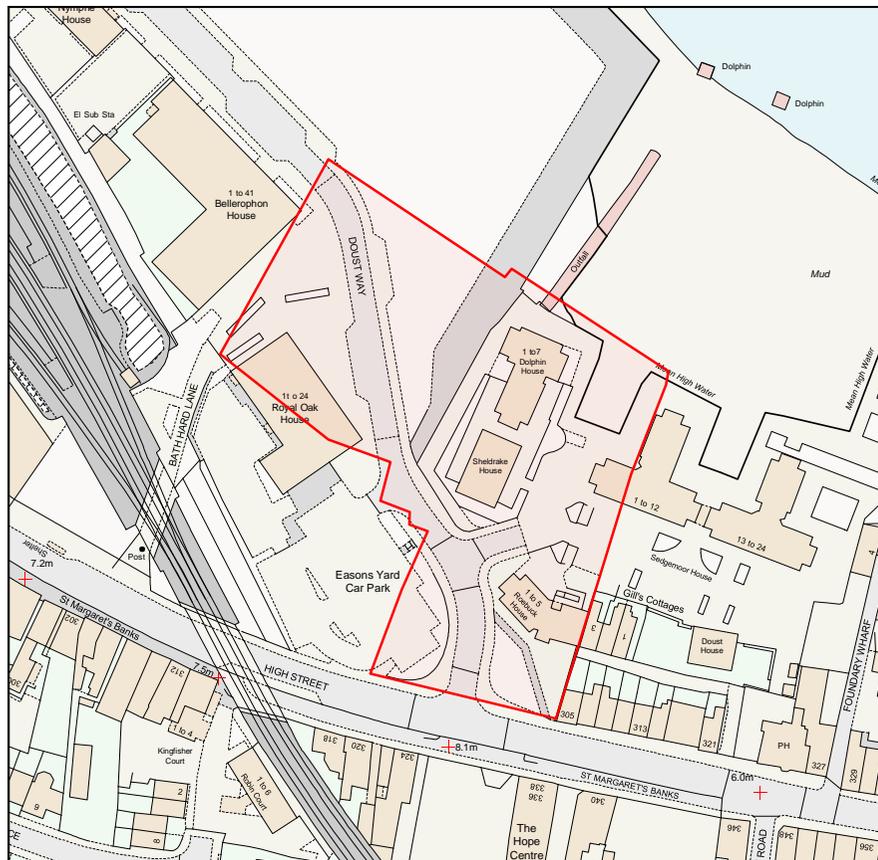


Image courtesy of Rikard Osterlund.

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## The Royal Navy Victualling Yard

At some point in the latter half of the 17<sup>th</sup> century a victualling yard was established for the Royal Navy around the area of the current Doust Way. The purpose of the yard was to supply the navy with food, drink, and other consumables, but unlike other larger victualling yards it did not produce its own goods, rather it functioned as a storage yard with the goods being produced elsewhere, possibly within the Conservation Area. The yard included a coopers' shop, pickle house, slaughterhouse, cutting house, beer store with bread loft over and a butter and cheese room.



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Operations at the victualling yard finally came to an end in 1826 when the site was put up for auction. A series of commercial uses (including a timber yard, beer storage, sail making, the sale of Roman Cement, a coal depot, and power generation) occupied the site until the South Eastern Railway Company purchased much of the site in around 1890 as the location for Chatham Central station. The station was short-lived, and the site returned to commercial use and wharfage with the river frontage extended at around this time. Further change occurred in the late 20<sup>th</sup> century it was redeveloped for residential uses and all the historic buildings removed apart from one late-19th century warehouse, now known as Sheldrake House. Soon after, the early 21<sup>st</sup> century saw the commencement of the Rochester Riverside development which now occupies the remaining western portion of the site.

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## Wharves, Shipbuilding, and Associated Industries

The earliest known shipyard in the Conservation Area dates to around the mid-18<sup>th</sup> century, however it is possible that small-scale shipbuilding occurred in the area before this. The location for this shipyard was just east of the victualling yard and is represented today by a pair of inlets on the rivers' edge which was the location of the shipbuilding slips. Private ships were constructed at the yard, however in the mid-19<sup>th</sup> century contracts were issued and completed for the construction of smaller-scale warships for the Royal Navy, including HMS Panther in 1758 (a 60-gun fourth-rate ship of the line), and HMS Exeter in 1863 (a 64-gun third rate ship of the line).

Shipbuilding and brokerage continued through to the 19<sup>th</sup> century under the Nicholson family when ownership passed to George William Gill in 1853. A notable ship to be constructed by Gill was the passenger steamer *City of Rochester*, launched in 1849. In 1883 the site was partially redeveloped, and new houses were constructed fronting the High Street to the west of the North Foreland PH, known as Gill's Cottages, or Mid-Kent Terrace.



The final shipbuilder to occupy the site was Doust and Co. from 1933 and ceasing operations the Conservation Area in 1990. The site was subsequently redeveloped, the slips partially infilled and the large late 19<sup>th</sup> century house (now known as Doust House, but probably constructed by the Nicholson family) was brought back into use.



Another notable riverside industry was the Medway Ironworks located on Foundry Wharf. The works appeared to have opened prior to 1800 and operated under various owners through to at least the late 19<sup>th</sup> century.

Timber and coal wharves also formed an important part of the riverside character through the 18<sup>th</sup> to the 20<sup>th</sup> century; however, coal appears to have been shipped into the area since at least the 17<sup>th</sup> century. The last coal wharf to have operated in the area was at Sun Wharf (now the site of Sun Pier House) into the second half of the 20<sup>th</sup> century.

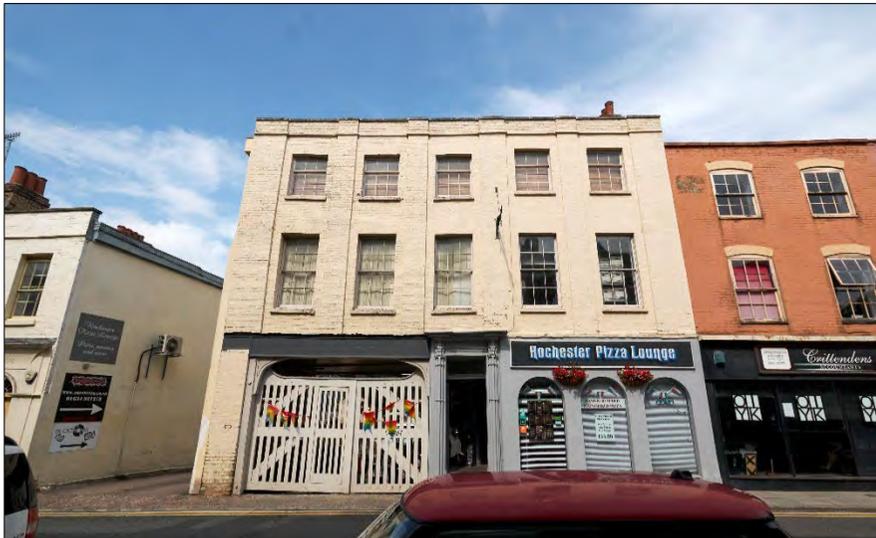
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## Public use of the Riverfront

Whilst the predominant use of the riverfront was for commercial wharves and other activities, small areas of public access also existed. This included both for bathing, such as the floating public baths that gave Bath Hard Lane its name, but also for travel along the river. This included from the piers at Ship Pier and Sun Pier, from which steamer services operated through 19<sup>th</sup> and early 20<sup>th</sup> century. One such operator was the New Medway Steam Packet, that operated between Chatham and Sheerness and who's offices were located at 363 – 367 High Street, Rochester.



## Breweries

As noted in Hasted's 1798 account of the area, two breweries existed at that time. The breweries were likely to be that of the Hulkes/Arckoll/Lion Brewery on Hulkes Lane, and Best Brewery on the High Street where Manor Road now connects with New Road. Somewhat confusingly, both breweries had attached mansions called Chatham House that fronted the High Street. There was also a smaller brewery on the north side of the High Street on the river's edge, called the Hamond Place Brewery.

Both Hamond Place and Best breweries have since been lost, although some vaults, possibly originating from within the Best Brewery, exist on Manor Mews. The site was redeveloped to create Manor Road in 1902.



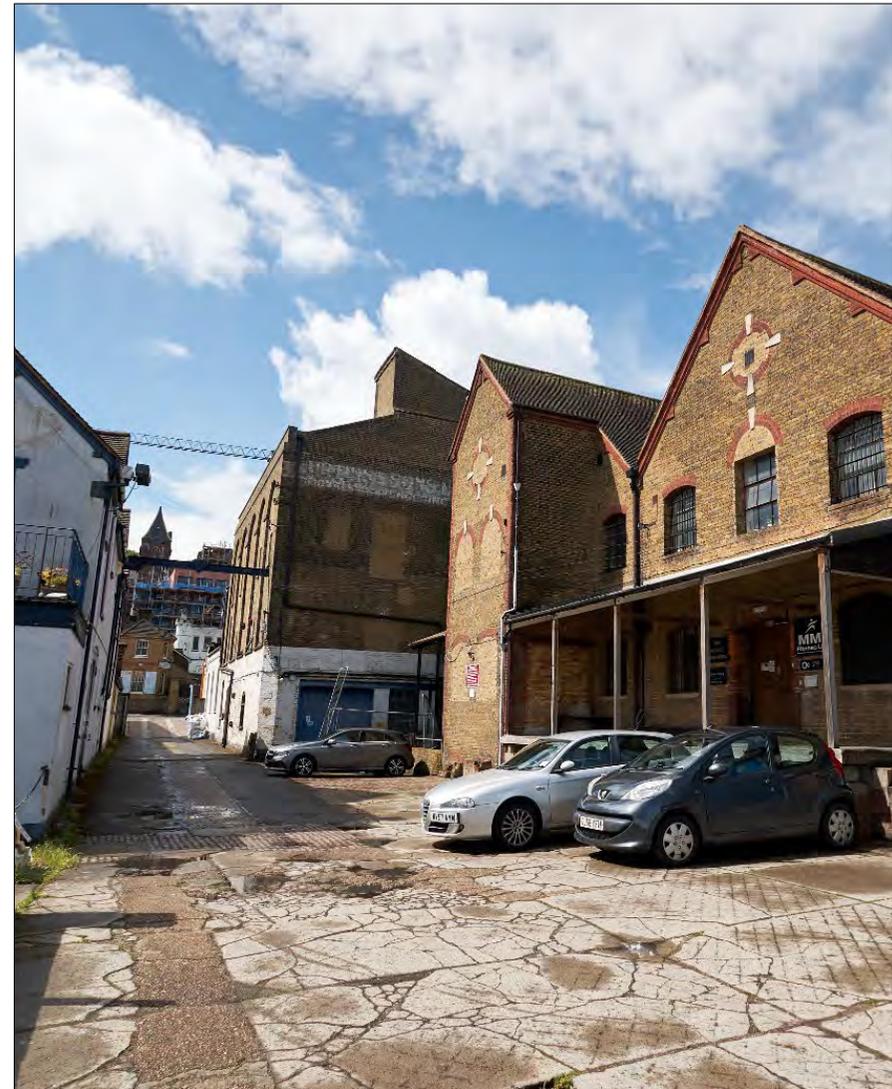
Image courtesy of Medway Archives.

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Much of the Hulkes/Arckoll/Lion Brewery complex still exists in a relatively intact form, much of which are now designated as Listed Buildings. The complex comprises two main plots either side of the High Street, with the northern portion comprising a brewery, stables, the brewer's mansion, a public house, and a wharf. And the southern site comprising the spring that supplied water to the brewery via the castellated Gothick-style pumphouse within the garden to the brewer's mansion, and a terrace of cottages. The brewery complex and its associated mansion house is perhaps the most evocative collection of buildings relating to the industrial history of the Conservation Area.

The use of the site as brewery can be dated back to at least the late 18<sup>th</sup> century, however there is evidence to support the likelihood that this use could date back even further with parts of the building dating back to at least the 17<sup>th</sup> century. The Tihurst's (or Ticehurst, or Tyhurst) appear to be the earliest recorded brewers occupying the site through the 18<sup>th</sup> century with Rebecca Tihurst marrying another brewer, Isaac Wildash, in the mid-18<sup>th</sup> century. In 1786 John Wildash (the son of Isaac) went into partnership with Thomas Hulkes, but the partnership was dissolved in 1795, and sole ownership of the brewery passed to Hulkes. Ownership subsequently passed to his heirs, last of which was James Hulkes who ran the brewery until 1877. The brewery was then sold to Charles Arckoll and Co. who renamed it the Lion Brewery. Arckoll died in 1912 and the brewery was again sold, this time ending the use of the site as a brewery. The site passed through a series of commercial ventures, including Style and Winch brewery (although the site was not used for this purpose), and Curtiss and Sons, a furniture removal business, and whose painted signage still exists on the northern elevation of the brewery building. By the 1930s, following on from being initially sub-let, the site on the northern side of the High Street was purchased by the Featherstones', a local department store, who used the complex as a retail premises and storage until the early 21<sup>st</sup> century.

A more detailed account of the history and significance of the brewery complex is provided in the Statement of Heritage Significance, prepared by Michael Copeman in 2021.



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## Public Houses and Entertainment

In the late 19<sup>th</sup> to early 20<sup>th</sup> century there were at least 36 pubs and bars on the High Street section of the Conservation Area – averaging out as a pub every 30m, around 11 of which were clustered on the northern edge of the High Street between Sir John Hawkins Hospital and Sun Pier.

Some of the pubs have early origins, dating back to at least the 18<sup>th</sup> century, including the Nag's Head (still operating as a pub), The Ship Inn (also still operating as a pub), and the North Foreland (currently vacant). Other pubs have since been converted to other uses, but often retain much of their architectural detailing that readily identifies them as a pub, such as the Prince of Orange which was design by local architect George Edward Bond.

Alongside the pubs, another key part of the entertainment industry within the Conservation Area were theatres, music halls, and slightly later, cinemas. Many of these venues were established through the 19<sup>th</sup> and into the 20<sup>th</sup> century and were considerable in size including the 2,000 seat Barnard's Place of Varieties (rebuilt in 1886), the 3,000 seat Theatre Royal (constructed 1899), and the 1,500 seat Gaiety Theatre (constructed 1890), which was later enlarged in 1912 to form the Empire Theatre. A cinema was subsequently added next door to the Empire Theatre in 1917, but subsequently closed in the early 1960s. A second cinema was opened 1935 at the western end of the Conservation Area, originally known as the Majestic, but later becoming an Odeon cinema in 1962, and the Gaumont cinema in between times.

Other than the Theatre Royal, very little evidence of these once grand entertainment facilities remains due to mid/late 20<sup>th</sup> century redevelopment; however, the area retains its reputation for live entertainment with small venues playing live music and theatre performances, such as at the Nags Head and the Medway Little Theatre on St Margaret's Banks.

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Image courtesy of Medway Archives.

## Retail and Commercial Development

Existing as a key arterial route between Rochester and Chatham, the High Street in the 19<sup>th</sup> century began to take on the character of many other High Streets, becoming lined with retail premises. Following the fire in 1800 which led to the loss of a great portion of the eastern end of the High Street, a reconstruction programme commenced in 1802 for purpose-built retail development with residential premises above, known as Hamond Place, now numbers 40 – 72 High Street, Chatham. This is a particularly early example of such a shopping parade and is therefore of notable importance. Much of the parade exists today, albeit with some alterations, however its form can be readily interpreted.

The fire of 1800 also provided the opportunity for widening and realignment of the High Street and kick-started a series of similar mixed-used redevelopment programmes along the High Street. Two late 19<sup>th</sup> century examples include Victoria Buildings at 380 – 384 High Street, Rochester (built 1889, and designed by George Edward Bond), and 348 -

364 High Street, Rochester, along with St Bartholomew's Terrace immediately behind (built 1887). A similar but slightly later and larger development was 86 - 100 High Street, Chatham, built after 1902 following the demolition of the Best Brewery complex.

Many other examples of such 19<sup>th</sup> and 20<sup>th</sup> century buildings exist throughout the High Street and now characterise the eastern end of the Conservation Area to St Margaret's Banks. Many of these buildings still display many of their original decorative and ornamental detailing, reflecting the buoyant nature of the retail and commercial aspects of High Street at the time.



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Photograph © Featherstones. With thanks to Sheila Featherstone-Clark for kindly providing the image.

The types of operators occupying the commercial premises varied considerably and provided for the needs and wants of the time. One such notable local operator was Featherstones'. Established in the late 19<sup>th</sup> century in Strood, John Featherstone purchased their first premises in the Conservation Area at 375 High Street, Rochester in 1901 and opening it as a department store. Following this was 351 - 357 High Street which became their furniture showroom and storage, 337 – 341 High Street, which was redeveloped to their gentleman's outfitters and manufacturing above, and 331 High Street became their cycle shop.

The unique nature of Featherstones' offer was a form of interest free credit, originally targeted at supporting local working-class families by allowing them purchase uniforms and workwear which was paid for over an agreed period. This approach was particularly popular, and the business went from strength to strength in the first half of the 20<sup>th</sup> century, opening several department stores across Kent, and even one in Rosyth, Scotland.

The contribution Featherstones' made to the character of the Conservation Area cannot be underplayed, and their careful re-use of historic buildings throughout the 20<sup>th</sup> century is of great benefit to the Conservation Area today.

To support the workers' educational needs, a Mechanics' Institute was established opposite the junction with Hamond Hill in the mid-19<sup>th</sup> century, later moving to Fair Row in Chatham. The Mechanics' Institute movement was conceived at the end of the 18<sup>th</sup> century as a means of improving the literacy and numeracy of working people and providing them with some basic technical education. Charles Dickens was an advocate of the Mechanics' Institute movement and went on to become the president of the Rochester and Chatham Mechanics' Institute from 1860 until his death in 1870.

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## The Arts

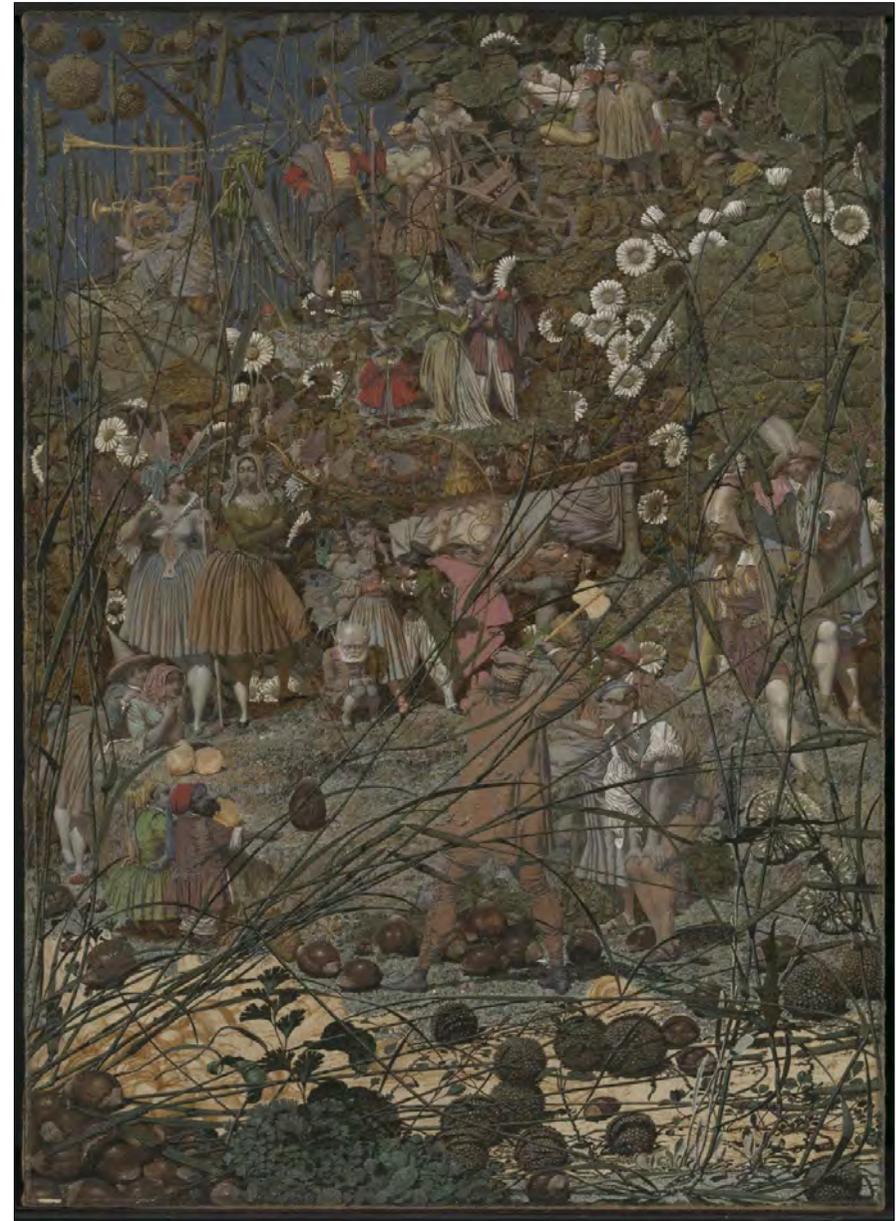
Historically the Conservation Area has continually contributed to the local, and often national arts and culture. Richard Dadd is one of the area's earliest notable local artists; born in Chatham in 1817 and noted for the level of detail of his work. One of Dadd's most famous pieces is *'The Fairy Feller's Master-Stroke'* (1855-64) depicted opposite.

