

Archaeological Desk-Based Assessment  
In advance of Development of Land at The  
Royal Standard, East Beach Street,  
Hastings TN34 3DW

NGR: 582520 109514



Report for  
Shepherd Neame Ltd

**SWAT. ARCHAEOLOGY**

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## **Archaeological Desk-Based Assessment In advance of Development of Land at the Royal Standard, East Beach Street, Hastings TN34 3DW**

### **1 SUMMARY**

*SWAT Archaeology have been commissioned by Colin Ladd Associates to carry out an archaeological desk-based assessment of land at The Royal Standard, East Beach Street, Hastings in East Sussex. The assessment is in support of a planning application.*

*This Desk Based Assessment examines the wide variety of archaeological data held by East Sussex County Council and other sources. This data is reviewed and it is recommended in this case that an Archaeological Watching Brief will be required. The proposed development area (PDA) is a kitchen extension to the Royal Standard Public House situated near the seafront just outside the Old Town area of Hastings. The PDA is located in a Archaeological Notification Area (ANA), a Conservation Area and there are 376 listed buildings in the search area, three Scheduled Monuments and both an Historic Landscape Characterisation (HLC) and a Extensive Urban Survey (EUS) have been carried out.*

*Archaeological investigations (events) in the near vicinity include an archaeological excavation in 1988 at the Phoenix Brewery site (EES9516), an investigation in 1974 at Winding Street when medieval pits were found (EES9331), in 1975 in Winding Street at the Old Baths site where four medieval pits, and two post holes were investigated (EES9332). In 2007 at 4 Winding Street an Archaeological Watching Brief revealed the Hastings Town Wall (EES14124).*

*Examination of cartographic sources shows that from the 19th century the proposed development area (PDA) has been outside the Town Walls and in an area used by the fishing community of Hastings and in an area previously built on.*

## **2. Introduction**

This report presents the findings of a provisional desk-based archaeological assessment of land at the Royal Standard Public House in Hastings (centred NGR 582520 109514; Fig. 1).

This provisional desk-based archaeological assessment is a consultation document prepared for the client which may be submitted as part of a planning proposal. It constitutes a pilot study assessing the potential for further research, either desk-based or in the field. Additional desk-based research and/or fieldwork may be requested by planning authorities or specified as conditions on any planning consent, although such a request should clearly demonstrate the benefits of future desk-based work rather than fieldwork, for example.

The objective of the desk-based research, agreed with the client and in accordance with Planning Policy Statement 5, was to view readily available existing evidence in order to assess the extent and nature of any heritage assets with archaeological interest within the Proposed Development Area (PDA) and its setting, and thereby gauge the likelihood of heritage assets of archaeological interest being affected by development within the PDA.

Research has been undertaken to an appropriate level of detail in response to funding limitations which affect the affordable scope and provisional nature of the study, as well as the particular circumstances of the proposed development.

While no precise details of the proposed foundation works have been viewed in preparation of this report, a basic (interim) impact assessment of the likely effects of any proposed foundation trenching, service trenching or landscaping on the buried or extant archaeological resource is offered below. Recommendations for appropriate mitigation of potential impacts on the buried and extant archaeological resource within the PDA have also been made.

### **2.1 POLICY AND RESEARCH FRAMEWORKS**

This report has been prepared in accordance with national and regional policy regarding heritage assets and with reference to research frameworks.

### *National policy*

Planning Policy Statement 5: Planning for the Historic Environment (PPS5; DCLG March 2010a; see also DCLG March 2010b).

Policy HE6.1 states that 'Local planning authorities should require an applicant to provide a description of the significance of heritage assets affected and the contribution of their setting to that significance.' Heritage assets include extant structures and features in the landscape as well as the buried archaeological resource. The existence of the latter within a proposed development area can be partially investigated and to an extent predicted via desk-based assessment, but field evaluation and/or archaeological monitoring of groundworks are likely to be a planning requirement and should be expected.

In terms of development proposals affecting known heritage assets, the following sections of Policies HE7 and HE9 are especially pertinent:

**HE7.2** In considering the impact of a proposal on any heritage asset, local planning authorities should take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.

**HE7.4** Local planning authorities should take into account ... the desirability of sustaining and enhancing the significance of heritage assets, and of utilising their positive role in placeshaping...

**HE7.5** Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

Where heritage assets are designated:

**HE9.1** There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.

**HE9.4** Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should ...weigh the public benefit of the proposal (for example, that it

helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm.

The issue of the 'setting' of heritage assets is qualified by Policy HE10, which requires that 'local planning authorities should treat favourably applications that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset.

When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval.'

Policy HE10 also draws attention to historic landscapes, which are (often undesignated) heritage assets in themselves, guidance note 38 citing the European Landscape Convention definition: 'an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors' (Council of Europe 2000: which came into force in the UK in March 2007; see research frameworks, below).

### *Regional Policy*

Policy BE6 of the South East Plan (The Regional Spatial Strategy for the Southeast; May 2009) on management of the historic environment states that 'When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place.' In addition, 'historic environment includes the physical evidence of past human activity. It is all around us as part of everyday life, and it is therefore dynamic and continually subject to change. It is not limited to the built environment and archaeological sites, but includes landscapes, both urban and rural ... These environments are fragile and require protection, but also have an enormous potential to contribute to a sense of place and identity...'

### *Local Policy*

The relevant Hastings Borough Local Plan policies are E1Policy C6 (Scheduled Ancient Monuments and Archaeological Sites). Of relevance are the following statements:



Development will not be permitted which would adversely affect a Scheduled Ancient Monument, as shown on the Proposals Map or subsequently designated, or other nationally important monument or archaeological site, or its setting.

