

STAR HILL TO SUN PIER CONSERVATION AREA MANAGEMENT PLAN

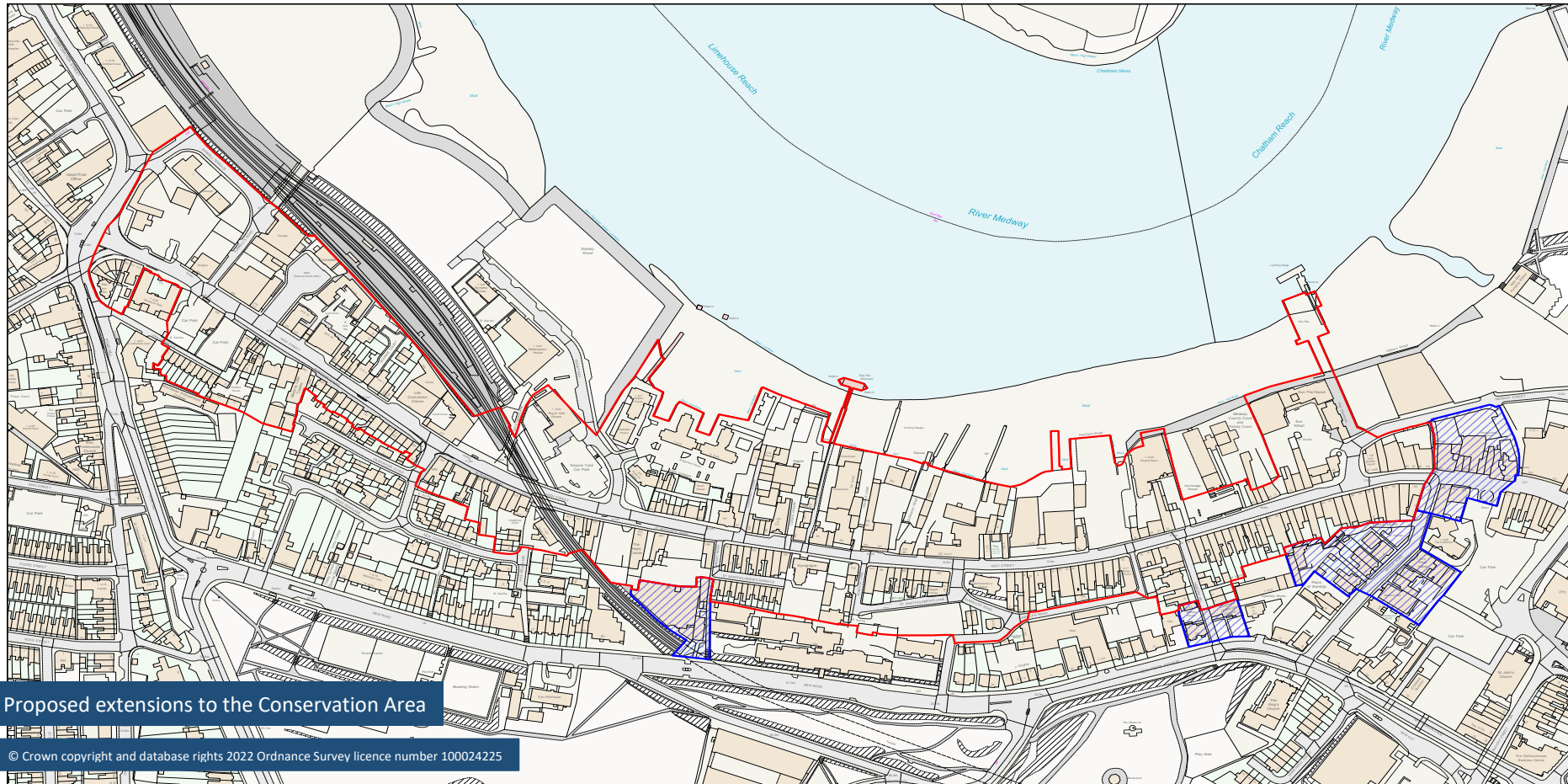
Revisions to the Conservation Area Boundary