Evelyn Dunbar is another, who lived on St Margaret's Banks from 1913. Dunbar is noted for recording women's contributions to the World War II home front, particularly that of the Women's Land Army. Dunbar studied at Rochester School of Art, now the University for the Creative Arts (UCA), until recently located adjacent to the Conservation Area at Fort Pitt. One of Dunbar's works is *'A Land Girl and the Bail Bull'* (1945), as depicted below.

Many other notable creatives have studied at UCA, or worked, lived and socialised in the Conservation Area. The area remains at the heart of Medway's creative culture, boasting several established galleries, workshops, and studios that produce some of the country's most celebrated art and fashion.



*A Land Girl and the Bail Bull* by Evelyn Dunbar, 1945. © Tate. Reproduced under CC-BY-NC-ND 3.0 (Unported). Available from: [www.tate.org.uk/art/artworks/dunbar-a-land-girl-and-the-bail-bull-n05688](http://www.tate.org.uk/art/artworks/dunbar-a-land-girl-and-the-bail-bull-n05688)



*The Fairy Feller's Master-Stroke* by Richard Dadd, 1855-64. © Tate. Reproduced under CC-BY-NC-ND 3.0 (Unported). Available from: [www.tate.org.uk/art/artworks/dadd-the-fairy-fellers-master-stroke-t00598](http://www.tate.org.uk/art/artworks/dadd-the-fairy-fellers-master-stroke-t00598)

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## LGBTQIA+

The Conservation Area has been a focus for the LGBTQIA+ community since at least the 1950s, and largely centres around The Ship public house - reputed to be one of the oldest LGBTQIA+ venues in the country. The Ship has a vibrant history, and through the mid-20<sup>th</sup> century became known as a space for sex workers, sailors, and gay men. The existence of such a venue in a port or garrison town is not especially out of the ordinary, and the presence of The Ship acts as a focal point that historically allowed people within the local community and further afield to express themselves freely without fear of persecution, and today contributes to the vibrancy and diversity of the Conservation Area.

One of the recent key figures in establishing the LGBTQIA+ community in the area was Don Rose, the landlord of The Ship from 1970 through to his death in October 1985. Rose was an active figure in the community and campaigned on local matters, such as saving the Theatre Royal in Chatham, and returning the paddle steam ship the Medway Queen to the area. Prior to being the landlord of The Ship, Rose also owned his own paddle steam ship, the Queen of the South (previously named the Jeanie Deans), which was the sister ship to The Waverley. During the 1980's he also operated pleasure cruises from Ship Pier aboard the Queen of Kent.

The success of The Ship as an LGBTQIA+ social and recreational venue saw the Conservation Area become the centre for the LGBTQIA+ community in Medway and the surrounding areas in the decades following, with several other public houses declaring themselves LGBTQIA+ friendly venues and holding regular events. This included the Von Alton, Royal Exchange, Rose and Crown, Ordnance Arms (later the Britannia), and the Horse and Groom. Notably, events at the Horse and Groom were organised by the Campaign for Homosexual Equality, the Gay Liberation Front, and the Medway Area Gay Independent Community.

Today, the Conservation Area remains a hub for LGBTQIA+ resources, events, and social spaces. The Ship continues to go from strength to

strength with the current landlord continuing the pubs tradition as a vibrant and valued community resource. The well-established ME1 Sauna and Steam on Foundry Wharf, and 331 High Street in Rochester being home to the Medway Gender Sexual Diversity Centre which hosts a range of independent LGBTQIA+ organisations including the South-East Gender Initiative, Medway Pride Radio and organisational hub, and Medway Gay Men's Health and Wellbeing Forum. National recognition of the importance of the contribution of these services was made recently with Medway Pride Radio being nominated for the Community Organisation award for LGBT at the National Diversity Awards in 2022.

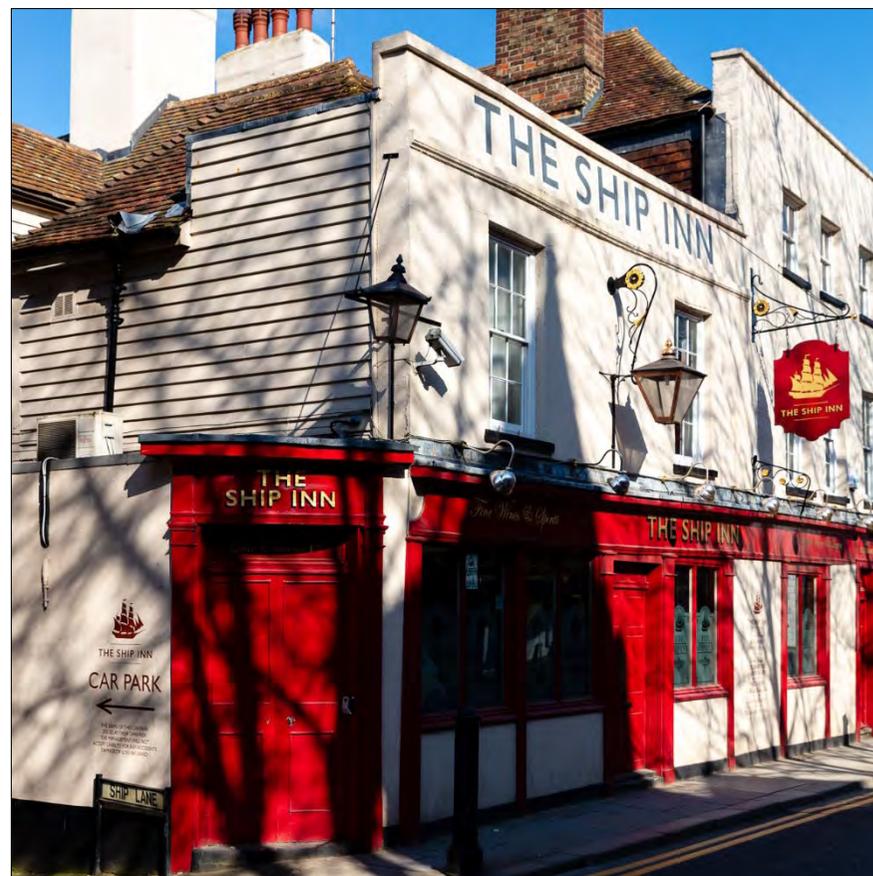


Image courtesy of Rikard Osterlund.

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## George Edward Bond

Several of Medway's most valued Victorian and Edwardian buildings can be credited to the local architect George Edward Bond. Whilst a few of his buildings have unfortunately been lost, many remain, and some are now recognised and celebrated for the national importance as Listed Buildings.

From the late 19<sup>th</sup> century, Bond situated his offices in the Conservation Area, working from Victoria Buildings at 380 – 384 High Street, Rochester, which he designed himself. Bond also worked on several other buildings in and around the Conservation Area, including nurse's accommodation at St Bartholomew's Hospital, Pier Chambers, the Prince of Orange public house, the Theatre Royal, the Nurses Institute and Masonic Hall on Manor Road, Chatham, along with 337 – 341, and 233 High Street, Rochester.



Photograph of 337 – 341 High Street, Rochester with its original façade in the 1920s. Photograph © Featherstones. With thanks to Sheila Featherstone-Clark for kindly providing the image.



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## Spatial Analysis

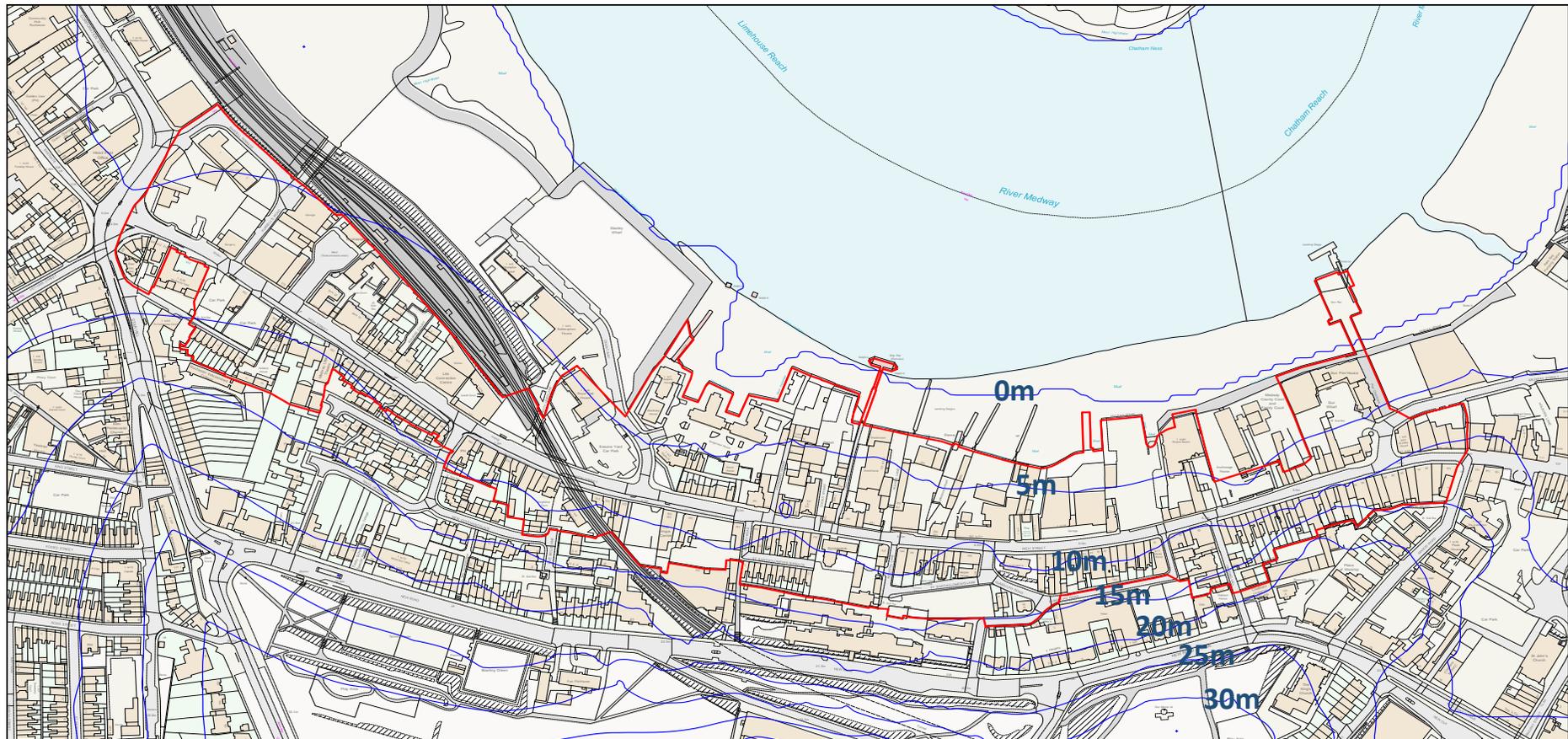
The spatial characteristics of the area provide insight of the influences that helped shape the historic townscape, and in-turn provide a greater understanding of the character and significance of the Conservation Area.

## Topography and Geology

The Conservation Area is located along an outside bend on the south bank of the river Medway, and at the foot of a scarp to the south that rises to New Road.

The ground levels within the Conservation Area range from 0 - 5m at the rivers' edge, to 15m - 20m AOD in the south. Due to its low-lying nature, the area is prone to flooding along the river's edge.

According to British Geological Society data, the bedrock geology is the 'Lewes Nodular Chalk Formation – Chalk' - a sedimentary bedrock formed approximately 86 to 94 million years ago in the Cretaceous Period, when the local environment previously dominated by warm chalk seas. In terms of superficial geology alluvium can be found along the rivers' edge, comprising clay, silt, sand and peat.

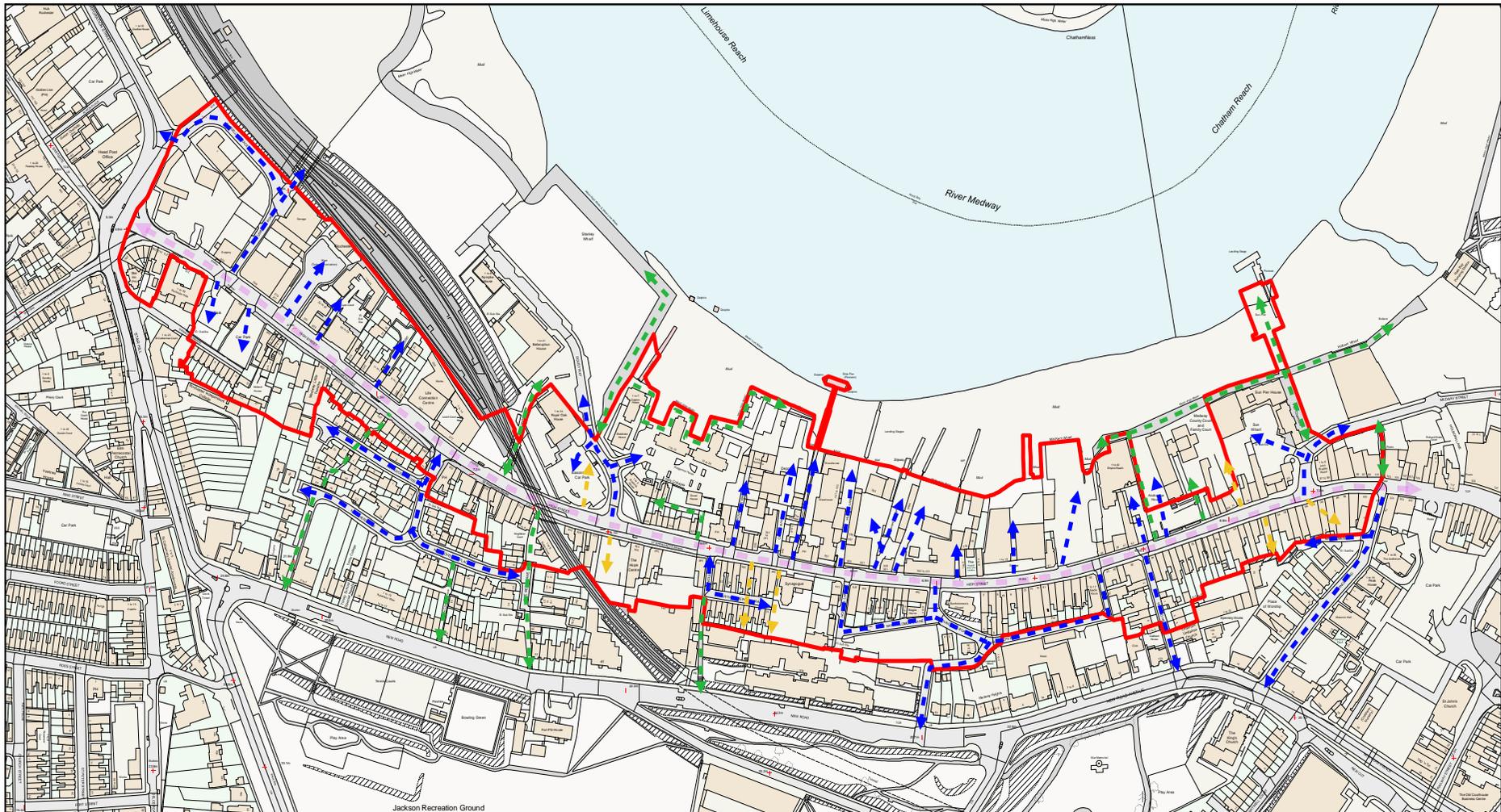


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## Access and Movement

One of the key characteristics of the Conservation Area are the narrow lanes, paths and alleyways that run from the High Street both north to the river, and south up to New Road on the higher ground above. The age of these routes vary, but some are likely to be particularly historic.

Some probably originate through the development of the riverside areas from the 17<sup>th</sup> century, and others due to the opening of New Road in the late 18<sup>th</sup> century. Many of the routes are now pedestrian access only (shown in green on the map below), and/or are in private ownership and so may not be publicly accessible. Others noted on 19<sup>th</sup> century mapping have unfortunately been lost (shown in yellow).



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## Green Spaces

The predominant historic commercial and industrial nature of much of the Conservation Area has resulted in publicly accessible green space being particularly sparse, and currently limited to small spaces such as amenity land around the edge of modern developments, or private space that is made available for public use, such as that on the High Street at St Bartholomew's Hospital development. Historically, additional green space was provided at the Bethel chapel on St Margaret's Banks, and the Unitarian chapel just outside the Conservation Area, on New Road Avenue. The Bethel chapel churchyard has since been lost, but the Unitarian chapel churchyard remains as an important green break that softens the north side of New Road Avenue. Many of the historic houses, notably those on St Margaret's Banks, also would have had large private rear gardens. Many of these gardens were truncated in the late 20<sup>th</sup> century with the development of Nag's Head Lane and Hawkwood Close. One such garden remains to the rear of 252 High Street and includes a plaque on the boundary wall: *'Erected by Thomas Tomlyn 1790'*.

The final green area of note is that of the cutting of the railway line that bisects the Conservation Area. Whilst being inaccessible, the trees provide a valuable backdrop to the townscape and are of ecological value.

Historically there was slightly more green space, but much of this came in the form of private gardens (many of which remain today), those attached to semi-public buildings such as churches and chapels, or the large gardens located near to the Victualling Yard on the present-day Rochester Riverside development. The deficiency in open space was tackled in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries through the laying out of the nearby Victoria Gardens, Fort Pitt Gardens, and Jackson's Recreation Ground for public enjoyment, following being considered surplus for military use. These greenspaces continue to be well-used today and offer picturesque panoramic views above the Conservation Area of the river and surrounding towns.

## Trees

There are relatively few trees within the Conservation Area, most of which are contained within private spaces and gardens. This has historically been the case, with very few trees within the streetscape, and limited to private rather than public areas. Within the Conservation Area today, most of the trees exist within private areas still, such as to the rear of 40 – 80 High Street, Chatham, along the railway cutting and in rear gardens most often on the south side of the High Street. However, the value and importance of trees is recognised through Tree Preservation Orders (TPO), for which consent is usually required to undertake works to them, such as pruning or felling.

Works to other trees within the Conservation Area not covered by an existing TPO may also require consent, therefore at least 6 weeks prior to undertaking any works, written notification must be made to the council, who may then wish to make a TPO. Further information is available on the [Medway Council website](#), and applications for works can be made through the [Planning Portal](#).



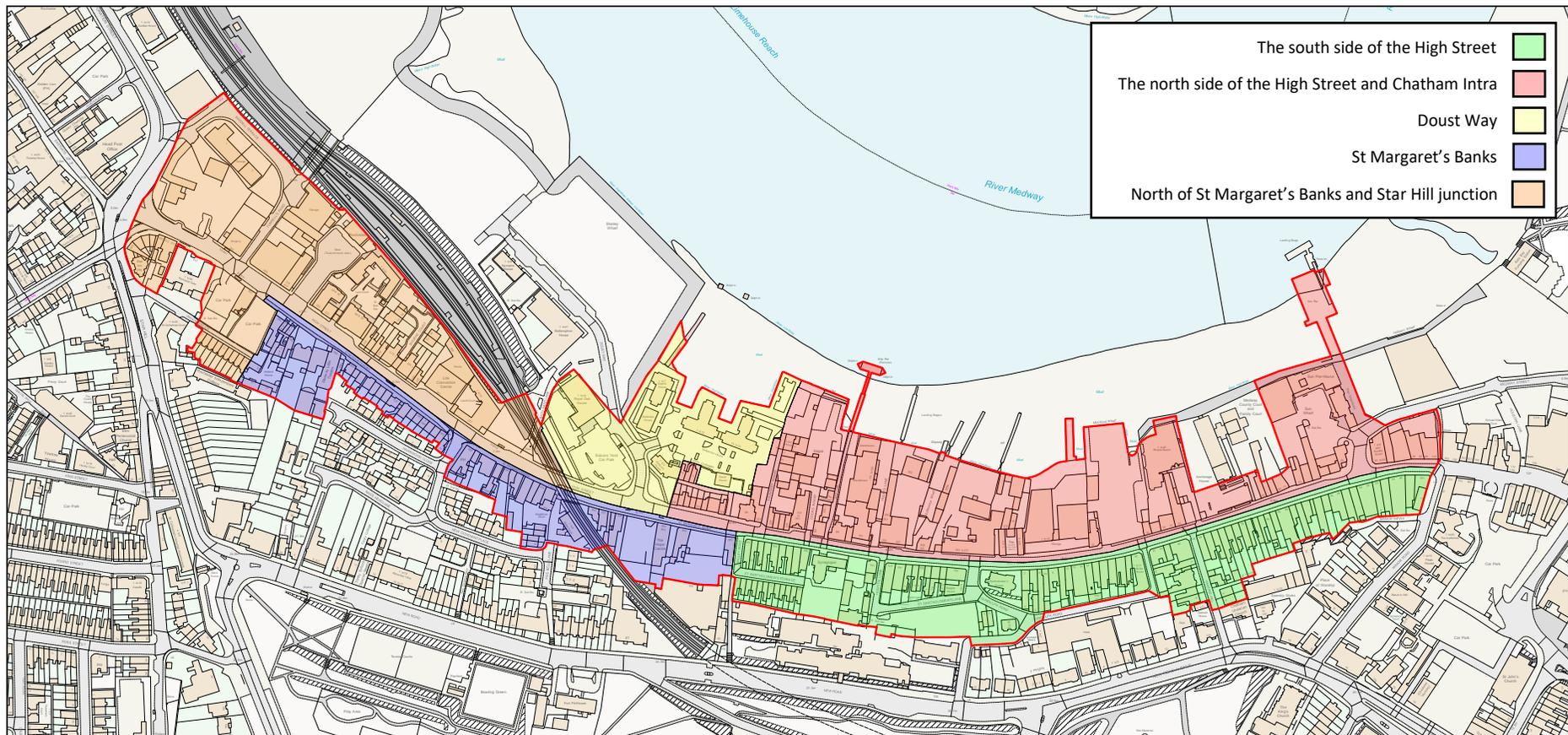
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## Character Zones

Five zones of discernibly different character based on their spatial characteristics, architectural qualities, materials, use and historical context have been identified through the Conservation Area Appraisal. An assessment and summary of the key features and characteristics of each zone that contribute positively to the character and appearance of the Conservation Area are made over the following pages.

