

**CONVERSION OF EXISTING ATTACHED GARAGE TO  
RESIDENTIAL DWELLING AT  
27 BRIDGE STREET WYE TN25 5ED**

**Planning Policy Statement 5 Heritage Asset Assessment**

General Introduction

27 Bridge Street Wye is in the conservation area of Wye. The village's name comes from the Old English "Wēoh" meaning idol or shrine. Wye may have been used for worship by the pre-Christian Angles.

Wye became an important communications centre because of a ford across the River Great Stour connecting with ancient trackways across the North Downs.

Romans constructed a road between Canterbury and Hastings using the gap through the North Downs and there have been suggestions the straight Olantigh Road may have been built by them as a separate route from Wye to Canterbury on the east of the River Stour. Remains of an ironworks at the west bank of the river, from that period, have been found. By medieval times, Wye had a market and hosted the local hundred court.

In 1798, Hasted described Wye as:-

...a neat well-built town, consisting of two parallel and two cross streets, the whole unpaved. There is a large green in it, built round, on one side of which is the church and college close to it.

—Edward Hasted, 1798

Later in the 18th century a turnpike had bypassed the village on the west bank of the River Stour, which the A28 road still does today. Wye railway station was built for the South Eastern Railway line from Ashford to Margate and opened on 1 December 1846.

The conservation area is considered to be a Heritage asset and as such the impact of the proposed development upon it has to be considered.

A conservation area is 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. The crucial feature of a conservation area is that it is the character of the area - rather than individual buildings - which is the focus of attention, and which planning policy aims to preserve and enhance.

Significance of the Heritage Asset:

The proposed development is in Bridge Street and situated to the west of the village centre. Its location means that the development may have an impact upon the conservation area.

The Wye Conservation area is essentially linear in form and stretches from the station across the river bridge along Bridge Street up to the central area at the junction between bridge Street and Church Street where it widens out empassing the college by the church on High Street, Upper Bridge Street and a short spur along Scotton Street.

Apart from the area around the river bridge and station end the area is primarily urban in character with a mixture of residential and commercial properties.

The overall character is one reflecting the historical evolution that has taken place over many centuries with an abundance of heritage buildings of varying sizes and forms.

The area is relatively tightly drawn around the readily identifiable special historic and architectural buildings distributed mainly on both sides of the four streets; Bridge Street Church Street, High Street and Upper Bridge Street.

The historic analysis of the area shows that along Bridge Street up church Street and along the High Street to Scotton Street there are individual buildings and groups of buildings linked together with some pockets originally connected to the countryside beyond.

Virtually all of the buildings within the designated Conservation Area are Listed. There are in addition a number of buildings interspersed among these buildings and groups of local historic and architectural interest. The combination of these buildings makes up the special character of Wye.

Apart from the medieval bridge over the river, the church and part of the original Wye college building all of which are constructed either fully or partially with stone the primary material is brick with some imitation brick (mathematical tiling), rendered surface, clay roof tiling and a few exposed timber frames.

Slate is used on some roofs but the overriding roof material is clay tile and in the main handmade weathered Wealden Kent Peg Tiles. Some buildings are tile hung to the upper storeys. Generally the unifying materials character is a mixture of red brown clay roof tiling.

This roof finish coupled with the varied roof line and skyline silhouette along the primary streets is an essential Conservation Area Characteristic.

As mentioned in the Design and Access Statement the existing building is a semi-detached two storey dwelling house in a traditional style with pitched hipped roofs and a chimney stack. The rear conservatory, utility and garage are more recent additions with flat roofs.

The main roof is tiled with brown plain tiles. The rear conservatory and utility have polycarbonate roofs and the rear kitchen projection and garage have felt roofs.

The first floor external walls are clad with hanging tiles. The ground floor front external walls are white painted stone chip render which continues to the side of the garage. The side of the utility is clad with timber weatherboard. The rear of the utility, kitchen projection, conservatory and side of the conservatory are yellow stock brick.

The existing windows are white PVCu casements with fanlights all of which have glazing bars except for the rear conservatory windows.

The front door is grey PVCu part glazed. The garage door is white powder coated steel. The rear utility door and the conservatory French doors are glazed white PVCU

The proposed home gym development will have the following construction:

1. EDPM flat roof.
2. Rendered front and side wall.

3. White PVCu window.
4. Part glazed composite personnel door
5. Black plastic gutters and downpipes.
6. Permeable block pavements to the new parking space on the front garden area.

The external materials to be used are similar to those already used on the existing building. The painted render is typical of render used on the houses within the conservation area. The impact upon the conservation area can be seen to be minimal and not in any way detrimental to the area.

The proposed additional parking space on the existing front lawn area will be largely concealed from public view by the extensive high perimeter shrubs surrounding the front garden on two sides. The front hedge will soften the appearance of the development.

It can be concluded that the proposed materials, recessing of the home gym and existing planting to the frontage will result in the proposed development having an insignificant impact upon the conservation area.



Plate 1 Existing front elevation viewed from south



Plate 2 Existing rear elevation viewed from north-east.