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 revising. The extensions allow for a greater appreciation 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:

1. The Bethel Chapel
2. Chatham High Street
3. Manor Road
4. Hamond Hill.

Appendix 4

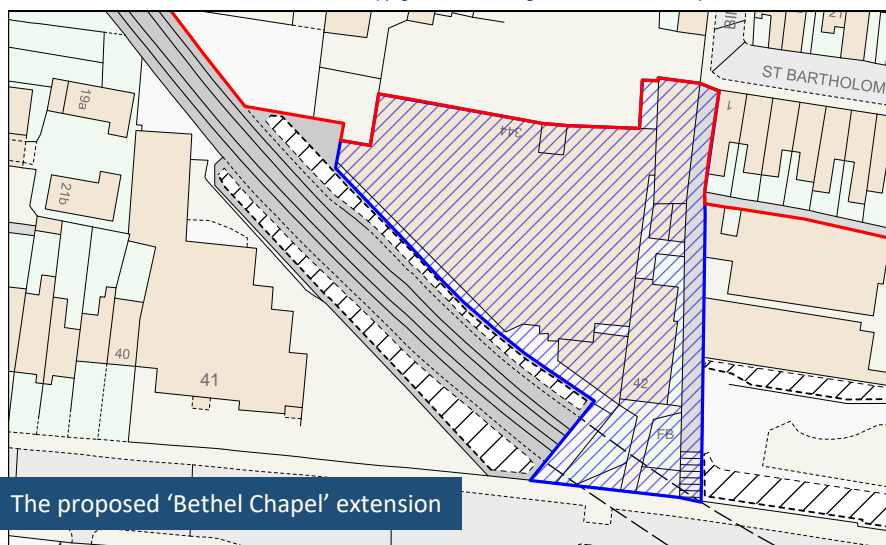


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The Bethel Chapel

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 several places of worship that catered for the spiritual needs of the local population, and one of only three that have survived above ground. Mid-19th 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-19th 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 came 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-19th century buildings. In addition, a considerable amount of the chapel and the later Sunday school potentially 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-20th century alterations and extensions enclosing the former chapel that compromise its character.
- Poor quality late-20th 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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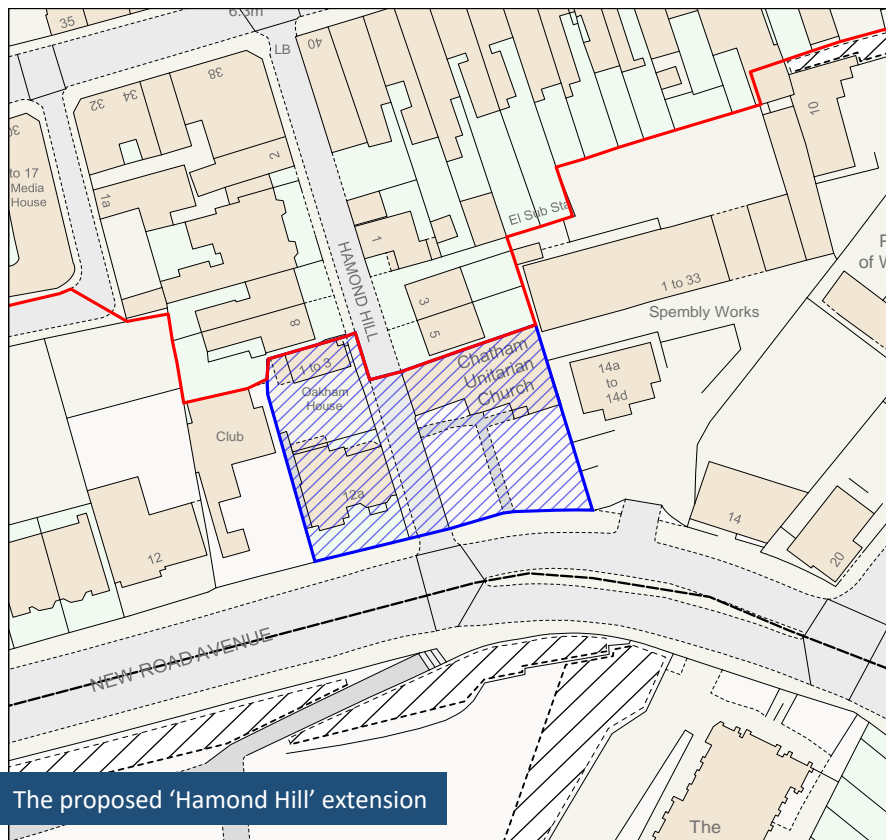
The proposed 'Bethel Chapel' extension on St Margaret's Banks

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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 19th 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.