The five separate character zones within the Conservation Area are as follows and as illustrated in the map below:

- The south side of the High Street
- The north side of the High Street and Chatham Intra
- Dust Way
- St Margaret's Banks
- North of St Margaret's Banks and the Star Hill junction.



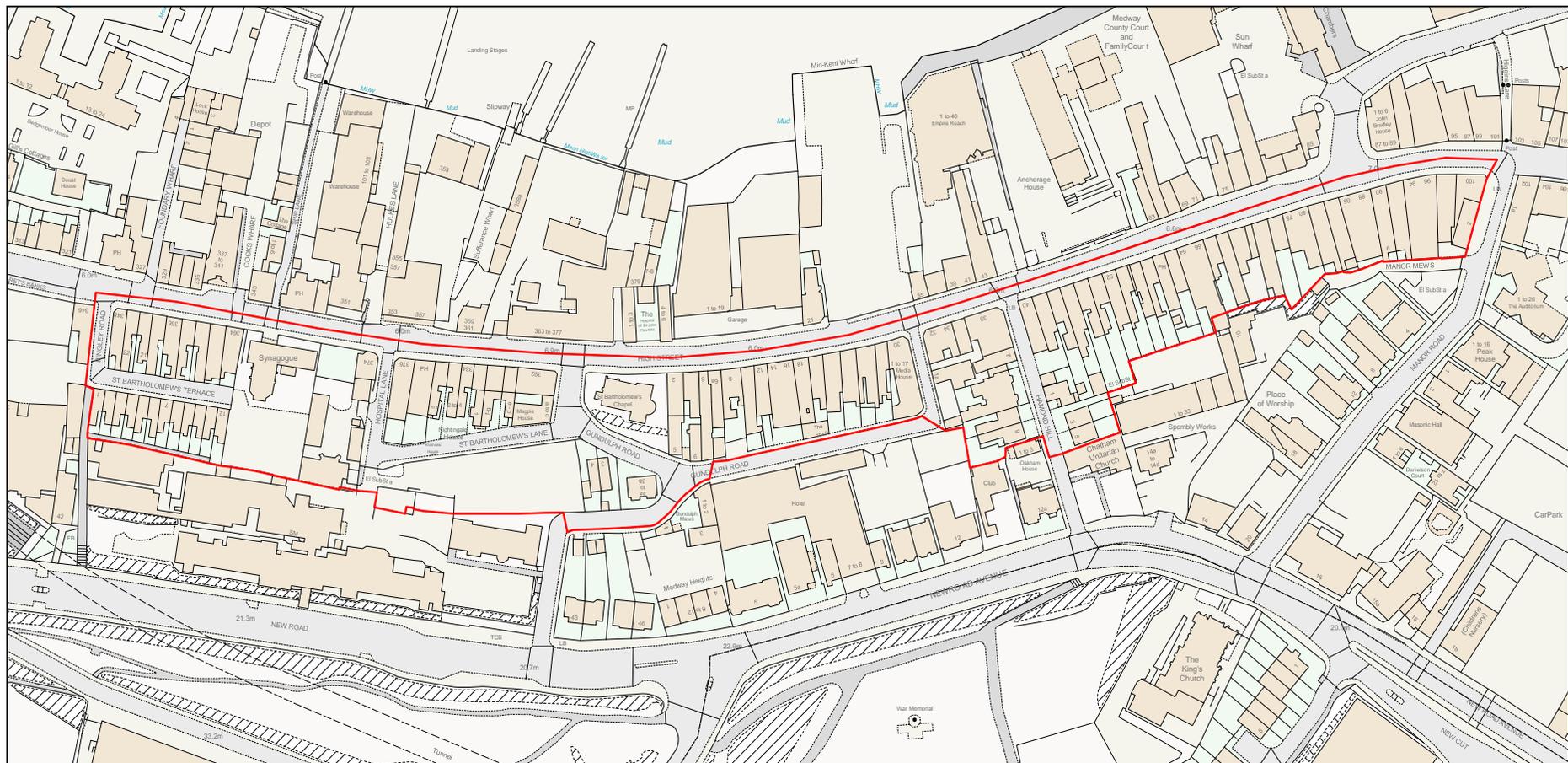
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## The South Side of the High Street

Much of the south side of the High Street was rebuilt in the 19<sup>th</sup> century following the fires of 1800 and 1820, and through realignment and widening the street. However, examples of older buildings remain, such as Camden House on Hamond Hill, and St Bartholomew's chapel. The character is predominantly defined by 3-storey buildings, sometimes constructed as part of terraces or pairs. Between the odd former public house or other individually constructed building can be identified, but

often it is not entirely obvious due to consistent building lines, eaves heights and window positions. Throughout, most are constructed on narrow individual plots, usually around 6m wide and 30m deep that run perpendicular to the road and have no front gardens, but with front access immediately onto the highway.

Many of the buildings forming part of the south side of the High Street were constructed with commercial premises on the ground floor with accommodation above, and mainly continue in this configuration today.



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Typical of some architectural styles of the 19<sup>th</sup> and early 20<sup>th</sup> century, many of the buildings in this character zone are often highly flamboyant, displaying a range of architectural details, with some later Victorian and Edwardian-era buildings having decorative gables, pediments, and dormers. In some instances, these details are beginning to show signs of decay, it is therefore important that steps are taken to prevent their loss.



Image courtesy of Rikard Osterlund.



Some original shopfronts can still be found, but many have been replaced with modern aluminium framed and plate glass shopfronts. A key part of the Townscape Heritage Initiative and the more recent High Street Heritage Action Zone was to replace many of these poorly designed modern shopfronts with more traditional timber alternatives. Many shop signs are the modern plastic type, and some are illuminated; these are usually considered to detract from the character of the Conservation Area, and so where appropriate the council supports the replacement of these with more traditional signage, such as hand-painted timber fascia boards.

The common facing material is brick of varying shades with stone dressings, and slate or red clay tile roof coverings that have sometimes been replaced with inferior concrete tiles. Some original brick facades have been painted or covered with a render finish, but where bare brick still exists, it is often of a highly decorative nature and contributes positively to the character of the Conservation Area. Most windows above ground floor are timber sliding sash in varying configurations.

## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Off the High Street are small-scale residential streets, such as those of Hamond Hill, Gundulph Road, and St Bartholomew's Terrace. Apart from Camden House, most of the buildings are of 19<sup>th</sup> and 20<sup>th</sup> century origins, with new housing planned along the southern edge of St Bartholomew's Lane as part of the redevelopment of the former St Bartholomew's hospital.



Some late 20<sup>th</sup> century infill development also exists in the character zone, such as 12 – 16, 24 and 72 High Street, Chatham. Whilst these examples reflect the scale, narrow plot width, vertical emphasis, and in instances take on some influences of the local architectural detailing; generally, they do not contribute to the overall character of the Conservation Area due to lacking in the finer aspects of their design when compared to more historic counterparts.

Three key interjections occur in the frontage to the south side of the High Street: The Grade II\* Listed St Bartholomew's chapel, the Garden of Reflection with its Grade II Listed railings, walls and steps, and the Grade II\* Listed Chatham Memorial Synagogue.



Image courtesy of Rikard Osterlund.

## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Set in a small churchyard, the small-scale nature of St Bartholomew's chapel provides a welcome opening and moment of green vegetation in the enclosed High Street, and then giving way to Gundulph Road which weaves its way around the chapel and up the hillside to New Road behind. In the late 20<sup>th</sup> century, the chapel fell out of use, but has more recently been taken over by a gymnasium.

The Conservation Area includes part of Gundulph Road and St Bartholomew's Lane to the south of the High Street. These roads formed the rear access to the buildings fronting the High Street; however, they have since been subject to small-scale mews-style residential development.



The south side of the High Street is also home to perhaps the only current public green space in the Conservation Area, known as the Garden of Reflection and located adjacent to the Chatham Memorial Synagogue. The green space was originally the garden to 351 High Street (Chatham House) opposite with its 'eye-catcher' Grade II Listed former pumphouse beyond. Both the garden and pumphouse now form part of the redevelopment of St Bartholomew's Hospital and are to be brought into community use as part of the development.

Immediately west of the Garden of Reflection is Chatham Memorial Synagogue which forms another opening in the distinctive terraces fronting the High Street. Much like St Bartholomew's chapel, the synagogue is small-scale and set slightly back from the High Street within its grounds, but due to its distinctive design it draws the eye and acts as an important landmark and focal point within the Conservation Area.

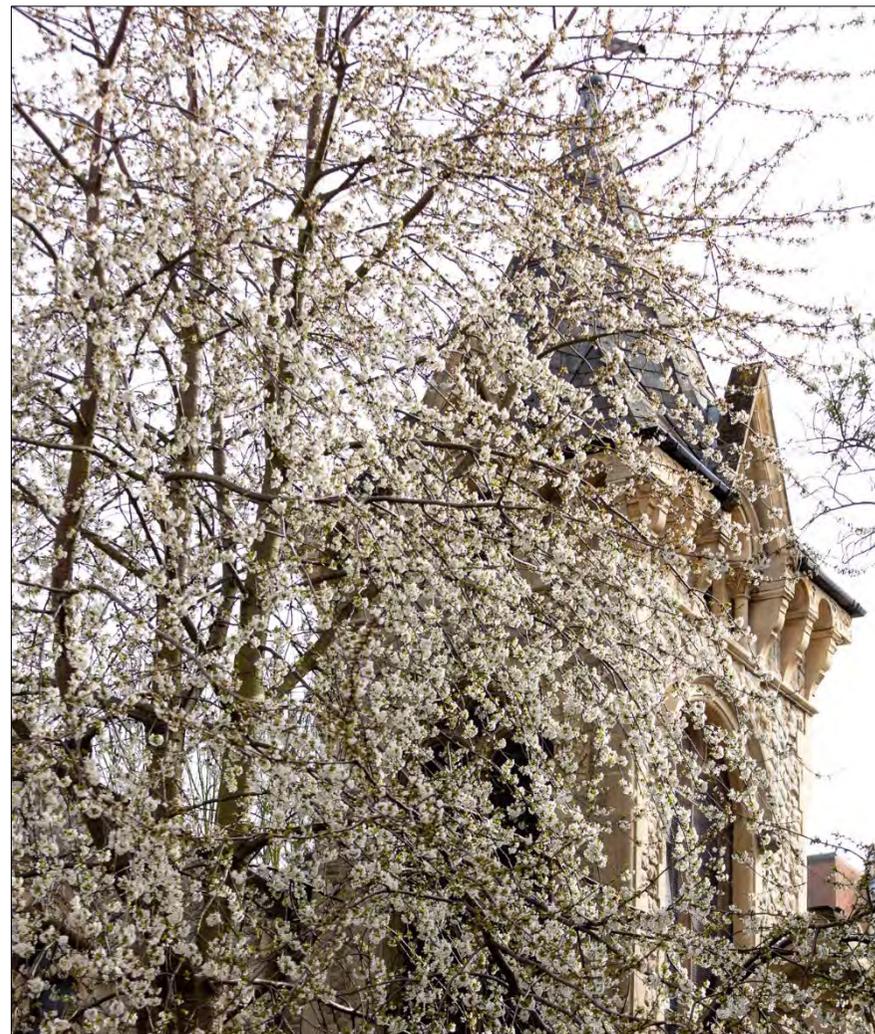


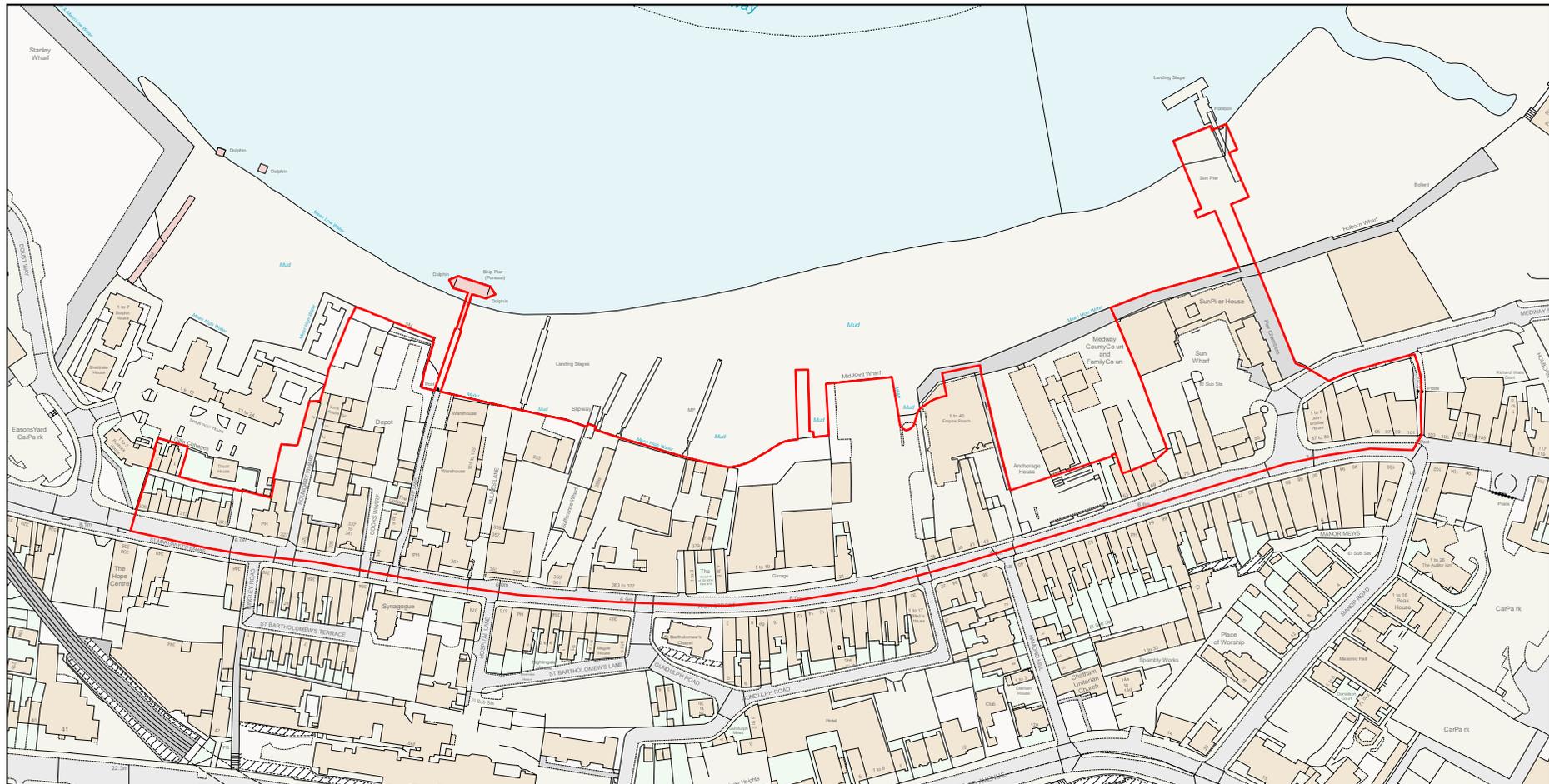
Image courtesy of Rikard Osterlund.

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## The North Side of the High Street and Chatham Intra

The north side of the High Street and Chatham Intra comprises three main components: (i) The High Street frontage, (ii) the rivers' edge with its wharves and piers, and (iii) the lanes, buildings and spaces that lie between the two. The character zone extends from the eastern extremity of the Conservation Area at Higgins Lane just beyond Sun Pier to the east, through to Foundry Wharf in the west.

This character zone includes many important historic buildings ranging from those dating from the 16<sup>th</sup> century to those built after the large fires that occurred periodically through the 19<sup>th</sup> century. Later redevelopment in the mid to late-20<sup>th</sup> century removed a considerable amount of valuable historic fabric, and in some instances replaced with what are now considered to be major detractors to the character of the Conservation Area, such as Anchorage House (outside of the Conservation Area) and Empire Reach.



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The High Street frontage portion of this character zone varies in its age and quality, however in terms of scale it rarely rises above 3 storeys. Like the south side of the High Street, most buildings are constructed within narrow plots that run perpendicular to the High Street, but some vary in width; however, terraces such as those of 305 – 321 and 329 – 335 High Street, Rochester; and 35 – 43, 63 – 79 High Street, Chatham are more uniform. At the other end of the scale are much wider plots, such as the former Grays Garage at 1 – 19 High Street, its associated sales yard between 21 and 35 High Street, and the combined frontage of Empire Reach and Anchorage House on High Street, Chatham. These are where the older terraces have been redeveloped in the mid to late 20<sup>th</sup> century, removing the more regular narrow plots that can be observed on late 19<sup>th</sup> century mapping.



Image courtesy of Medway Archives.



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Many of the earliest 18<sup>th</sup> and 19<sup>th</sup> century buildings fronting the High Street and earlier were often originally in residential use, possibly with small commercial uses attached. Through the 19<sup>th</sup> and early 20<sup>th</sup> centuries many of these were gradually converted to commercial uses on the ground floor, and often had shopfronts added as popularity of the High Street increased. However, from the mid-19<sup>th</sup> century, many of the buildings began to be purpose built with commercial use at ground floor, usually with residential accommodation above and incorporating a range of decorative architectural detailing and design, adding to the flamboyant character of the bustling 19<sup>th</sup> and 20<sup>th</sup> century High Street. These vertical mix of uses within buildings of commercial at ground floor with residential above, and attractive shopfronts and frontages make an important contribution to the overall character of the High Street frontage to the Conservation Area today.

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The most common building material on the High Street frontage is brick of varying shades, sometimes with stone dressings. Slate roof coverings would have probably existed on most of the buildings, but some may have used Kent Peg clay tiles on the more historic buildings. In some instances, the roofs have been recovered with modern and less sympathetic clay or concrete tiles. Some original brick facades have been painted or covered with a render finish, but where bare brick still exists, it is often of a highly decorative nature and contributes positively to the character of the Conservation Area. Aside from some exceptions most windows above ground floor are timber sliding sash in varying configurations, some inferior aluminium and UPVC frames are present and are usually considered to be a detracting feature.

Since at least the 17<sup>th</sup> century functional links have existed between the High Street frontages and the buildings behind; either through deep purpose-built buildings projecting back from the High Street, or those that have been gradually added to or altered over time depending on the use and needs of the occupier. This is reflected in the jumbled and unplanned nature of buildings within this character zone, such as at the former Lion brewery complex on Hulkes Lane and the area to the rear of Featherstone House. Between the narrow plots, historic alleyways and lanes exist that run from the High Street toward the river, originally providing access to the wharves and piers. These lanes are an important characteristic of the interface between the High Street and the river and provide a strong visual link, allowing for both glimpsed views of the river; and along with the enclosing buildings either side they can provide framed views of landmarks. Often historic surfacing such as granite setts and slabs remains in place, sometimes overlaid with modern materials.

The gradual development of the north side of the High Street occurred in tandem with the reclamation of land from the river to provide larger areas of wharfage, which can be seen through map regression on the following page.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



	1866
	1898
	1908
	1954
	1975
	21 <sup>st</sup> century

## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Buildings behind the High Street and down to the river edge are largely functional in nature and range in age, but some contain some attractive architectural detailing. Several historic warehouses and sheds remain and, in most instances, have been put to new uses.



Much of the use of the riverfront has changed over the last century, but industries that are related to or make use of the river still exist, such as Letley's boatyard located on Central Wharf. Many of the historic piers and jetties have since been lost too, but the largest piers, Ship Pier and Sun Pier remain. The form of the historic wharves can be readily interpreted, including the ends of the slips of the shipyard at Doust Way.

