



HERITAGE STATEMENT AND  
ASSESSMENT OF 69 HIGH STREET,  
HYTHE, KENT

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Front cover: 21st century photograph of the site (looking north-east)

Figure 1. Ground floor plan showing location of c.14<sup>th</sup> century framing

## 1.0 INTRODUCTION

1.1 In May 2017 Dr Paul Wilkinson of SWAT Archaeology carried out a historic building assessment of 69 High Street, Hythe, Kent (Plate 1). The building is presently unoccupied and is undergoing development and repair.

1.2 The building recording was carried out on 9<sup>th</sup> May 2017 in accordance with a Level 1 survey as detailed in the English Heritage publication '*Understanding Historic Buildings: A Guide to Good Recording Practice*' (2016). *The Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014) and the *KCC Historic Building Recording Requirements Part C*.

This is essentially a visual record. Historic England guidelines suggest that written information should be the minimum to identify the building's location, age, type, materials, use and when and whom compiled the report.

General photographs of the exterior as well as any specific architectural or historic features (both internal and external) should be taken.

**1.3 In summary the work consists of a basic descriptive report accompanied by digital photographs to ensure that the proposed alterations are recorded prior to implementation.**

1.4 The principal elements of the survey involved the creation of a record and description of the historic fabric of the building together with an analysis and interpretation of the buildings origins and historic development.

1.5 A review of Historic OS mapping has been made and the Pevsner Architectural Guide (*Kent, North East and East 2012*) was consulted as was the National Heritage Register for England.

1.6 This report consists of a descriptive report accompanied by digital photographs and annotated plans.

## 2.0 HISTORICAL BACKGROUND

2.1 Location

No. 69 High Street, Hythe is part of the frontage of the High Street in the centre of Hythe and just to the west of the Town Hall. The footprint of the site is located between the High Street to the front and Dental Street to the rear. Fronting Dental Street is a large rectangular outbuilding currently used as a warehouse and store but with planning permission to conversion to terraced housing. This building does not form part of this present planning application. Between this building and the main house is another, smaller store located midway on the east side of the plot and previously used as Cold Stores.

## 2.2 Historic Building Description and proposed works

This building although listed as a 18<sup>th</sup> century building is in fact part of a significant Wealden-type property dating probably from the late 14<sup>th</sup> century. No 69 seems to be the hall whilst the adjacent property No 67 is the rest of the building.

2.3 The frontage to the High Street is of importance with the building being re-fronted in the c.18<sup>th</sup> century with a rendered brick facade and in the early 19<sup>th</sup> century additional work undertaken of under-building of the jettied building. The shop front is an early to mid 19<sup>th</sup> century build (Plate 1).

**No structural alterations are planned for the front facade of the building.**

2.4 The rear of the building is of some importance with most of the framing visible infilled with wattle and daub panels and some nogged brick infills (Plates 2, 8).

**No structural alterations are planned for the rear facade of the building.**

2.5 The yard paving is of very special interest, made up of irregular Ragstone cobbles that rises up from the back of the building with a sloping terraced area incorporating massive Ragstone blocks and architectural arch segments at a change of level between the lower and upper yard areas. This continues to rise towards the rear outbuilding before leading toward the passage at the western end of the site which continues to rise up to Dental Street. These yard surfaces,

ancient architectural stone fragments and steps are of much importance and will need to be handled very carefully, resisting the urge to make everything smooth and even so as to comply with the building regulations.

**No structural alterations are planned for the rear paving.**

2.6 Within, at ground floor level, the shop floor has all been stripped out with only remnants of the oak framing of the hall partition left exposed within the space. The party wall to the eastern side is stone but it is not clear whether this is the structure of this building or that of the adjacent property. There is a stack in the centre of the space but this is merely a block of brickwork of no intrinsic interest which appears to have been completely rebuilt in the c19th century. Of particular interest are the exposed c.14<sup>th</sup> century framing and studding. These need to be retained (Plates 5, 6 & Figure 1).

**No structural alterations are planned for the ground floor.**

2.7 The historic layout is much clearer at first floor. Here the original hall partition remains complete with only one penetration for a doorway. Apart from this, the interiors and subdivisions, doors, etc are early c19th and not of any exceptional interest. The staircase is however of note – a wide stair with elegant Regency handrail and slender stick balusters. There appears to have been extensive repairs carried out to the eaves plate along the frontage and renewal of the main tie beam at the East end adjacent to the party wall. This work was all clumsy carried out in modern times. A mass of brickwork over against the party wall, which is holding up the joint in the tie beam at the East end, is particularly clumsy and obnoxious over engineering. The c14th hall partition continues into the attic space and here it is mostly complete and the original smoke blackening from the original open hall can clearly be seen. (Plates 3, 4).

**The structural alterations planned for the first floor are to restore the 4 casement window, replace the existing back door with a traditional four panel door and remove the brick pier and replace with an oak post.**

### 3.0 RECOMMODATIONS

3.1 A review of the proposed alterations to the building suggest the building works are not going to impact on the existing structure and are designed to restore and enhance this important building in a sympathetic manner.

#### At ground floor level

- Re-decorate and fit new kitchen

#### At first floor level

- Open up the upper part of the stairs to allow the balustrade to remain and be repaired
- No cutting through the c14th hall partition
- Remove modern brickwork pier on the east side and replace with oak post

#### At attic level

- No removal of the hall partition wall

#### At the Rear

- Restoration of 4-casement window
- Replace back door with an improved traditional pattern
- The yard to have an accurate survey showing the layout of the stones with some repair

### 4.0 PARAMETERS

4.1 The photographic survey was conducted using digital photography and as the exterior of the building was available no drone coverage of the exterior of the building was undertaken. However, the use of drones for capturing important buildings is now an acknowledged part of historic building recording. For drone footage of other building and archaeological sites recorded by SWAT Archaeology access here: [www.swatarchaeology.co.uk](http://www.swatarchaeology.co.uk) and go to 'NEWS'.

4.2 This work did not include any investigation of below ground archaeology. Such work is administered separately by SWAT Archaeology to a WSI prepared for the Local Planning Authority.

4.3 The site survey took place on 9<sup>th</sup> May 2017 and photographs can be seen in the following Plates.

Paul Wilkinson PhD., MCifA., FRSA

## **5. References**

English Heritage, 2006 *Understanding Historic Buildings: a guide to good recording practice*

The National Heritage List for England (accessed 22<sup>nd</sup> January 2017)

Institute of Field Archaeologists, *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2016).

Pevsner Architectural Guide (*Kent, East Kent and Kent 2012*)



Plate 1. Frontage of building (looking north)



Plate 2. Rear frontage of building (looking south)





Plate 3. First floor (looking north)



Plate 4. First floor- brick buttress (to be replaced)



Plate 5. Ground floor-original 14<sup>th</sup> century frames and studding



Plate 6. Ground floor- original 14<sup>th</sup> century frames and studding in end wall



Plate 7. Ground floor-existing kitchen



Plate 8. Rear area (looking south-west)

Figure 1.  
Location of historic  
frames