The proposed 'Hamond Hill' extension

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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 20th 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 21st 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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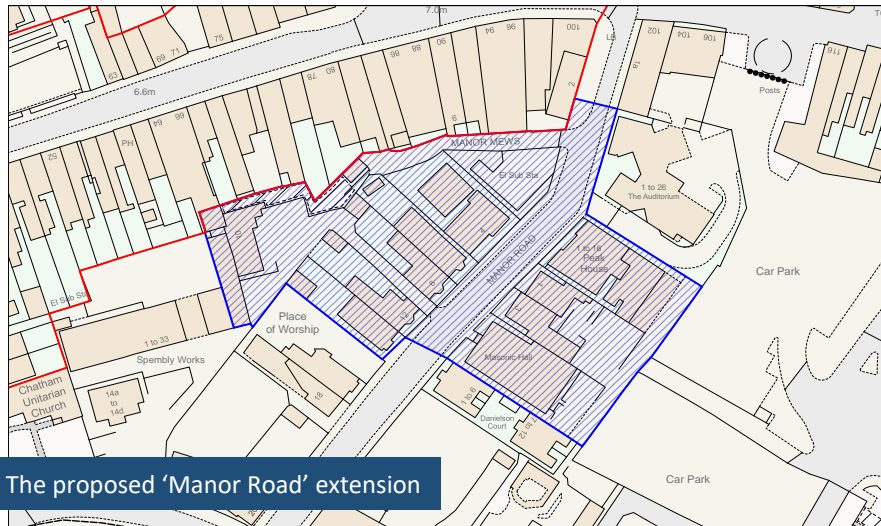


The Unitarian Church within proposed 'Hamond Hill' extension

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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 prosperous business owners nearby.



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Historical Analysis

Manor Road was established on the site of the former Best brewery in the late 19th or early 20th 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-20th 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 20th 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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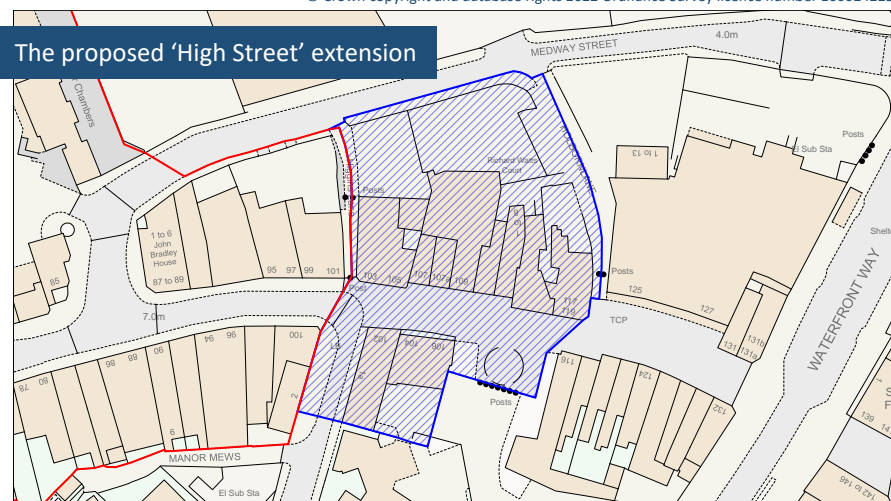
The proposed 'Manor Road' extension

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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-18th 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-19th 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 19th and early 20th 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 20th 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 19th century when land was reclaimed from the river. A terrace of 9 houses previously fronted Medway Street but these were demolished in the late 20th century and replaced with the existing car sales yard. The area altered again in the mid to late 20th 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 – 119 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.