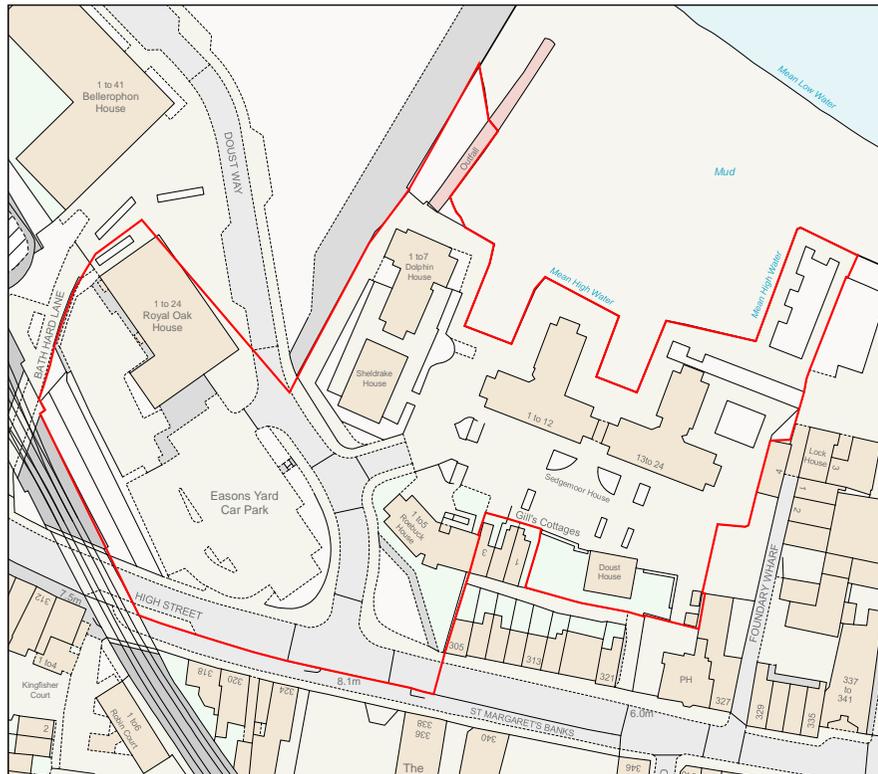
Facing materials on the riverfront vary, including various shades of brick (sometimes painted), weatherboarding, corrugated steel, and render. Generally, historic buildings are of a similar scale to those on the High Street, but their massing is sometimes larger, such as the former brewery buildings on Hulkes Lane. Roof coverings vary throughout.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Doust Way

All but two buildings within the Doust Way character zone are of a recent construction, either as part of the redevelopment of the Doust Shipyard in the late 20<sup>th</sup> century, or as part of the Rochester Riverside development in the early 21<sup>st</sup> century. The two remaining historic buildings lie within the Doust Shipyard redevelopment area - the late-19<sup>th</sup> century Sheldrake House, and the late-18<sup>th</sup> century Doust House. The original specific function of Sheldrake House is not fully known, but it was likely in a warehouse use; whereas Doust House was constructed as a dwellinghouse by the Nicholson family of shipbuilders who owned the shipyard until around 1813 and is now Grade II Listed. Both buildings are now in residential use.



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The rest of the character zone comprises relatively large-scale modern residential buildings, albeit with a small commercial use on the ground floor of Royal Oak House. While the scale, mass, and grain of these new blocks is generally not representative of the prevailing character of the Conservation Area, historically this character zone contained some of the more substantial buildings. While some effort has been made to reflect materials and details used on Sheldrake House, these modern buildings are larger than those they replaced, and along with Royal Oak House do not contribute to the character of the wider Conservation Area.

Between the buildings, car parks have been laid out with modern urban greenspace fringing. This helps present a sense of openness between the High Street and river, providing a counter to the enclosure of the narrow High Street further east. Along the river edge a poorly maintained public footpath and area of amenity space exists but abruptly terminates at Cooks Wharf with the change in land ownership.

Facing materials vary due to the composition of building ages and types in this character zone, as do details such as fenestration and architectural detailing.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Beyond the modern development on Five Bells Lane, a series of 17<sup>th</sup> and 18<sup>th</sup> century buildings face onto the Banks along to its junction with Nags Head Lane, all of which are Grade II Listed. All but two of the buildings were originally constructed as houses, later being converted into commercial uses, and then often more recently back to residential use. The two historic commercial buildings are 308 St Margaret's Banks which was built as a bank but is now in residential use, and the Nags Head pub at 292 High Street, which remains operating as a pub. These buildings create an attractive and interesting ensemble of varying ages, styles, materials, and sizes – but with not exceeding 3-storeys in height. Access to the rear of the buildings can be made from Nags Head Lane, and some of the buildings have cellar-level access onto the High Street.

Aside from the modern development of Kingfisher Court and Robin Court on Five Bells Lane, facing materials on this section of the St Margaret's Banks character zone vary from building to building due to the nature of their varying age, character and design. These include various shades of brick, render or stucco, and weatherboarding of varying finishes. Roof coverings vary according to the age of the building, including slate and clay Kent Peg tiles, however some have been replaced with clay or concrete tiles.

Windows are typically timber sliding sash of various configurations, along with shopfronts in situ at numbers 294, 304, 306, 310 and 312 St Margaret's Banks. 296 and 298 were re-fronted at ground floor in the early 21<sup>st</sup> century with brick facades.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

The most westerly section of St Margaret's Banks runs from Nags Head Lane to the junction of Furrell's Lane on the opposite side of the High Street. This section is split between a series of terraces of three storey townhouses to the east of Medway Little Theatre at 256 St Margaret's Banks, and then a less formal cluster of buildings along to number 246, to the west of and including the theatre. The section of townhouses is split in age, with two 19<sup>th</sup> century Grade II Listed buildings at 276 (Anchor House) and 286 St Margaret's Banks; the others being developed between in the late 20<sup>th</sup> century. Currently all the buildings are in residential use, however up until the late 20<sup>th</sup> century redevelopment, many of the historic buildings that were lost at this time were in commercial uses as shops and offices.



This section of St Margaret's Banks provides a particularly notable framed view of Rochester Castle keep rising above the townscape in the distance.

Facing materials here are predominantly yellow brick, but with a red brick detailing on the more recent buildings. Windows are typically timber sliding sash of varying configurations, timber front doors and door cases, and cast-iron railings and guttering. The new buildings are respectful in scale to their historic counterparts, not exceeding three storeys in height.



Image courtesy of Rikard Osterlund.

## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

From Medway Little Theatre the character alters, with a series of less-formally arranged buildings, four of which are Grade II Listed – 246, 250, 252 and 254 St Margaret's Banks. Here the buildings are set back from the highway by large front gardens, except for the two non-Listed Buildings of the theatre and the late 20<sup>th</sup> century development of Holland House (number 248). Medway Little Theatre opened in 1958 and is now the only remaining theatre within the Conservation Area, and therefore contributes to its significance of what was historically an exciting area for entertainment.

The styles, construction and facing materials used in the buildings in this section of the character zone varies considerably, however number 246 is the only timber-framed and weatherboarded building, with the others of a brick construction and external finish, albeit in varying shades.

Most windows are in varying configurations of timber sliding sash, and panelled timber front doors. Roof coverings vary. The scale of the buildings is typical of the prevailing character of the Conservation Area at 3-storeys in height.

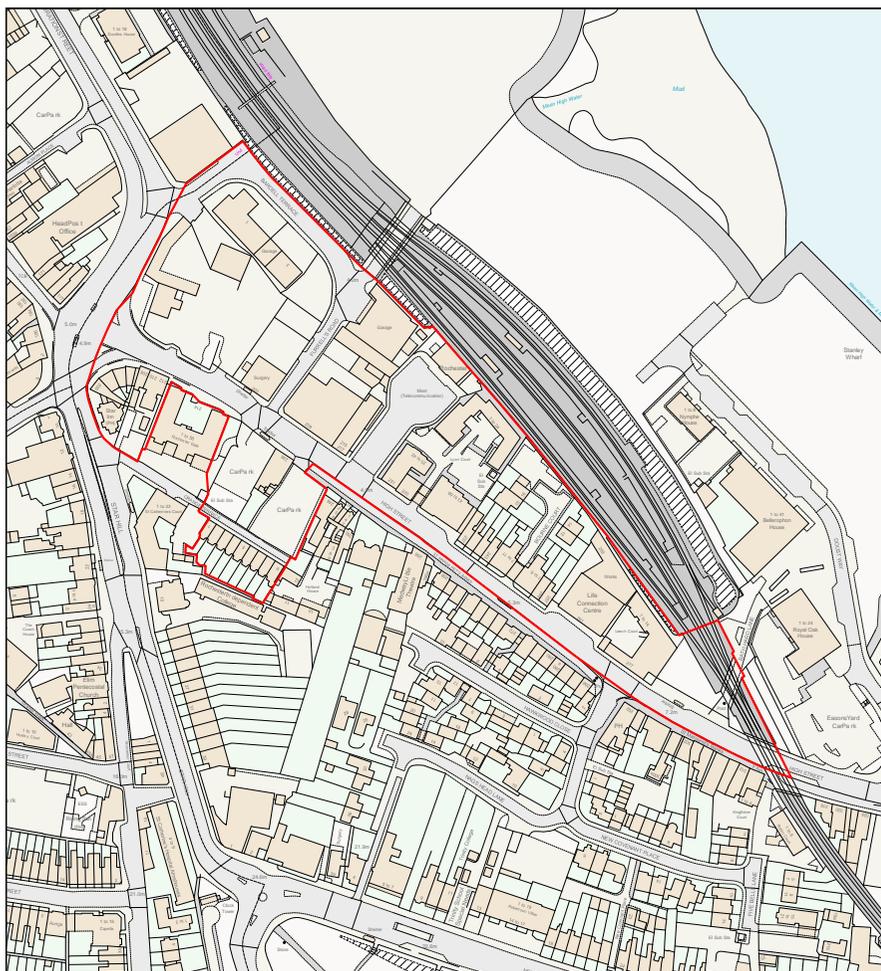


Image courtesy of Rikard Osterlund.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## North of St Margaret's Banks and the Star Hill junction

This part of the Conservation Area is perhaps the most fragmented in terms of presenting a cohesive architectural style, use, or age of building. It begins at the railway line, which forms its eastern and northern extents, and continues to the edge of the Conservation Area to the Star Hill junction. The area incorporates the High Street (but only the northern part opposite St Margaret's Banks), part of Star Hill, and Orange Terrace.



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To the north side of the High Street the character zone begins with a series of railway arches and associated land supporting the railway line above. The arches are currently vacant but have in the past been used for small-scale commercial and industrial uses and include a narrow lane through to the Rochester Riverside development, known as Bath Hard Lane, but historically William Street. The arches and the space around them are currently a particular detractor to the wider character of the wider Conservation Area and a creative solution for its future use needs to be established.

Immediately adjoining the western edge of the railway arches is Leech Court; a late 20<sup>th</sup> century development that in-part reused the former commercial premises of Leech and Co. who manufactured optical instruments. As part of the redevelopment the distinctive black and white hand-painted signage was carefully restored, creating a landmark within this part of the Conservation Area.



Image courtesy of Rikard Osterlund.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Image courtesy of Rikard Osterlund.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

A terrace of late 19<sup>th</sup> century townhouses fronts the High Street (numbers 237-257 High Street, Rochester) toward the former Rochester railway station, known as Medway Terrace. The terrace is 3-storeys in height, of yellow brick with stone dressings, and have a small garden and access to the lower ground floor to the front. The middle of the terrace has been carefully redeveloped in the late 20<sup>th</sup> century into block of flats with undercroft access to a small mews style development to the rear – recreating a feature of the original terrace.



Beyond Medway Terrace is a 4 to 5-storey early 21<sup>st</sup> century development that incorporates an early 20<sup>th</sup> century building at 233 High Street, known as Lyon Court. Similar to the modern section of Medway Terrace, further development is included to the rear, accessed via an undercroft. The development is a modern take on the adjoining historic buildings, which is in some respects successful. However, there are some issues, such as their bulk and height which dominates the smaller historic buildings, detracting from contributors to the character of the Conservation Area.

The former Rochester railway station lies at the end of a short forecourt entrance. The station opened in 1892 as part of the East Kent Railway and was relocated nearby to Corporation Street in 2015. Since its closure it both the building and the forecourt area has been put to use as a railway contractors depot and a fence erected across the High Street entrance.

Beyond and opposite the station a cluster of valued historic buildings are located, including the former A.E Smith retail shop and the former Mission to Seamen Institute adjacent to the station, both of which are currently being converted to use as student accommodation.

Furrell's Road separates the former Mission to Seamen Institute and the Grade II Listed former County Court, now in use as a dental practice. The court opened in 1862 after being relocated from the Guildhall. The land around the former County Court (bounded by Furrell's Lane, Bardell Terrace, and Corporation Street) is currently cleared of buildings subject to planning permission for a mixed-use development.



Image courtesy of Rikard Osterlund.

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Image courtesy of Rikard Osterlund.

The opposite side of the High Street is more fragmented in character and form with numbers 228 – 244 High Street being demolished in the late-20<sup>th</sup> century, leaving just 236 and 238 standing between two public carparks. Immediately to the south of this is Orange Terrace, a late 20<sup>th</sup> century 3-storey terrace overlooking the High Street below and access from Star Hill.

The Conservation Area excludes the existing Rochester Gate residential development, which replaced a cinema in the late 20<sup>th</sup> century, and terminates at the junction with Star Hill. The junction was largely redeveloped in the early 20<sup>th</sup> century as part of highway alterations and realignment to create Corporation Street along the route of what was Ironmonger Lane, bypassing the High Street. The late 19<sup>th</sup> century buildings of 208-212 High Street were the sole survivors the highway alterations, with the rest of the terrace to the west, including the earlier Star Inn on the corner, being redeveloped into the current form.

External materials used on the buildings in this character zone vary, however there is a predominant use of brick in varying shades, often with decorative stone dressings and other details. Most windows are in varying configurations of timber sliding sash, however steel-framed casement windows exist on the early-20<sup>th</sup> century buildings at the Star Hill junction. The scale of the buildings is typical of the character of the Conservation Area at three to four storeys in height, except for the more recent developments of Lyon Court and Rochester Gate.



Image courtesy of Rikard Osterlund.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Architectural Character

The Conservation Area displays a rich architectural heritage due in-part to the range of building ages, but also a result of the function and use of buildings through time, as well as any subsequent changes that have been made since their construction. However, there are areas where a consistency in design and materials is retained, and this uniformity contributes to the wider character of the Conservation Area. This is discussed in more detail in the section of this document relating to Character Zones.

The following sections describe the primary architectural aspects that contribute to the significance of the Conservation Area. This includes traditional materials, finishes, details, and within which character zones they are usually found. These are given as a guide only; we encourage early engagement with the council Conservation officers with regard to any development proposals.

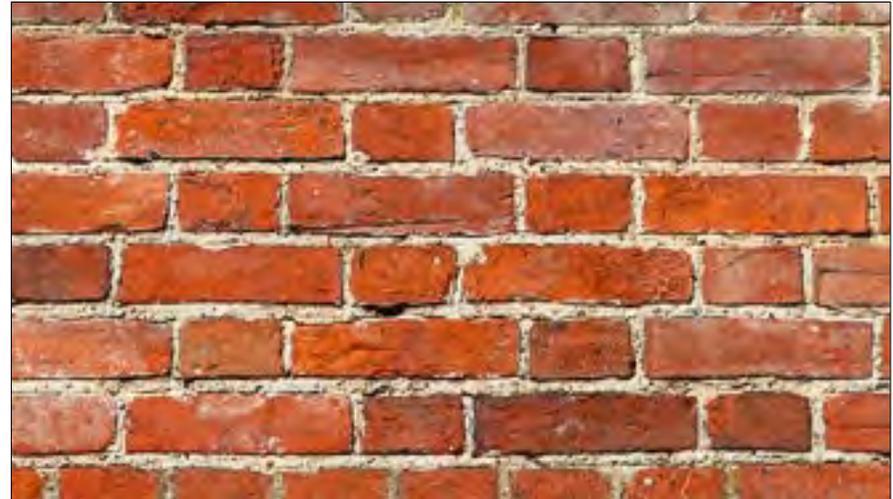
## Wall Materials and Finishes

**Yellow brick:** Typical throughout all character zones, and usually complimented with lime mortar pointing. The prevalent brick bonding patterns are either Flemish or English bond, but variations occur.



Image courtesy of Rikard Osterlund.

**Red brick:** Typical throughout all character zones, and usually complimented with flush lime mortar pointing. The prevalent brick bonding patterns are either Flemish or English bond, but variations occur.



**Other brick colours:** Mostly found in the character zones in the western half of the Conservation Area, variations include browns, reds, and paler yellows. Flemish or English bond is typical, and with lime mortar pointing.



Images above courtesy of Rikard Osterlund.

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**Decorative brick details:** Found in all character zones, decorative brick detailing includes examples of diapering, brick bands, specially shaped bricks to form corbels, and gauged bricks to form arches and openings.

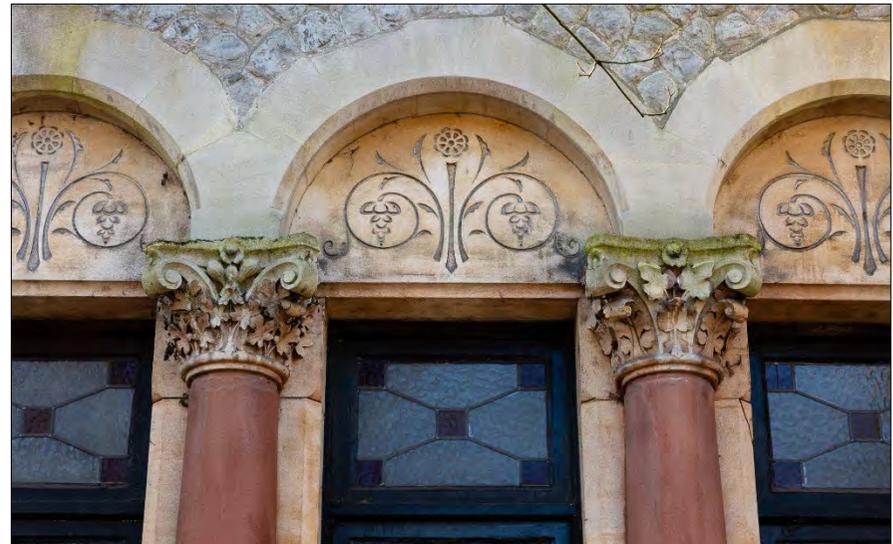


Images above courtesy of Rikard Osterlund.

**Stone:** As a facing material it is primarily found in the south side of the High Street, most notably at St Bartholomew's chapel, Chatham Memorial Synagogue, and 87 High Street, Chatham.



Stone is also used in architectural detailing in all character zones, often as elaborate decoration around windows and doors alongside plaster mouldings, but also as steps, and plinths and piers for gates and railings.



Images above courtesy of Rikard Osterlund.

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**Stucco and render:** Found primarily in the north and south of the High Street character zones, stucco and render finish is used sporadically, often with an ashlar detail finish to replicate stone.



**Weatherboarding:** Only found in the South of the High Street/Chatham Intra and St Margaret's Banks, weatherboarding is used occasionally, and most often on buildings from the 18<sup>th</sup> to mid-19<sup>th</sup> century.



Image courtesy of Rikard Osterlund.

**Other materials:** Primarily in the South side of the High Street and Chatham Intra character zone some functional materials are used on sheds and warehouses, such as metal, shuttered concrete, and timber.

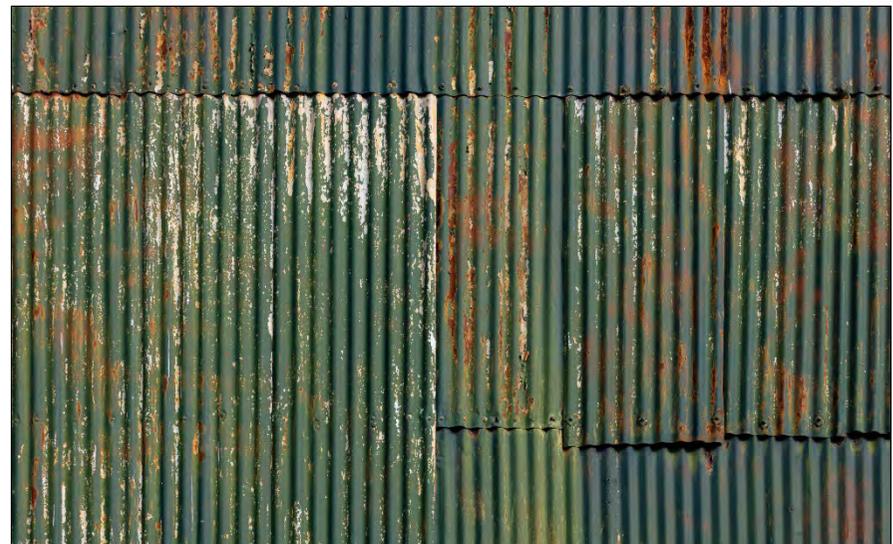


Image courtesy of Rikard Osterlund.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Roofs

**Roof forms:** Most roofs throughout the Conservation Area feature hips rather than gables but are generally evenly split on their orientation (parallel or perpendicular) to the street. Roof pitches are usually relatively steep, and roof space often provide habitable accommodation.



**Roof coverings:** Typically, most roof coverings on buildings dating earlier than the early to mid-19<sup>th</sup> century would have used local clay Kent Peg tiles. Later buildings would usually have used Welsh slate due to the introduction of means of transport that allowed materials to be sourced from further afield. The slate roofs within the Conservation Area often have ridges that run parallel to the street.

In some instances, later inferior concrete tiles have been used to replace earlier traditional roof coverings. Their appearance is often clumsy for the roof to which they relate, and on the whole detract from the character of the Conservation Area.



Image courtesy of Rikard Osterlund.

**Roof level details:** Decorative architectural detailing includes pediments, corncing, brackets, and cupolas; as well as interesting and functional features such as parapets, dormers, chimney stacks and pots.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Doors and windows

**Doors:** Throughout the Conservation Area the style of door generally depends on the age and type of building to which it forms part of. Most commonly for residential properties, they are 4 or 6 panel timber doors.



On shopfronts the main entrance doors are typically partially glazed to their upper section and usually recessed within the shopfront. Often the shopfronts include an attractive decorative entrance step too.



Image courtesy of Rikard Osterlund.

**Windows:** Similar to door types, window design varies according to the building age and use. Most common window types are timber sliding sash windows of various configurations and styles, and usually positioned recessed within the reveals.



Less common window types include steel framed 'Crittall' type windows, and casement windows.



Images above courtesy of Rikard Osterlund.

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## Other features and Details

**Enclosure:** Due to the nature of the Conservation Area, most boundary treatments typically comprise railings to the primary elevation (often fronting the High Street), and brick walls to secondary elevations.



**Historic remains:** Throughout the Conservation Area various historic remains can be readily located that help identify and interpret former uses, such as industrial fixtures, date stones, and decorative features.



Images above courtesy of Rikard Osterlund.

**Shop fronts:** The Conservation Area retains several attractive historic shopfronts, and have recently been complemented by reinstated, well-designed modern timber shopfronts. More information on good shopfront design is available in the adopted [Guide to Good Practice in Shopfront Design](#).



Image courtesy of Rikard Osterlund.

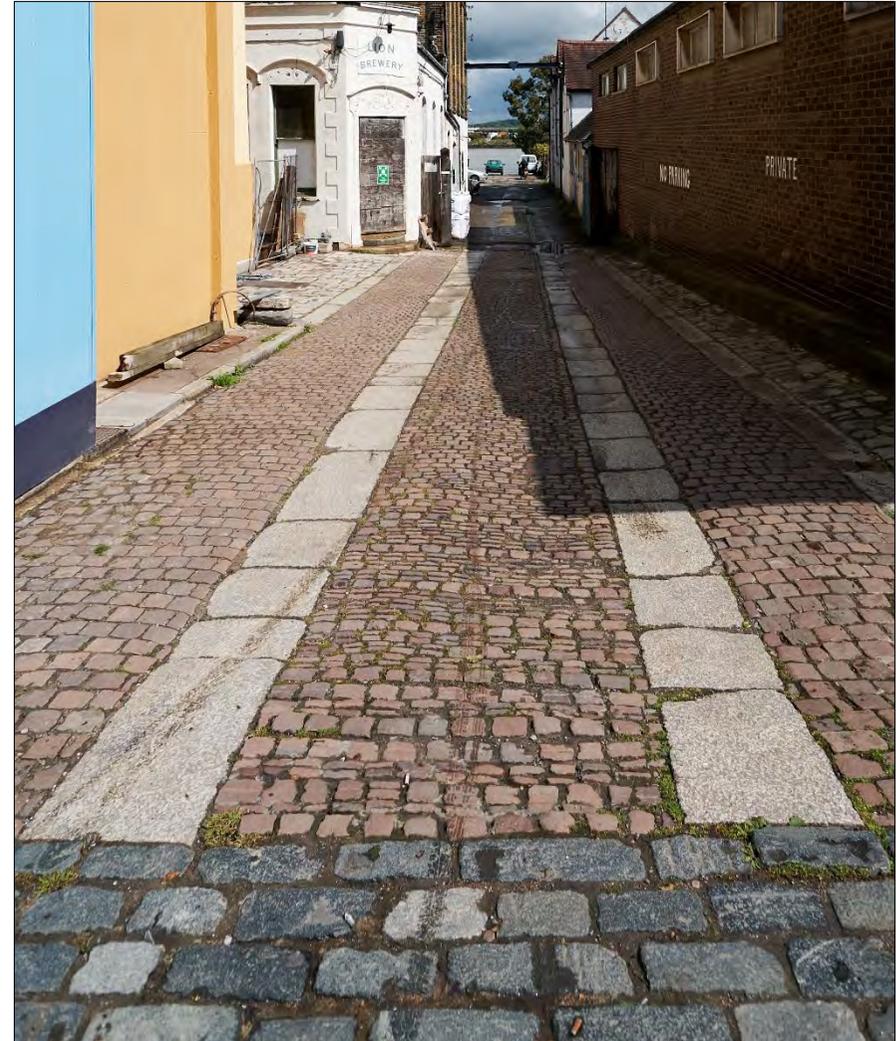
## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Signage:** Hand-painted signage is a feature found throughout the Conservation Area, both applied directly to walls of buildings and fascia boards above shops. More information on what is considered acceptable in terms of signage is available in the adopted [Shopfront Advertising Guide](#).

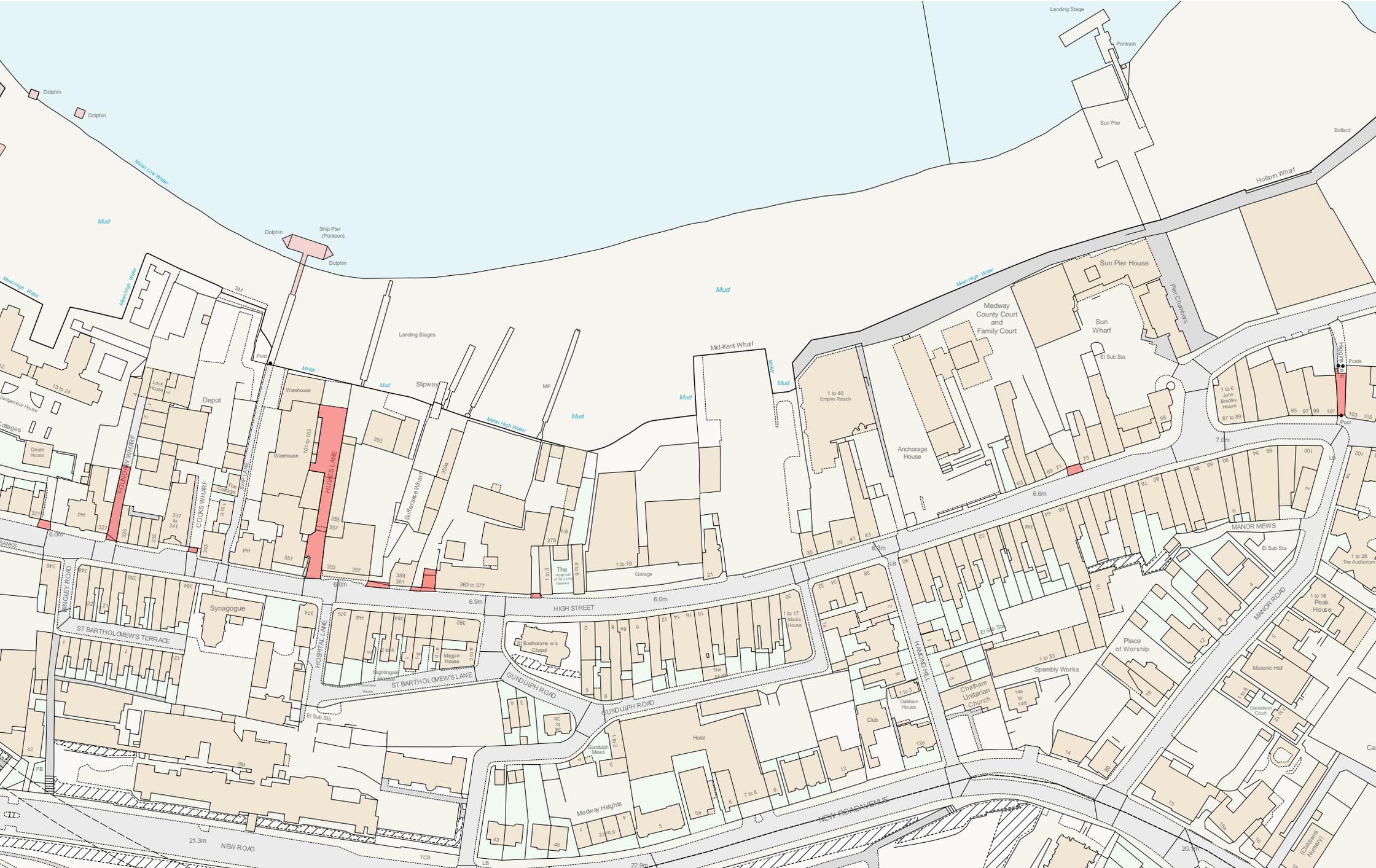


Image courtesy of Rikard Osterlund.

**Surfacing:** Many of the historic lanes and other spaces contain historic surfacing, such as granite setts, kerb stones and cart tracks which form an important characteristic of the Conservation Area. The map on the following page indicated the areas of historic granite sett surfacing identified in the Conservation Area so far, however other areas may still exist below modern surfaces.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



## Views and Setting

Views make an important contribution to our ability to appreciate the significance of the Conservation Area, allowing for an interpretation of how the area established over time and the factors that influenced its development.

The topography of the Conservation Area and the surrounding area lends itself to wide and long views across Medway. The military made use of this topography in its design for the defence of the Royal Navy dockyard in Chatham by siting an extensive network of fortifications on the surrounding high ground, forcing civilian development to occur in the valleys below and along the parts of the rivers' edge that wasn't already occupied by the dockyard or its supporting facilities.

When the military vacated these fortifications through the 20<sup>th</sup> century, most were turned over to other uses, and in the most part retained free of encroaching development, such as at Fort Amherst and Fort Pitt. Parts of their surrounding open former fields of fire have also become public parks, such as Jackson's Recreation Ground, Victoria Gardens, and the Great Lines Heritage Park. These areas now offer excellent vantage points for views across the Conservation Area. There is also an important visual connection that exists between the fortifications themselves, but also to the river, and the former Royal Navy dockyard for which they were designed to protect.

Views through, into, and out of the Conservation Area are also of importance, helping provide visual connections between aspects of the Conservation Area and context to its significance. The views can be divided into three main categories: Townscape, Contextual and Scenic views.

Some viewpoints may also display combined characteristics, such as both contextual and townscape views.

**Contextual views** are those that look out from within the Conservation Area to the surrounding area, such as views of the river from the High Street.

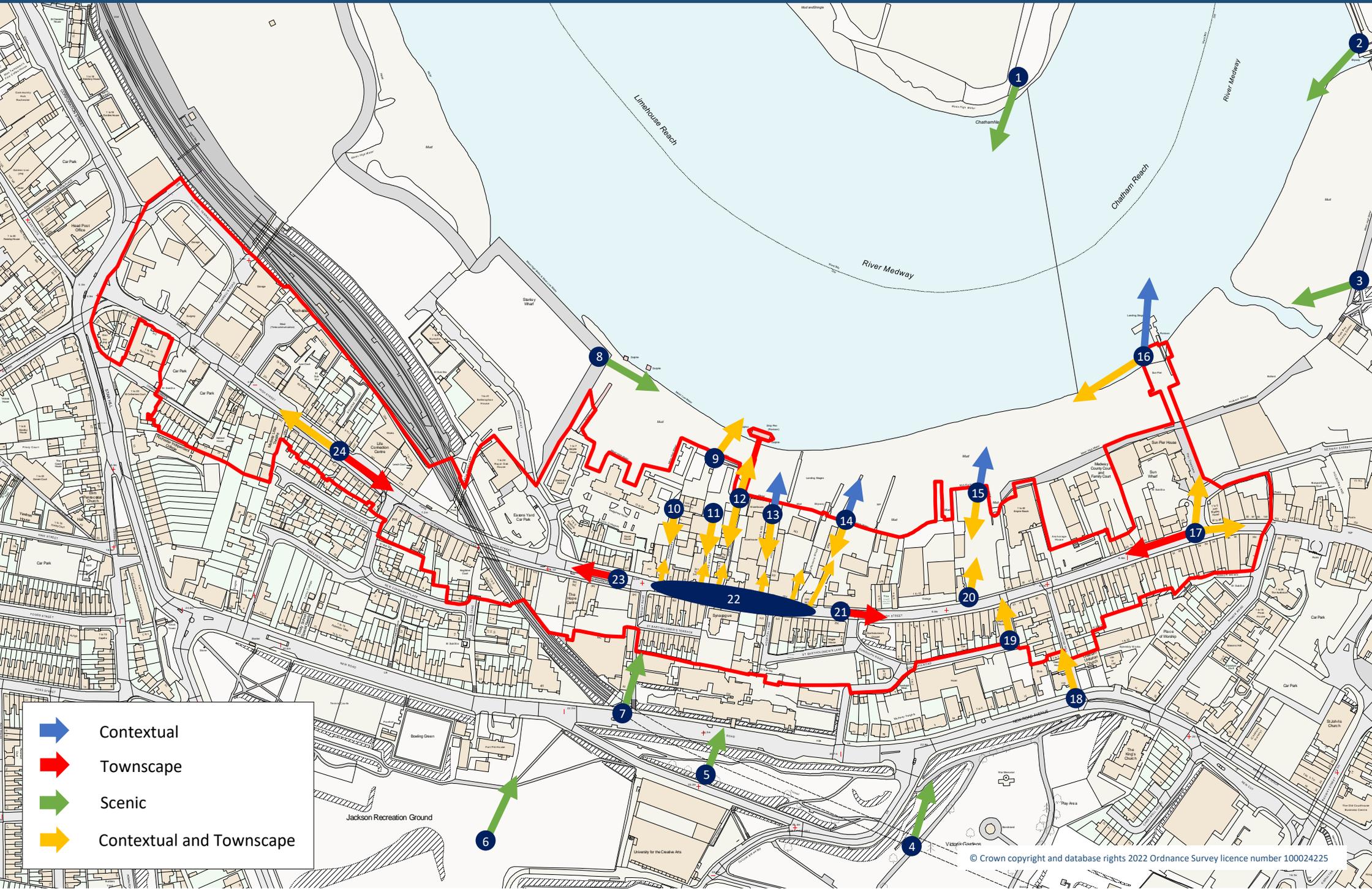
**Townscape views** are those which allow for the appreciation of the mix of building types, designs and materials within the Conservation Area or the surrounding townscape.

**Scenic views** are those appreciated from outside of the Conservation Area, allowing for an appreciation of the wider townscape, landscape and setting, or where the Conservation Area forms part of the view.

A series of example important views have been identified on the map on the next page, followed by visualisations. The list of views provided is not exhaustive and views and the exact locations of viewpoints should be explored and considered as part of development proposals in and around the Conservation Area. Further guidance can be sought from the council Design and Conservation team as part of the planning pre-application advice service.

Additionally, among other adopted planning policy documents and guidance, the Chatham Dockyard and its Defences Planning Policy Document (December 2014) and A Building Height Policy for Medway (May 2006) may also need to be consulted for some development proposals in the Conservation Area and its environs due to the sensitive nature of the area, and the historic relationship and inter-visibility between the surrounding area, the river, and the dockyard. These documents are available to download on the [Medway Council website](#).

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



- ➡ Contextual
- ➡ Townscape
- ➡ Scenic
- ➡ Contextual and Townscape

## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 1 (Scenic)** allows for the appreciation of the panoramic view from Medway City Estate highlighting the riverside context of the Conservation Area, its topography, and dramatic green backdrop provided by Victoria Gardens, Fort Pitt Gardens, and Jackson's Recreation Ground.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 2 (Scenic)** allows for the appreciation of the panoramic view from Gun Wharf highlighting the riverside context of the Conservation Area, its topography, and dramatic green backdrop provided by Victoria Gardens, Fort Pitt Gardens, and Jackson's Recreation Ground.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 3 (Scenic)** allows for the appreciation of the panoramic view from Fort Amherst highlighting the riverside context of the Conservation Area, its topography, its dramatic green backdrop, and allowing for an understanding of the interrelationship between Fort Amherst, Fort Pitt and Fort Clarence.



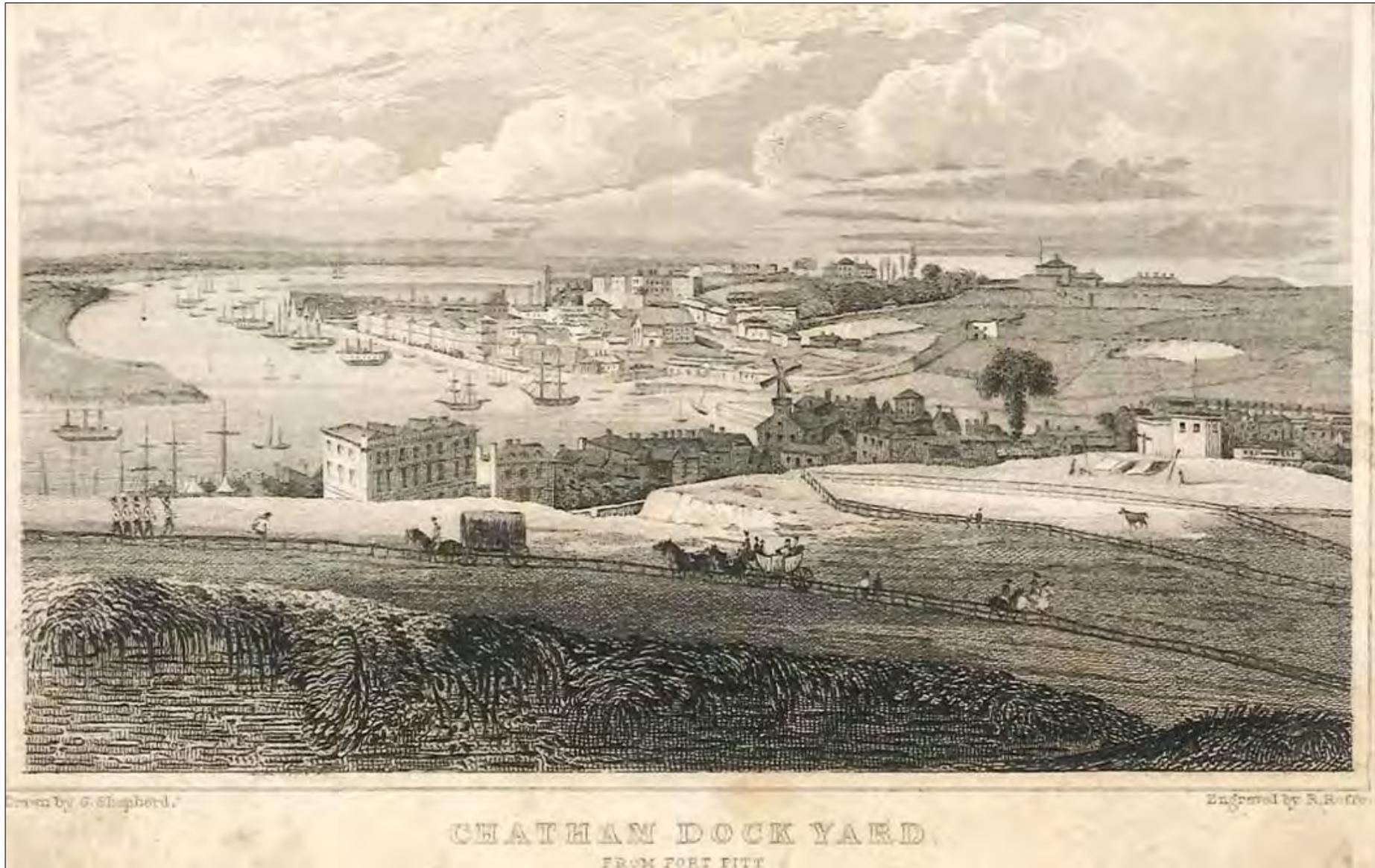
## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 4 (Scenic)** allows for the appreciation of the panoramic views from various locations across Victoria Gardens highlighting the riverside context of the Conservation Area, the topography, and allowing for an understanding of the interrelationship between the Dockyard, river, and the surrounding fortifications. A similar view from Fort Pitt is depicted by in the engraving by Shepherd and Roffe, 1828 on the next page.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