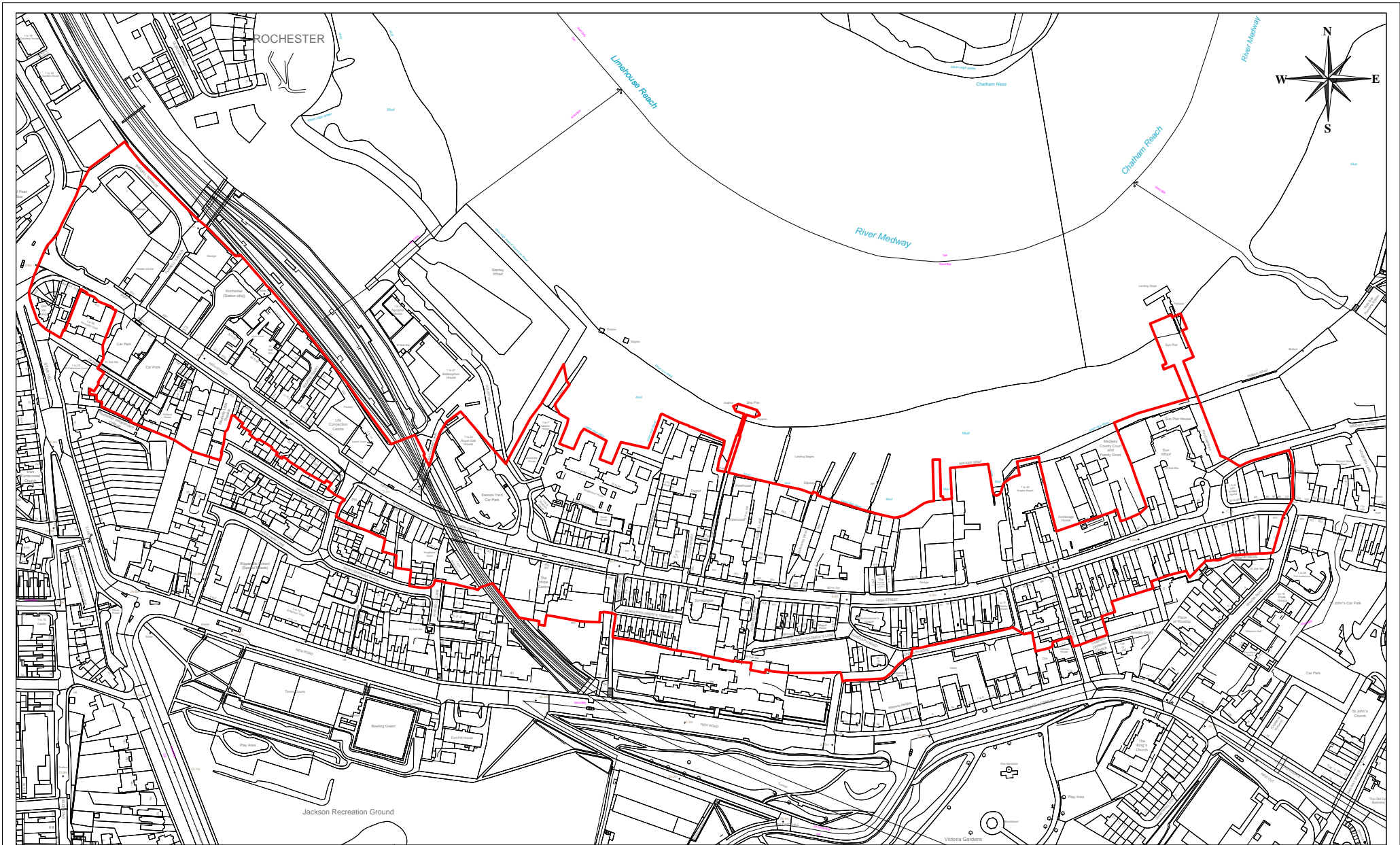
Summary

The area demonstrates the evolution of the Conservation Area into the early 20th 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.