The 1828 depiction of the view from Fort Pitt to the dockyard by Shepherd and Roffe, but other depictions of this view were also produced including those by William Tombleson in 1834, Kershaw and Son in 1850, and William Harvey in 1856.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 5 (Scenic)** allows for the appreciation of the panoramic views from various locations across Fort Pitt Gardens highlighting the townscape context of the Conservation Area, the topography, and in wider views landmarks such as Fort Amherst, Chatham Naval War Memorial, and Rochester castle and cathedral can be appreciated.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 6 (Scenic)** allows for the appreciation of the panoramic views from various locations across Jackson's Recreation Ground highlighting the townscape context of the Conservation Area, the topography, and views of landmarks such as Fort Amherst, the Dockyard, the river, and Rochester castle and cathedral.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 7 (Scenic)** allows for the appreciation of the view from New Road highlighting the townscape context of the Conservation Area, the topography, and views of landmarks such as Fort Amherst, the river, and the Dockyard.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 8 (Scenic)** allows for the appreciation of the panoramic view from Rochester Riverside towards the Conservation Area, and the topography with the green backdrop of Fort Amherst and the Great Lines Heritage Park beyond. The view also demonstrates the riverside context of the Conservation Area.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 9 (Contextual and Townscape)** allows for the appreciation of the panoramic view from Foundry Wharf highlighting the riverside context of the Conservation Area, the topography, and views of landmarks such as Fort Amherst, the river, and the Dockyard.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 10 (Contextual and Townscape)** allows for the appreciation of the view from Foundry Wharf towards the High Street. The view highlights the topography and change in character between the riverside space and that of the High Street, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 11 (Contextual and Townscape)** allows for the appreciation of the view from Cooks Wharf towards the High Street. The view highlights the topography and change in character between the riverside space and that of the High Street, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 12 (Contextual and Townscape)** allows for the appreciation of the panoramic view from Ship Lane, along Ship Pier, towards the river, and with the backdrop of Medway City Estate, the Dockyard and Fort Amherst beyond. The view highlights the important relationship between the Conservation Area and its riverside context.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 12a (Contextual and Townscape)** allows for the appreciation of the view from Ship Lane towards the High Street and New Road beyond. The view highlights the topography and change in character between the riverside space and that of the High Street, as well as the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 13 (Contextual)** allows for the appreciation of the panoramic view from Hulkes Lane towards the river, with the backdrop of Medway City Estate, the Dockyard and Fort Amherst. The view highlights the important relationship between the Conservation Area and its riverside context.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 13a (Contextual and Townscape)** allows for the appreciation of the view from Hulkes Lane towards the High Street and St Bartholomew's Hospital beyond. The view highlights the topography and change in character between the riverside space and that of the High Street, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 14 (Contextual and Townscape)** allows for the appreciation of the panoramic view from Sufferance and Central Wharves Lane towards the river, with the backdrop of Medway City Estate, the Dockyard and Fort Amherst. The view highlights the important relationship between the Conservation Area and its riverside context.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 14a (Contextual and Townscape)** allows for the appreciation of the view from Sufferance and Central Wharves towards the High Street and St Bartholomew's Hospital beyond. The view highlights the topography and change in character between the riverside space and that of the High Street, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 15 (Contextual)** allows for the appreciation of the panoramic view from Mid-Kent Wharf towards the river, with the backdrop of Medway City Estate, the dockyard and Fort Amherst. The view highlights the important relationship between the Conservation Area and its riverside context.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 15a (Contextual and Townscape)** allows for the appreciation of the view from Mid-Kent Wharf towards the High Street and the higher ground of New Road beyond. The view highlights the topography and change in character between the riverside space and that of the High Street.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 16 (Contextual and Townscape)** allows for the appreciation of the panoramic view from Sun Pier towards the riverside areas of the Conservation Area, the High Street, with the green backdrop of the scarp above. The view highlights the topography, the historic townscape, and the association of the Conservation Area to the river.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 16a (Contextual)** allows for the appreciation of the panoramic view from Sun Pier towards the river, with the backdrop of Medway City Estate, Upnor, the Dockyard, and Fort Amherst. The view highlights the important relationship between the Conservation Area and its riverside context.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 17 (Contextual and Townscape)** allows for the appreciation of the view from the junction of the High Street and Medway Street down towards the river, with the other banks of the river beyond. The view highlights the relationship between the Conservation Area and the river.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 17a (Contextual and Townscape)** allows for the appreciation of the view from the junction of the High Street and Medway Street towards the continuation of the High Street into Chatham town centre. The view highlights the both the change in character and the similarities of the Conservation Area to the rest of the High Street.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 17b (Townscape)** allows for the appreciation of the view from the junction of the High Street and Medway Street towards the continuation of the High Street through the Conservation Area. The view highlights the abundance of historic buildings, their quality and small-scale nature, and the variety of ages and architectural styles.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 18 (Contextual and Townscape)** allows for the appreciation of the view from New Road down Hamond Hill towards the High Street and river. The view highlights the townscape context of the Conservation Area, the topography, and how views of the river can be obscured by development of an inappropriate form or scale.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 19 (Contextual and Townscape)** allows for the appreciation of the view from Gundulph Road towards the High Street and river. The view highlights the townscape context of the Conservation Area, the topography, and the relationship between the Conservation Area and the river.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 20 (Contextual and Townscape)** allows for the appreciation of the view from High Street across Mid-Kent Wharf towards the river, with the other banks of the river beyond. The view highlights the relationship between the High Street, riverside areas, and the river.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 21 (Townscape)** allows for the appreciation of the view from several locations along the High Street highlighting the abundance of historic buildings, their quality and small-scale nature, and the variety of ages and architectural styles.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 22 (Contextual and Townscape)** allows for the appreciation of the view from various locations along the High Street down the historic lanes towards the river and Dockyard beyond. The view highlights the riverside context of the Conservation Area, the change in character between the High Street and riverside spaces, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 22a and 22b (Contextual and Townscape)** allows for the appreciation of the view from various locations along the High Street down the historic lanes towards the river and Dockyard beyond. These views highlight the riverside context of the Conservation Area too, the change in character between the High Street and riverside spaces, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 22c (Contextual and Townscape)** allows for the appreciation of the view from various locations along the High Street down the historic lanes towards the river. The view highlights the riverside context of the Conservation Area, the change in character between the High Street and riverside spaces, and the importance of the lanes that connect the two.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 22d and 22e (Contextual and Townscape)** allows for the appreciation of the view from various locations along the High Street down the historic lanes towards the river. These views highlight the riverside context of the Conservation Area too, the change in character between the High Street and riverside spaces, and the importance of the lanes that connect the two.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 23 (Townscape)** allows for the appreciation of the view from several locations along the High Street highlighting the abundance of historic buildings, their quality and small-scale nature, and the variety of ages and architectural styles.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 24 (Townscape)** allows for the appreciation of the view from several locations along the High Street highlighting the abundance of historic buildings, their quality, small-scale nature, and the variety of ages and architectural styles.



## DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

**Viewpoint 24a (Contextual and Townscape)** allows for the appreciation of the view from several locations along the High Street towards Rochester, often framing views of the castle and cathedral. The view highlights the abundance of historic buildings, their quality, small-scale nature, and the variety of ages and architectural styles.



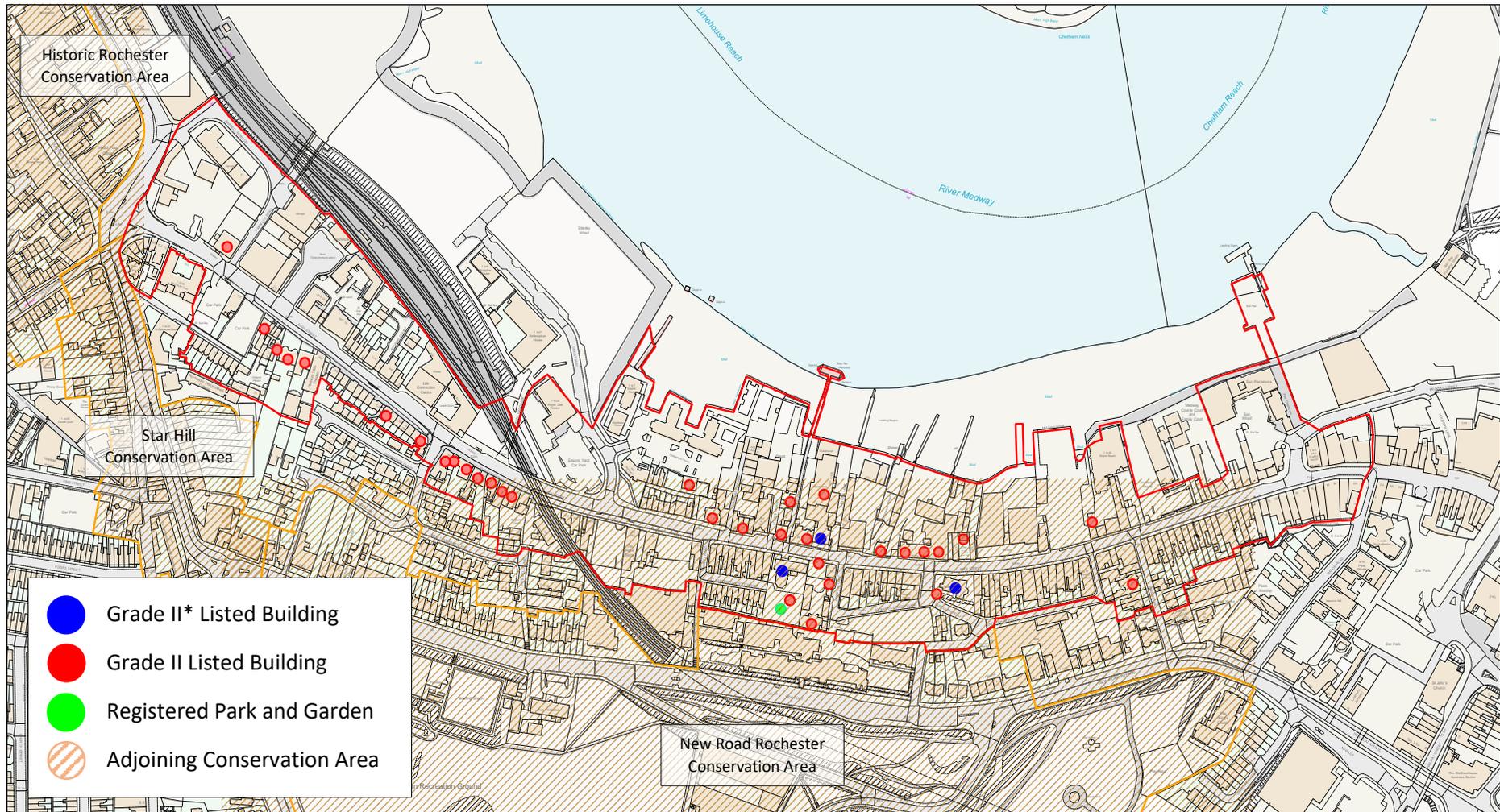
# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Heritage Assets

The Conservation Area contains an abundance of heritage assets, some of which are recognised for their national importance and recorded on the [National Heritage List for England](#), and others recognised for their local importance and are identified as Non-Designated Heritage Assets.

## Designated heritage assets

Within the Conservation Area there are currently 33 Grade II Listed Buildings, 3 Grade II\* Listed Buildings, and 1 Grade II Registered Park and Garden. Immediately adjoining are the New Road Rochester and Star Hill Conservation Areas to the south and south-west, with Historic Rochester Conservation Area nearby separated by the Star Hill junction.

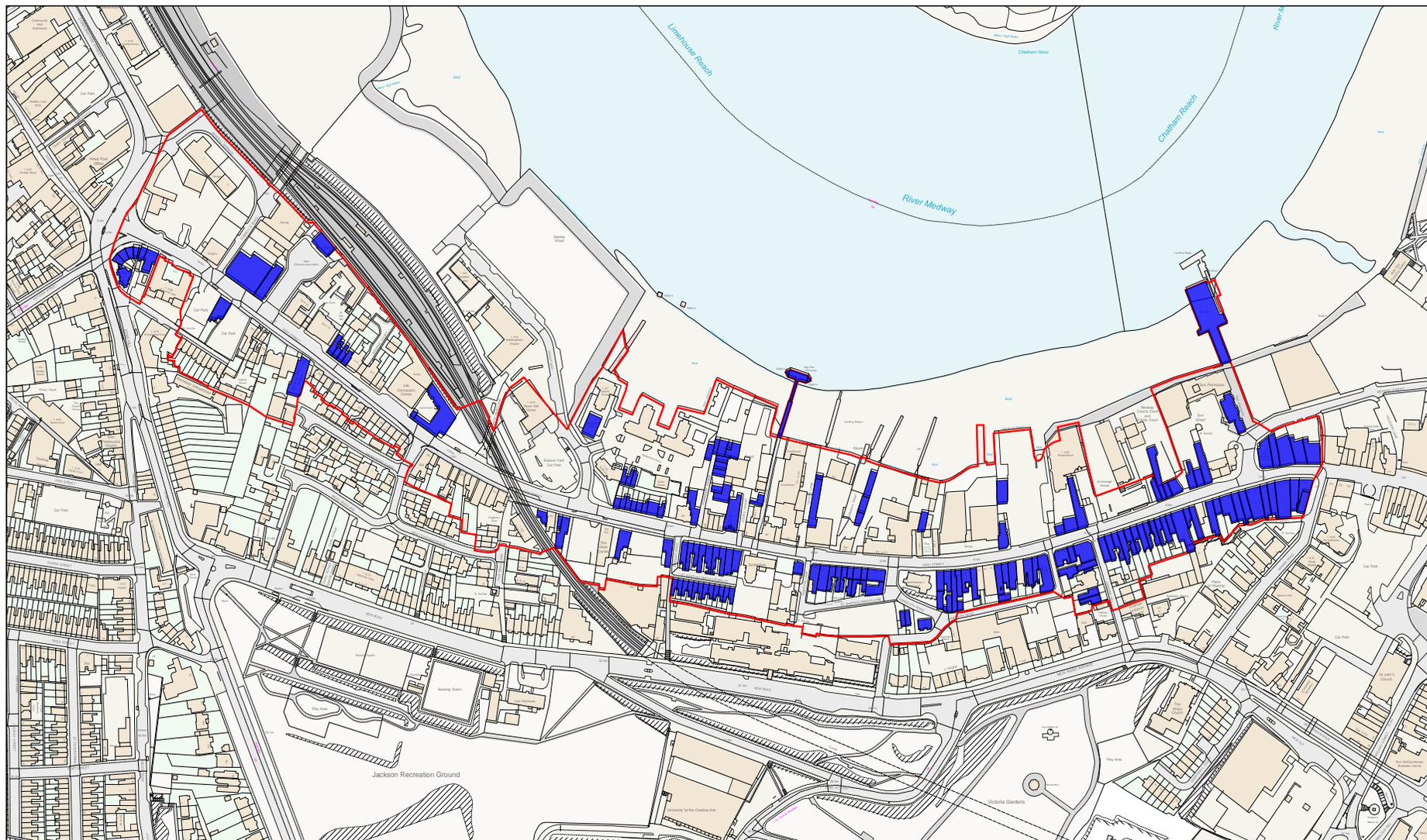


# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Non-Designated Heritage Assets

Alongside designated heritage assets there are a range of Non-Designated Heritage Assets that are considered to be locally important too.

The map below shows the Non-Designated Heritage Assets within the Conservation Area that have been identified to date, however it may be the case that others are identified at a later time, such as through the Development Management process.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Intangible Assets

Through sensory responses, the environment helps evoke memories and frame feelings that are sometimes not a direct response of an individual physical attribute or aspect within the Conservation Area. As part of the preparation of the Conservation Area Appraisal and Management Plan the local community were asked to consider such aspects to help identify what intangibles contribute to the character of the Conservation Area, and help establish its local distinctiveness and sense of place.

Interesting intangible features that were identified include:

- The sense of enclosure on the High Street compared to the sense of openness on the riverfront.
- The noise and activity on the High Street compared to the sense of calm at the riverfront.
- The smell of the river mud at the riverfront.
- The sound of the water and wildlife at the riverfront.
- The sense that the area itself is neither 'Rochester' or 'Chatham'.



Image courtesy of Rikard Osterlund.



An archaeological survey being undertaken at Doust Way. Photograph © Archaeology South-East/UCL.

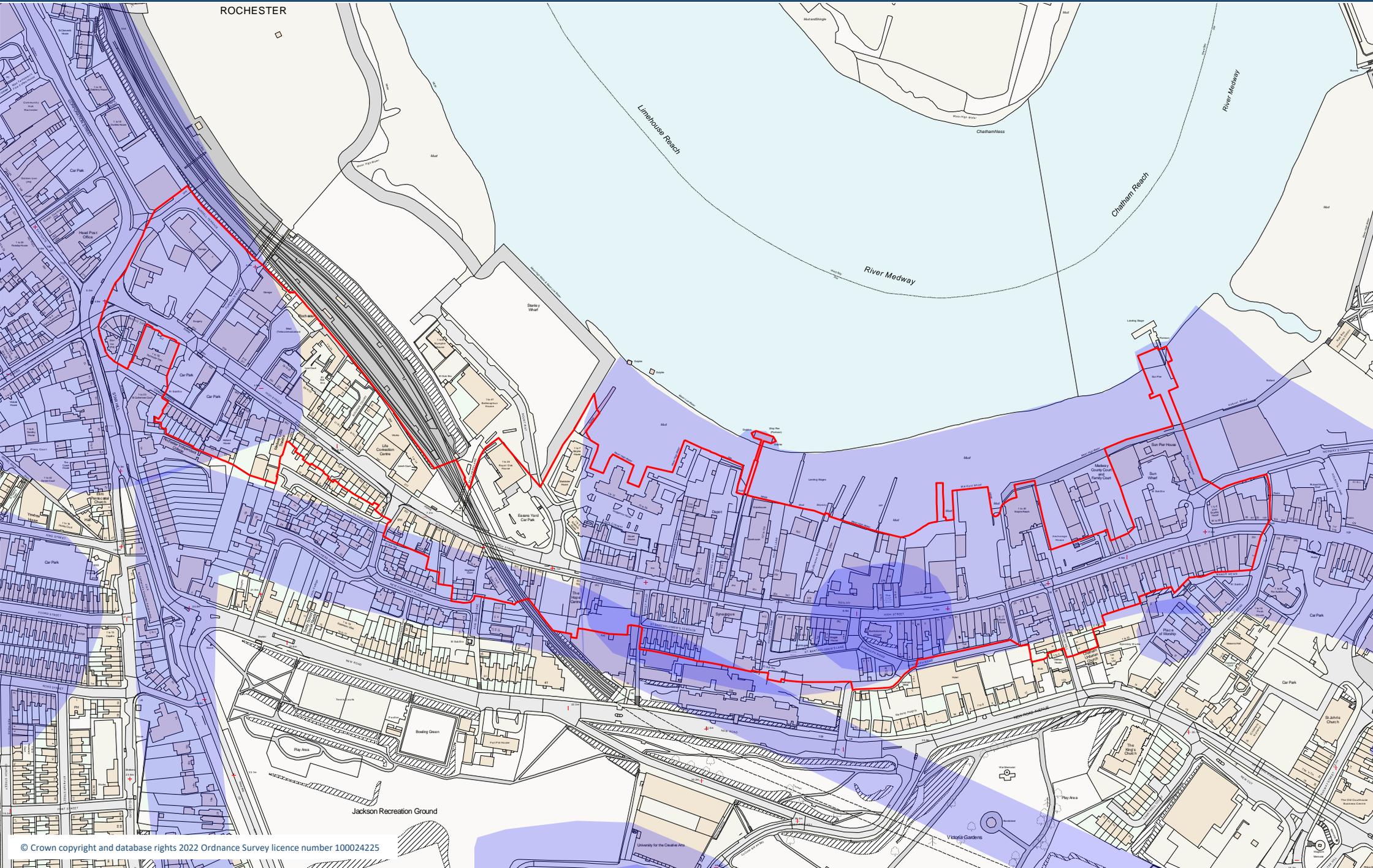
## Archaeology

Medway comprises a series of long-established urban settlements and villages, which means that there is potential for below-ground archaeology that could provide insights into previous occupation and use of the area. The Conservation Area is likely to hold a rich abundance of archaeology, however limited archaeological investigation has taken place within the Conservation Area, and so there is a degree of unknown as to what evidence of previous use and occupation remains to be found. Due to the extensive land reclamation, it is likely that evidence of former wharves will likely be found along the rivers' edge, along with cellars, footings and other evidence of past buildings along the High Street where redevelopment and realignment has occurred. There is also potential for the original Roman road that led from Rochester to Chatham Hill, although its course is not entirely known.

In archaeological surveys undertaken in the area, evidence of prehistoric activity was identified at the western end of the High Street, indicating that the wider area may have been subject to some early use or occupation; around twenty Early Medieval or Anglo-Saxon graves discovered at Orange Terrace in 1852; and Romano-British burials were uncovered in Doust Way.

The Star Hill to Sun Pier Conservation Area currently has several Areas of Archaeological Potential as depicted on the map on the following page. Any development within the Areas of Archaeological Potential is likely to require an archaeological evaluation and possible mitigation work, we would therefore recommend contacting the Kent County Council Archaeologist for further advice. More information is available on the [Kent County Council website](#).