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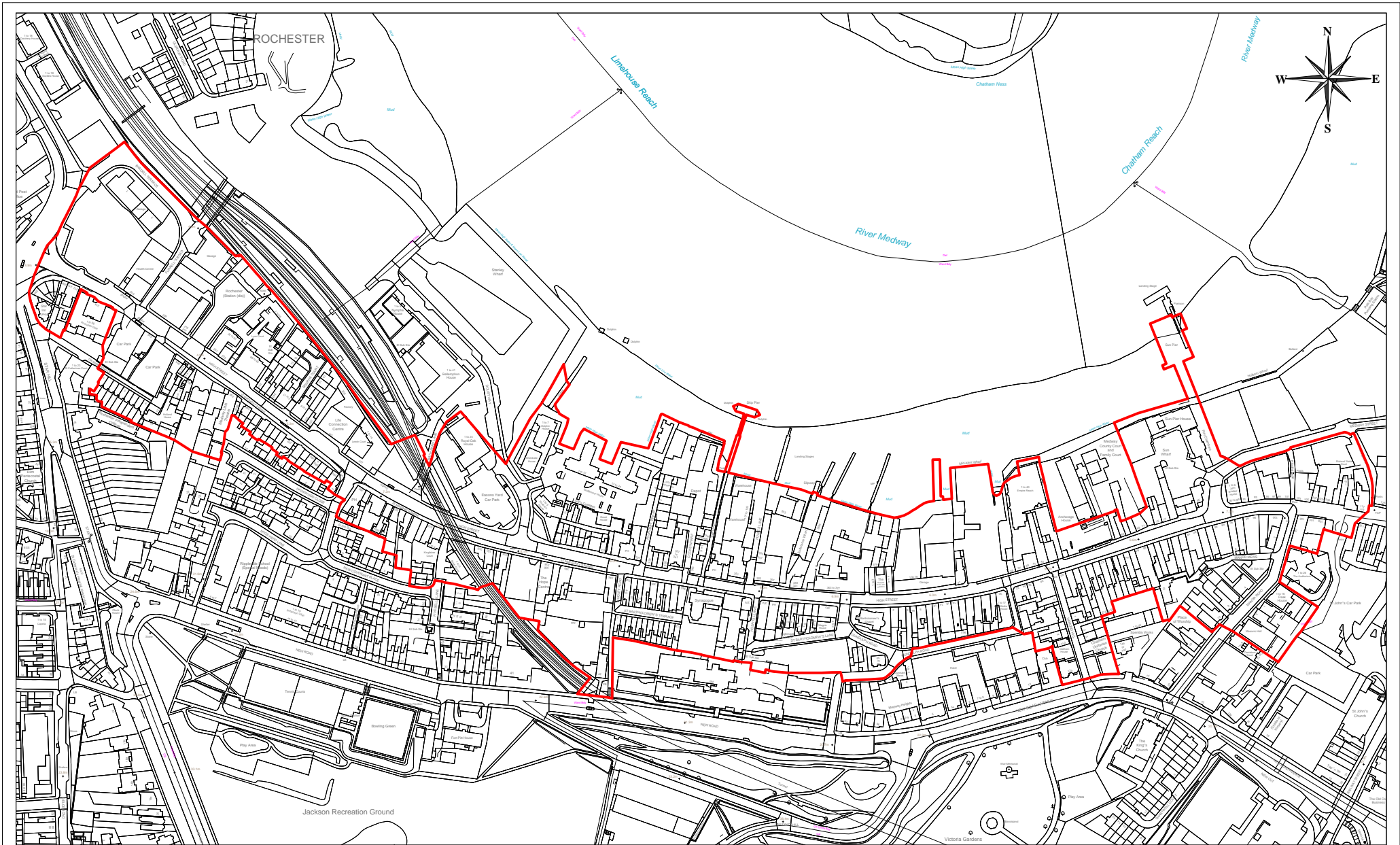


The proposed 'High Street' extension



EXISTING Star Hill to Sun Pier Conservation Area boundary





PROPOSED Star Hill to Sun Pier Conservation Area boundary