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN





# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Management Plan

Although the character of the Conservation Area owes to centuries of development, its current form is also a reflection of the changes and attitudes to town planning that have happened. It is highly probable that this evolution in the form of the townscape will continue for the foreseeable future, and so a careful approach to management of the area is important so not to erode or destroy the special characteristics of the Conservation Area. More lenient development control in the past has resulted in the construction of some poor-quality buildings or unsympathetic design approaches, such as Anchorage House and Empire Reach which now have a detrimental impact upon the character of the Conservation Area.

In addition, individual properties which have been subjected to a range of poor quality and inappropriate modern interventions or additions are also a source of concern. These small changes can adversely impact upon the overall character and significantly reduced the heritage value of the wider Conservation Area.

The ambition of the Conservation Area Management Plan is therefore to ensure that the historic character of the Conservation Area is to be preserved and where possible enhanced, so it can be readily enjoyed by future generations. The Plan will aim to build on the strengths of the characteristics of the Conservation Area in order to ensure that the opportunities for its future are fully appreciated, and that any changes that affect its character are appropriately managed.



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## SWOT Analysis

To better understand the Conservation Area, an analysis of its strengths, weaknesses, opportunities and threats has been undertaken.

### Strengths

- The range of important historic buildings and townscapes.
- The cluster of historic buildings at its centre around the Chatham Memorial Synagogue and 351 High Street, Rochester.
- The historic associations with Chatham Dockyard.
- The connection to the river.
- A characterful hinterland to the river.
- Its strong and diverse community.
- A well-established High Street.
- An exciting creative arts community.
- The consistent integrated quality of the heritage environment.
- Important and striking views into, out of, and through the Conservation Area.

### Weaknesses

- Economic conditions that can stifle local shops and businesses.
- Poor quality repairs and lack of maintenance.
- Lack of local awareness of the heritage significance of the Conservation Area.
- Lack of local knowledge about conservation repairs.
- Poor quality materials and detailing in alterations to buildings.
- Poor environmental quality at 'gateways' to the Conservation Area – particularly the Star Hill junction, Manor Road/Medway Street, and to a lesser extent Doust Way.
- The layout, design and scale of some modern developments.
- Lack of signage and connection to other areas.
- Lack of public green spaces or other open spaces.

## Opportunities

- Potential for increased tourism and visitors.
- Improved building maintenance and management.
- More appropriate planning and design controls and guidance.
- Sensitive regeneration of key sites.
- Additional interpretation and marketing of historic buildings.
- Traffic and parking management to reduce adverse impact.
- Reuse of underused and vacant buildings.
- Improved linkages with major tourism attractions.
- Educational opportunities to better understand the area.
- Niche businesses that attract visitors.
- An increase in the population of the area.
- Enhancement of the presence of creative industries in the area.

## Threats

- Further poor-quality development within the Conservation Area and its setting.
- Gentrification of the area.
- Increasing traffic movement and parking impact.
- Continued economic difficulties for shops and businesses.
- Disused buildings leading to sense of neglect and decline.
- Lack of appropriate planning controls for historic building maintenance and alterations.
- Poor designs or unauthorised extensions and alterations to buildings.
- The character of the Conservation Area being eroded.
- Loss of important features, architectural details, and buildings.
- Important visual links within, in to, and out of the Conservation Area being lost or eroded.
- Inappropriate development impacting the important historic visual connections between the historic fortifications (such as Fort Pitt and Fort Amherst), the river, and Chatham Dockyard.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Responding to the SWOT Analysis

The findings of the SWOT analysis can be broken down into a series of categories for which Conservation Area Management Plan responses have then been prepared:

- Maintenance and repair of historic buildings.
- Alterations and extensions to buildings.
- New buildings.
- Unauthorised works.
- Bringing vacant buildings back into use.
- Encouraging the redevelopment or reuse of vacant plots.
- Maximising redevelopment opportunities.
- Encourage diversity in the types of businesses to support vitality and vibrancy.
- Increasing economic activity.
- Increasing visitor footfall and tourism.
- Wayfinding through the area.
- Improved gateways into the area.
- Events and festivals.
- Environmental enhancements (green spaces, open spaces, footpaths, trees and planting).
- Identifying and protecting important views.
- Parking and traffic management.
- Community involvement in management and change within the Conservation Area.
- Supporting the existing businesses, creative industries, and the local community.
- Education and knowledge about the area.

The remit of the Conservation Area Appraisal Management Plan is limited and so cannot include all of the proposals, but it can encourage and support other projects, proposals, and plans created by other teams in the council that would help secure the desired outcome.



Image courtesy of Rikard Osterlund.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Maintenance and repair of historic buildings

The council promote the use of traditional conservation repair techniques, and its Conservation Officers trained to provide advice and guidance on such matters.

Further information on approaches to conservation repairs and maintenance are available through the following webpages:

- [Historic England.](#)
- [The Institute of Historic Building Conservation \(IHBC\).](#)
- [The Society for the Protection of Ancient Buildings \(SPAB\).](#)
- [Building Conservation.](#)

Regular and timely building maintenance is particularly important in historic buildings as it helps delay the inevitable deterioration of a buildings' fabric over time, and if undertaken correctly and at appropriate intervals can save the need for unnecessary and expensive repairs.

The IHBC and SPAB have produced a free publication entitled '[A Stitch in Time: Maintaining your property makes sense and saves money](#)' that covers many aspects of regular maintenance required on a historic building.

The council will endeavour to produce additional specific guidance where and when it is considered necessary, and investigate opportunities to organise training events with conservation specialists and contractors where possible.

## Alterations and extensions to historic buildings

When considering the design of alterations and extensions to a building in the Conservation Area, it is usually best to appoint contractors that have experience of working on historic buildings. Architects that specialise in works to historic buildings are also advisable as they will have a better understanding of appropriate approaches to works and the necessary consents required.

Most dwellinghouses within the Conservation Area are subject to an Article 4 Direction which means that most alterations to the exterior of the building can often require planning permission. There is more information about the Article 4 Direction, what works it covers, and which properties it relates to on the [council webpage](#).

Most shops and other commercial premises have very limited permitted development rights and so most alterations to the exterior (including signage) or changes of use can often require consent from the council planning department.

Listed Buildings have a separate set of requirements where any changes that alter the character of a Listed Building can require Listed Building Consent. The parts of the building covered by a requirement for Listed Building Consent usually include all of its interior, exterior, and curtilage (garden, etc). If in any doubt, please contact the council Design and Conservation Team for more advice by email at: [design.conservation@medway.gov.uk](mailto:design.conservation@medway.gov.uk).

Any new development proposals that have the potential to impact the character of the Conservation Area will need to take account of the advice and guidance contained within the Conservation Area Appraisal and Management Plan.

It is strongly recommended that proposals for new development should make use of the council's pre-application process to engage with the Design and Conservation Team at an early stage. Where appropriate (usually where there is possible impact on a Scheduled Monument, Grade I or Grade II\* Listed Building) Historic England should also be engaged through their own pre-application advice service.

Further information on the pre-application advice services is available on the [Medway Council](#) and [Historic England](#) pre-application websites.

Further information about the appropriate design of alterations in the Conservation Area can be found in the Design Guidance section.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## New buildings and larger development proposals

The design of new buildings is particularly important in the Conservation Area as its character can be sensitive to change. New buildings should consider their context and any impact of their development on the historic environment as this will need to be demonstrated and considered through a planning application.

To provide enhanced guidance on the development of new buildings on the Conservation Area, the council will be publishing the Star Hill to Sun Pier Conservation Area Significance-led Development Framework alongside the Conservation Area Appraisal and Management Plan.

It is strongly recommended that proposals for new development should make use of the council's pre-application process to engage with the Design and Conservation Team at an early stage. Where appropriate (usually where there is possible impact on a Scheduled Monument, Grade I or Grade II\* Listed Building) Historic England should also be engaged through their own pre-application advice service. Further information on the pre-application advice services is available on the [Medway Council](#) and [Historic England](#) pre-application websites.

Further information about the appropriate design of alterations in the Conservation Area can be found in the [Design Guidance section](#).

## Unauthorised works

Sometimes development is carried out without the required planning permission or without following the details and conditions given by the council. We enforce planning to ensure that works don't ruin the look and safety of an area and its community. Planning enforcement will be considered for:

- Unauthorised display of advertisements.
- Unauthorised work on protected trees.
- Unauthorised work on Listed Buildings.

- Unauthorised demolition of some buildings within a Conservation Area.
- Unauthorised storage of hazardous materials.
- Removal of protected hedgerows.
- Allowing land to fall into such poor condition that it harms the quality of the area.
- Harm to a Site of Specific Scientific Interest (SSSI).

Breaches of planning can be reported to Medway Council by email through [planning.representations@medway.gov.uk](mailto:planning.representations@medway.gov.uk).

## Bringing vacant buildings back into use

Vacant and derelict buildings can have a considerable impact on a Conservation Area that can lead to a sense of neglect and decline. Through the High Street Heritage Action Zone (HSHAZ), the council worked with partner organisations and property owners to help match suitable occupants to vacant buildings.

As part of the legacy programme for the HSHAZ, the council will endeavour to continue to assist in finding suitable uses for disused buildings.

## Encouraging the redevelopment or reuse of vacant plots

A series of development opportunity sites have been identified through the Star Hill to Sun Pier Conservation Area Significance-led Development Framework which will provide guidance on appropriate approaches to development in these locations.

## Maximising redevelopment opportunities

The Star Hill to Sun Pier Conservation Area Significance-led Development Framework provides an ambitious approach to redevelopment opportunities in the Conservation Area through identifying appropriate sites and setting a vision for the future of the area that fully takes account of the character of the Conservation Area.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Encouraging diversity in the types of businesses to support vitality and vibrancy

In instances where planning permission is required for the change of use of a commercial premises on the High Street, the Medway Council Local Plan 2003 includes policies to help promote vitality and vibrancy through a diversity in the range of businesses and uses. A new Local Plan is currently being produced and will look to include similar specific policies.

## Increasing economic activity

New development in the area will lead to a growth in the local population and in-turn an increase the use of local services and businesses in the Conservation Area.

Through the Star Hill to Sun Pier Conservation Area Significance-led Development Framework and emerging Medway Local Plan measures to manage the right type of development and encourage new businesses to locate to the area will help create an attractive destination and increase local economic activity.

## Increasing visitor footfall and tourism

The charming and unique character of the Conservation Area and the range of diverse businesses and creative industries provides the clear opportunity to establish an exciting and unique new destination in Medway.

Emerging strategies such as the Wayfinding Strategy and Cultural Strategy will help put the Conservation Area on the map.

## Wayfinding through the area

The Star Hill to Sun Pier Conservation Area Significance-led Development Framework and Wayfinding Strategy provide guidance on approaches that the council will take to help guide visitors from both Chatham and Rochester railway stations to and through the Conservation Area.

## Improving gateways into the area

Existing physical and psychological barriers (such as the Star Hill junction, incomplete river walk, and the Manor Road/Medway Street junction) can act as a deterrent to potential visitors from venturing into the Conservation Area. The Star Hill to Sun Pier Conservation Area Significance-led Development Framework will provide ambitions for how the council intends to address these important gateway locations.

## Events and festivals

Even with the challenges of the Covid-19 pandemic, throughout the HSHAZ programme the Conservation Area has hosted some excellent and well-attended outdoor events and festivals, such as The Chatham Reach Festival, Intrafest, Heritage Open Days, Medway Light Nights, Medway Pride, as well as numerous smaller events such as the Chatham Intra Arts Market and Boot Fair, and guided tours by local historians.

The council wish to continue to support these important events, and through the Star Hill to Sun Pier Conservation Area Significance-led Development Framework identify potential suitable spaces for future events and festivals.



Image courtesy of Rikard Osterlund.

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## Environmental enhancements

As noted in the Conservation Area Appraisal, there is currently a limited provision of green and open spaces within the area. The Star Hill to Sun Pier Conservation Area Significance-led Development Framework will provide ambitions for how the council intends to create new spaces and how they can be integrated into any new development.

## Identifying and protecting important views

The Conservation Area Appraisal provides an assessment of a series of important views identified through the preparation of the document. These views (and any others identified through the Planning process) and any impacts upon them will need to be considered and discussed in any planning proposals.

Further relevant guidance is provided in the adopted [A Building Heights Policy for Medway](#), and Chatham Dockyard and its [Defences Planning Policy Document](#).

## Parking and Traffic Management

This is a particularly emotive matter with opposing views as to what is appropriate as it can impact everyday life. The Star Hill to Sun Pier Conservation Area Significance-led Development Framework will provide ambitions for how the council intends to address parking and traffic management in the Conservation Area.

## Community involvement in management and change within the Conservation Area

Through the High Street Heritage Action Zone the Cultural Consortium was established and provided an invaluable opportunity for discussion and the sharing of information of ideas between the council, the community, stakeholders and local businesses. Alongside this is the established Intra PACT, a group of residents and stakeholders that meet with the council and local police officers to discuss local matters.

Members of both groups have been invaluable in the production of the Conservation Area Appraisal and Management Plan through attending events and providing support and feedback at various stages of its preparation.

As part of the legacy programme for the High Street Heritage Action Zone, the council will endeavour to engage with the Cultural Consortium and attend the Intra PACT meetings.

Furthermore, it is recommended that future management of the Conservation Area and engagement on planning and conservation matters could be continued and formalised through the creation of a Conservation Area Consultative Committee. The remit if this body would be to:

- Engage with the planning process by providing formal comments on planning applications.
- Provide on the ground intelligence in respect of unauthorized development.
- Advise on planning and other council policies that affect the Conservation Area.
- Lead on the development of a Neighbourhood Plan, should the community wish to pursue such a project.
- Seek grant funding and manage small projects.
- Educate local historic building owners on issues relating to the maintenance and repair of traditional buildings.
- Research the history of the area.

Membership would be open to all members of the local community with a connection to the Conservation Area, and relevant Council officers should also attend in an official capacity. Elected members would be encouraged to attend too, as long as they do not sit on the Planning Committee. It is recommended that the chairman be a community member, and that the secretary be a Council officer.

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There are several different ways that The Conservation Area Consultative Committee could be organised:

- It could have a purely unofficial status and be managed entirely by a council officer, with the council providing the secretariat.
- It could be an independent constituted body along the lines of a club.
- It could be a sub-committee of a larger, formally constituted body, such as may result from the formalisation of the current Cultural Consortium.

It is anticipated that a formal recommendation will form the adopted draft of this document.

## **Supporting the existing businesses, creative industries, and the local community**

Through the proposed engagement mechanisms beyond the High Street Heritage Action Zone, further opportunities will likely arise for council support to the existing businesses, creative industries, and the local community due to a better understanding of local issues and opportunities. As part of the legacy programme for the High Street Heritage Action Zone, the council will endeavour to identify means of providing continued support.

## **Education and knowledge about the Conservation Area**

The proposed engagement mechanisms also provide the opportunity for the sharing of knowledge and skills on conservation matters, both in terms of learning about the rich history of the Conservation Area, and 'how-to' information for basic repairs and maintenance. This could be further supported by the production of additional specific guidance where and when it is considered necessary, and through investigating opportunities to organise training events with conservation specialists and contractors.



Image courtesy of Rikard Osterlund.

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## Design Guidance

The cumulative impact of relatively small-scale alterations to historic buildings can over time have a significant detrimental impact upon the appearance and character of the Conservation Area, and so inappropriate interventions should be avoided whenever possible. In some instances where works have been undertaken without the necessary consents, the council may decide to pursue Planning Enforcement action.

Typical alterations to buildings are covered within this section. The guidance is intended just to provide some outline principles for the approaches to design, and so any nuances and particular characteristics of a building must be taken account of alongside this guidance.

Before undertaking any works, we strongly recommend discussing any requirements for consent with the Design and Conservation Team at Medway Council: [Design.conservation@medway.gov.uk](mailto:Design.conservation@medway.gov.uk).

## Replacement shopfronts

The removal of historic shopfronts can cause harm to the character of the Conservation Area, and so wherever shopfronts of merit survive they should be retained. Where the replacement of a modern shopfront is proposed, the replacement should replicate the historic form as closely as possible and comply with the adopted guidance on shopfront design on all occasions. There is more information available in the adopted [Guide to Good Practice in Shopfront Design](#).

## Traditional projecting signs

Often these were hung from visually discrete brackets without illumination. Where they are well designed and predominately pictorial, they can enliven the street scene. Modern internally illuminated plastic signs generally detract from the streetscape and are unlikely to be considered acceptable. There is more information available in the adopted [Guide to Shopfront Advertising for Historic Buildings](#).

## Shutters and other shopfront security

Often businesses wish to install security measures such as roller shutters as a means of preventing vandalism and theft. The use of these types of measures can in fact have the reverse effect, creating a seemingly hostile environment where people feel unsafe, thus discouraging them from going there at night. The lack of natural surveillance then makes the area an easy target for vandals and thieves. If thieves do break in, the shutters will hide them from passers-by. For these reasons the Council's policy is against the fitting of solid roller shutters to shopfronts.

The best protection from vandalism and crime in a commercial area comes from having a mixture of commercial and residential accommodation and for there to be people using the streets during the day and at night - this provides an area with `natural surveillance`.

It is recognised that some shops may need added security measures because of the nature of their business. However, a balance must be struck between the need for security and the quality of the environment. There is more information available in the adopted [guidance on Shopfront Security](#).

## Replacement windows and doors

Windows, doors, and decorative joinery are important features of a building, and so should only be replaced on an exact like-for-like basis when in a state that is beyond repair. The use of modern materials (such as UPVC and aluminium) as a replacement will only be considered acceptable where they replace windows and doors of an inferior design, or form part of a modern building. In all instances they must be of the same function (such as a sliding sash, not hinged type) and installed in the correct position within their openings.

Other types of windows (such as steel-framed) should be discussed on a case-by-case basis with the Design and Conservation Team at Medway Council.

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## Reroofing

Throughout the lifetime of a building, its roof will likely need to be replaced. Many traditional roof coverings were replaced with inferior concrete tiles in the late 20<sup>th</sup> century and are now coming to the end of their lives.

Replacement roofs should be in a traditional material that would have been used originally, such as slate or clay tiles (often Kent Peg tiles), depending on the age and style of the building. Welsh or Canadian, or high-quality Spanish slate is generally recommended for reroofing slate roofs.

## Dormers and rooflights

Dormers are quite a common feature throughout the Conservation Area, and so well-designed dormers that conform to traditional proportions may be considered acceptable in some instances. They should not dominate the roof or be above the original roof height. Often it may be more appropriate to position them on a less visible rear roof plane.

Rooflights are a more recent feature that allow for the conversion of a roof space to a room. Like dormers, their design and discrete positioning is an important determining factor in making their installation acceptable. Usually 'conservation style' rooflights are preferred.

## Photovoltaics (solar panels)

Addressing climate change is critical, and finding means of appropriately retrofitting older buildings to adapt to make them more energy efficient can be challenging. Installing photovoltaic panels is one way of reducing a building's reliance on non-renewable energy but can come with planning restrictions in their use in Conservation Areas and on Listed Buildings due to their impact on the character of the building or area.

However, technology has made solar panels much more efficient and more discrete in their appearance, and so there may be means of

identifying suitable means for their use on historic buildings – this is usually roof planes that do not face public spaces, within roof valleys, on top of flat roofs, or within discrete location within the grounds of a property.

Historic England have produced some [guidance on the installation of photovoltaics](#), and we would suggest consulting the Design and Conservation at Medway Council in all instances.

## Other retrofitting options to improve energy efficiency

There are a range of other means to improve the energy efficiency of a historic building, such as wall or roof insulation, glazing, draught-proofing, and ground and air source heat pumps.

A 'whole house' approach should be taken when considering any such works, which considers the interrelationship between the occupants, the building fabric and the services of individual buildings.

More information and resources are available on the dedicated [Historic England webpage on retrofitting historic buildings](#).

## Extensions

Extending a building provides means of creating additional space, but can dramatically alter the character or appearance of a building.

Extensions should relate to the original building and usually use similar materials. Fenestration and the elevational treatment should reflect those on the original building. The scale of an extension should not dominate the original building.

## Satellite dishes, alarm boxes, etc

Whilst such items as satellite dishes and alarm boxes are often considered modern-day necessities, finding a discrete location for them is important to conserve the historic character of the area, and so they should not be positioned on the principal elevation of a building.

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## Large-scale development

There are several potential large scale development sites within or around the Conservation Area which may be considered to have the potential to both bring significant benefits but also to cause harm to the character of the Conservation Area.

Where new development is proposed it is important that it is guided by sound principles of urban design, as well as sympathetic detailing in relation to its historic context. All forms of new development within the Conservation Area should:

- Preserve and reinforce the distinctive pattern of historic development, including street patterns, open spaces, plot boundaries & boundary treatments. In this respect it is considered that the lanes between High Street and the river are of special interest.
  - Have regard for existing building lines and the orientation of existing development.
  - Reinforce the distinctive architectural character of each Character Zone and wider Conservation Area, through an informed understanding of its building forms and styles, features, and materials.
  - Respect the scale and massing of surrounding buildings. It is essential that new development is not out of scale with existing buildings by way of its height, floor levels, size of windows and doors, overall massing and the roofscape.
  - Maintain key views and vistas within, into and out of the Conservation Area.
  - Maintain key views across the Conservation Area, especially in respect of the important interrelationship between the river, dockyard and surrounding historic fortifications.
- Where possible, minimise the visual impact of parked vehicles and the provision of parking areas on the streetscape and landscape setting of historic buildings.
  - Ensure that new road layouts and parking arrangements have a limited impact on the streetscape qualities of the locality. Sensitive designs and landscaping are required to reduce the areas of tarmac and lines of parked cars.
  - Limit rooftop aerials and satellite dishes and ensure that electricity and telephone service links are underground so to avoid unsightly new wirescapes.
  - Ensure an appropriate mix of uses at street level is maintained.

More comprehensive guidance can be found in the Star Hill to Sun Pier Conservation Area Significance-led Development Framework.

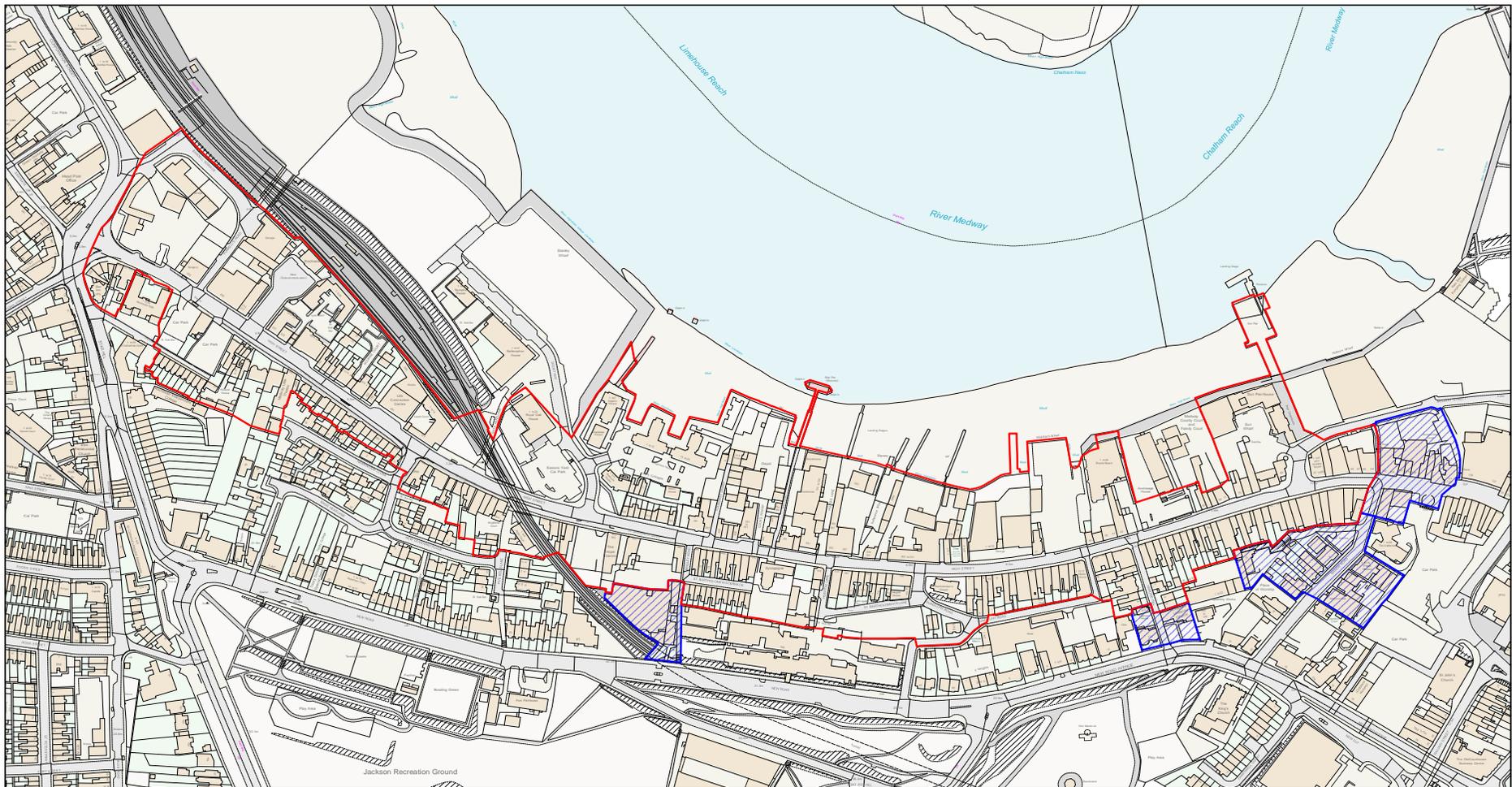
# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Revisions to the Conservation Area Boundary

There have been considerable changes to the Conservation Area since it was designated in 1994, and it is therefore considered that the existing boundaries need major revision. The extensions will allow for a greater understanding of the significance of the Conservation Area, bringing in areas that have shared characteristics and contribute to its overall character.

Four key areas for potential extensions to the existing boundary have been identified:

- The Bethel Chapel
- Chatham High Street
- Manor Road
- Hamond Hill.

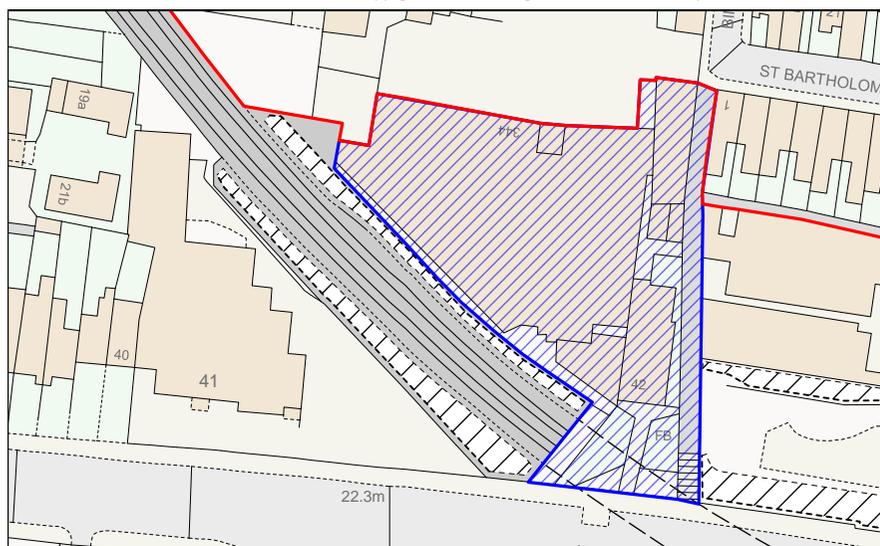


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## The Bethel Chapel

This area encompasses the site of the former Wesleyan Bethel Chapel and includes the remains of the historic chapel within the existing buildings, the open space to the front, the historic structures on the east boundary and associated lane, and the land that rises over the railway line to New Road.

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## Historical Analysis

The Bethel Chapel was one of a number of places of worship that catered for the spiritual needs of the local population, and one of only three that have survived above ground. Mid-19<sup>th</sup> century mapping shows that the chapel had a prominent graveyard that extended from north to St Margaret's Banks. This part of the site remains open and undeveloped.

The general pattern of the townscape in this area in the mid-19<sup>th</sup> century was small-scale fronting St Margaret's Banks, with narrow alleyways and under crofts to provide access to the gardens and land to the south. Upon the arrival of the East Kent Railway in the 1850s, this section of St

Margaret's Banks was bisected by the railway line, with New Road to its south and the High Street and St Margaret's Banks to its north. With the development of St Bartholomew's Terrace in 1887, Bingley Road comes into existence and land is taken from St Bartholomew's Hospital to create the existing north-south alleyway access to New Road.

The existence of the alleyway to New Road has some heritage value. This value is enhanced by the remaining building along the eastern boundary of the site where it adjoins the alleyway. The brickwork of these may suggest that these are fragments of the early to mid-19<sup>th</sup> century buildings. In addition, a considerable amount of the chapel and the later Sunday school remains within the current structures on the site. The tunnel mouth itself appears to be the original East Kent Railway structure of around 1859.

## Positive attributes

- The remains of Bethel Chapel.
- The open space in front of the chapel.
- The range of buildings to the east of the site.
- The historic alleyway to New Road.
- The railway and tunnel.

## Negative aspects

- The poor quality late-20<sup>th</sup> century alterations and extensions enclosing the former chapel that have compromised its historic character.
- Poor quality late-20<sup>th</sup> century buildings within the site.
- Poor maintenance of the site.

## Summary

This area retains historic components from the former use of the site that contribute to the character of the Conservation Area and so should be included within its boundary.

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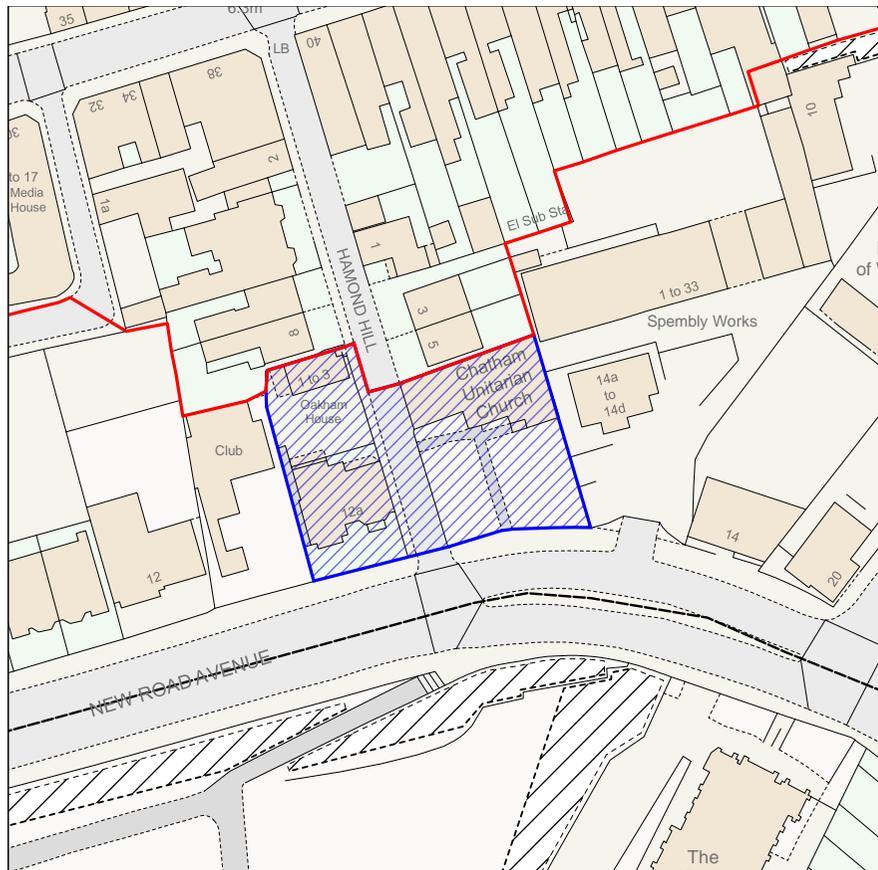


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## Hamond Hill

The Conservation Area currently terminates three quarters of the way up Hamond Hill along the northern edge of the Unitarian Church, leaving two residential buildings and the church outside of the Conservation Area.

Until the early 19<sup>th</sup> century Hamond Hill was known as Heavysides Lane and was later renamed with the development of Hamond Place on the High Street, named after Sir Andrew Snape Hamond, Baronet and Controller of the Navy, and Supervisor of the Chatham Chest estates, on whose land Hamond Place was constructed.



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## Historical analysis

The Unitarian Church is a locally important historic and cultural landmark and institution located on the corner of New Road Avenue and Hamond Hill. The current church was constructed in 1889, however there is evidence of previous buildings on the site, with an earlier chapel dating from 1802, replacing a 1703 meeting house located nearer the High Street.

Burntwick House was designed by George Edward Bond and constructed in the early 20<sup>th</sup> century on the extensive gardens to 6 and 8 Hamond Hill. Its design is typical of the Arts and Crafts style that was often used for higher status dwellings in this period. Such a high status building indicates the sociological mix and prosperity within the area at the time.

Immediately north of Burntwick House is Oakham House, an early 21<sup>st</sup> century residential block designed to complement its adjoining neighbour at 8 Hamond Hill.

## Positive attributes

- Burntwick House.
- The Unitarian Church.
- The historic connection between Hamond Hill and the High Street.

## Negative aspects

- The modern development of Oakham House which has eroded the remaining historic garden space between Burntwick House and 8 Hamond Hill.

## Summary

Both Burntwick House and the Unitarian Church are high quality buildings which reflect key aspects of the cultural heritage and architecture of the Conservation Area and so should be included within its boundary.

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## Manor Road

Manor Road is a predominantly high-status residential area with some civic facilities, such as the Masonic Hall on the east side and Victoria Nurses Institute on the west, both of which were designed by George Edward Bond and constructed in 1903. It is functionally connected to the Conservation Area and was probably built for the moderately prosperous business owners.



## Historical Analysis

Manor Road was established on the site of the former Best brewery in the late 19<sup>th</sup> or early 20<sup>th</sup> century, likely around 1902 when Chatham House (the brewery mansion) was demolished. Nothing of the brewery buildings are known to remain above ground, however vaults built into the retaining wall on Manor Mews are likely to originate from the brewery use of the site.

The first buildings to be constructed were the Masonic Hall and Victoria Nurses Institute, both with date stones of 1903, three pairs of large red brick semi-detached houses along the western side of the road, and three

smaller dwellings (now altered and in use as a veterinary surgery) to the west of Manor Road behind the Nurses Institute and accessed by a lane between the houses. It is possible that these were constructed at the same time and as part of the development of the Nurses Institute, possibly as accommodation. The southern-most house of the three pairs has since been demolished in the late-20<sup>th</sup> century and replaced with a much larger commercial building.

Soon after came a pair of semi-detached houses and Reliance House in 1930 (originally a Building Society branch and offices), and which is now Grade II Listed.

The development of Manor Road demonstrates the prosperity and desirability of the area at the time, with its construction immediately following on from the demolition of the brewery and being replaced with prominent civic buildings and large houses.

## Positive attributes

- Reliance House (Grade II Listed).
- The Masonic Hall.
- The Victoria Nurses Institute.
- 6, 8, 10 (the veterinary surgery), 12 and 14 Manor Road.

## Negative aspects

- Danielson Court.
- The extension adjacent to No 18 Manor Road.
- Parking and traffic management on Manor Road.

## Summary

Manor Road demonstrates the prosperous evolution of the Conservation Area into the early 20<sup>th</sup> century. Despite the redevelopment of the Best brewery, the area remained functionally part of the Conservation Area beyond this time and so should be included within its boundary.

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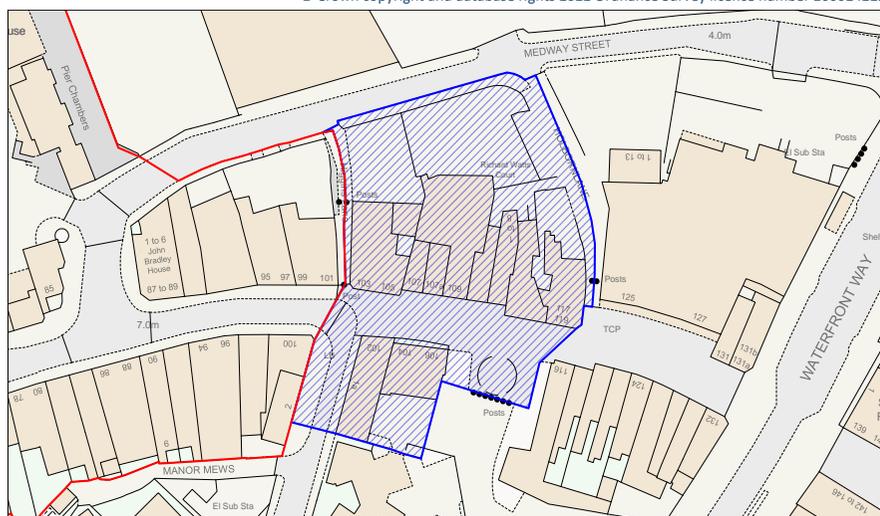


# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## High Street, Chatham

The retail core of High Street, Chatham continues as far east as Luton Arches, and includes the principal shopping area of Medway. The western end of the High Street from Manor Road to Sir John Hawkins Way contains buildings of a similar character and scale to the adjoining part of the Conservation Area, albeit separated by a break between 106 and 116 High Street, and through the development of the large retail unit at 125-127 High Street.

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## Historical Analysis

The area forms part of the historic town centre of Chatham. By the mid-18<sup>th</sup> century, the area is relatively developed with many of the roads laid out in the current form, including Holborn Lane and Higgins Lane that originally led down to the riverfront.

The late-19<sup>th</sup> century saw the establishment of Barnard's Palace of Varieties (at 107-109 High Street) and later the Theatre Royal (designed by George Edward Bond), which forms part of the important local entertainment industry that flourished in the Conservation Area through

the 19<sup>th</sup> and early 20<sup>th</sup> centuries. Nearby were also a range of other public houses and hotels. Barnard's Palace of Varieties burned down in 1934, and the current frontage dates from this period. The Theatre Royal was subject to a period of decay in the late 20<sup>th</sup> century, and now only the front of the building remains. The Theatre Royal is Grade II Listed, along with the adjoining former bank, both of which are now in residential use.

Medway Street was laid out in the late 19<sup>th</sup> century when land was reclaimed from the river. A terrace of 9 houses previously fronted Medway Street but these were demolished in the late 20<sup>th</sup> century and replaced with the existing car sales yard.

The area altered into the mid to late 20<sup>th</sup> century when entertainment venues closed, and the area became more retail-orientated in character. A mix of uses now fills this section of the High Street but much of the character remains in the historic street pattern and form of the buildings.

## Positive attributes

- The Theatre Royal (Grade II Listed).
- The former bank at 104-106 High Street (Grade II Listed).
- 103 – 109 High Street.
- Higgins Lane and Holborn Lane.

## Negative aspects

- The loss of the historic buildings – all or in part.
- The loss of the houses on Medway Street.
- Poor quality alterations to some of the buildings.

## Summary

The area demonstrates the evolution of the Conservation Area into the early 20<sup>th</sup> century. Despite the alterations and loss of some buildings the area retains a similar character to that of the Conservation Area and retains a functional link as part of the High Street, and so should be included within the Conservation Area boundary.

# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN



# DRAFT STAR HILL TO SUN PIER CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

## Article 4 Directions

The replacement of windows, doors, roof coverings etc, on dwellinghouses is usually considered to be 'permitted development rights', however in the Conservation Area many of these rights have been removed through an Article 4 Direction.

Development for which planning permission is required under the Article 4 Direction includes the following where they front a highway, footpath, waterway, or open space:

- Altering roofs and chimneys.
- Altering windows, doors, and other openings.
- Works to porches and porticos.
- Changing external wall materials (such as stone, brick, or render).
- Painting, rendering, or pebble dashing the walls of a building (excluding the painting of doors, windows, and joinery).
- Changing rainwater goods.
- Constructing extensions, outbuildings, or swimming pools.
- Erecting, altering, or removing boundary gates, fences, or walls.
- Laying or relaying paths, driveways, or other hardstanding.
- Installing a satellite dish.

The above list is just a summary, and a full list of works requiring planning permission under the Article 4 Direction can be provide on request from the Design and Conservation Team.

An up-to-date list of the properties to which the Article 4 Direction applies can be found [on our website](#).

It is considered that the current Article 4 Directions make a significant contribution towards preserving and enhancing the character of the Conservation Area and that they should be retained.

Article 4 Directions principally apply to properties in use as dwellinghouses. Flats and commercial buildings do not have the same permitted development rights as residential property and are therefore less at risk from inappropriate changes. However, commercial properties do currently have some permitted development rights to alter their use class from Use Class E to Residential, subject to certain requirements being met. It is considered that allowing such conversions at ground floor level could cause considerable harm to both the historical character and the overall vibrancy and economic viability of the Conservation Area, and therefore an Article 4 Direction should be imposed to remove this permitted development right in the Conservation Area.

Should this option be pursued, a public consultation exercise will consider these issues and identify the additional responsibilities and benefits for owners and occupiers of properties within the Conservation Area.

## Dwellings with Article 4 Directions

Article 4 Directions currently apply to all residential dwellinghouses:

- In Orange Terrace, Rochester.
- Between 200 to 392 (evens), and 209 to 379 (odds) High Street, Rochester.
- In Hamond Hill, Chatham.
- In Gundulph Road, Rochester.
- In St Bartholomew's Terrace, Rochester.
- Numbers 2, 10, and 12 Nags Head Lane.
- In Bourne Court, High Street, Rochester.

## Acknowledgements

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**The British Library**

**The Tate**

**University College London/Archaeology South-East**

## Contact Information

For advice on planning issues please contact the Medway Council Planning Department on: [planning.representations@medway.gov.uk](mailto:planning.representations@medway.gov.uk).

For advice on matters relating to Listed Buildings or buildings in a Conservation Area, please contact a Conservation Officer at Medway Council on: [design.conservation@medway.gov.uk](mailto:design.conservation@medway.gov.uk).

More information is available on the [Medway Council website](#).