Whether they are currently known or discovered during the Plan period, there will be a preference to preserve important archaeological sites in-situ and to protect their settings.

Development that does not achieve acceptable mitigation of adverse archaeological effects will not be permitted.

Where development is permitted and preservation in-situ is not justified, the applicant will be required to ensure that provision will be made for archaeological excavation and recording, in advance of and/or during development.

#### *Research Frameworks*

The national and regional policy outlined above should be considered in light of the non statutory heritage frameworks that inform them. While the South East Research Framework for the historic environment (SERF) is still in preparation, initial outputs are available on-line and have been considered in preparing this report.

A key feature of 'landscape' is that it is conceptual, subjective and relative rather than absolute. A succinct Highways Agency (2007) definition states that 'Historic Landscape is defined both by people's perceptions of the evidence of past human activities in the present landscape and the places where those activities can be understood in the landscape today.

This definition highlights the role of perception and emphasises the rich cultural dimension implanted in landscape character by several millennia of human actions.'

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional.

Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The existence of the latter within a proposed development area can be partially investigated and to an extent predicted via desk-based assessment, but field evaluation and/or archaeological monitoring of groundworks are likely to be a planning requirement and should be expected.

More recently English Heritage has issued detailed guidance on the *Setting of Heritage Assets* (2011). This guidance is based on principles and guidance already issued by English Heritage in the *Historic Environment Planning Practice Guide* (2010), and *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). It provides a framework for assessing impacts based on the identification of individual asset's cultural significance and the relationship between that and its surroundings followed by assessment of the degree to which change in the surroundings affects significance (Appendix 2).

*This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.*

## **2.2 The Proposed Development**

The proposed development will comprise of a planning application for a proposed Kitchen and Toilet Extension to the public house, the Royal Standard (Appendix 1).

## **2.3 Project Constraints**

No project constraints were encountered during the data collection for this assessment.

## **2.4 Geology and Topography**

The Geological Survey of Great Britain (1:50,000) shows that proposed development site (PDA) is situated in an area of Hasting Beds. The cliffs along Hastings comprise weak clays, siltstones and sandstones of the Lower Cretaceous. It is thought that on the PDA the underlying natural soil will be beach shingle/sand overlaid by demolition rubble.

## **3 AIMS AND OBJECTIVES**

### **3.1 Introduction**

The Desk-Based Assessment was commissioned by Colin Ladd Associates in order to supplement a planning application for the development of land at the Royal Standard, East Beach Street, Hastings in East Sussex.

## **4 METHODOLOGY**

### **4.1 Desk-Based Assessment**

#### *4.1.1 Archaeological databases*

The local Historic Environment Record (HER) held at East Sussex County Council provides an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding environs of the Royal Standard public house. The Archaeology Data Service Online Catalogue (ADS) and was also used. The search was carried out within a 500m radius of the proposed development site (26/01/15). The Portable Antiquities Scheme Database (PAS) was also used as an additional source as the information contained within is not always transferred to the local HER.

#### 4.1.2 *Historical documents*

Historical documents, such as charters, registers, wills and deeds etc were not relevant to this specific study.

#### 4.1.3 *Cartographic and pictorial documents*

A full map regression exercise was undertaken during this assessment. Research was carried out using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 1-11).

#### 4.1.4 *Aerial photographs*

The study of the collection of aerial photographs by Google Earth was consulted (Plate 1).

#### 4.1.5 *Geotechnical information*

To date, no known geotechnical investigations have been carried out at the site.

#### 4.1.6 *Secondary and statutory resources*

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and Websites are considered appropriate to this type of study and have been included within this assessment where necessary (Figures 1, 4, & Plates 2, 3).

## 5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410

Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

**Table 1 Classification of Archaeological Periods**

The Archaeological record within the area around Hastings is diverse and should comprise possible activity dating from one of the earliest human period in Britain (the Palaeolithic) through to the post-medieval period. The PDA is situated to the west of Hastings Castle which is of Norman origin. The adjacent area known as the Ladies' Parlour has been identified as an Iron Age promontory fort.

Just to the north of the PDA is located the southern end of Hastings Town Wall. The fragmentary remains survive within Pleasant Row and reach a height of 4.25m on the seaward side. From the location of the town wall the PDA is probably situated outside the medieval town of Hastings in an area that is shown on contemporary paintings to be active with fishing boats and huts (Plates 2 & 3).

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape. Time scales for archaeological periods represented in the report are listed on the previous page in Table 1.

## **5.2 Scheduled Monuments, Listed Buildings Historic Parks & Gardens and Conservation Areas**

The PDA is located in a Archaeological Notification Area (ANA), a Conservation Area and there are 376 listed buildings in the search area, three Scheduled Monuments and both an Historic Landscape Characterisation (HLC) and a Extensive Urban Survey (EUS) have been carried out.

### **5.3 Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)**

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Evidence of prehistoric settlement within the county of Sussex can be dated back to the Palaeolithic period and can be found around the raised beaches in the Upper Coastal Plain and the Chalk Plateau and River Terraces of the Downland. The shoreline of Sussex underwent several changes during the Palaeolithic period as various Ice Ages affected the sea levels.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The East Sussex HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry is represented within the assessment area by finds of Neolithic pottery found whilst building East Hill lift (MES 862). In addition Neolithic pottery is said to have been found just below Hastings Castle (MES 872).

The Bronze Age, a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level is represented in the assessment area by the probable barrow on East Hill (MES 861) and the retrieval whilst rebuilding Hastings pier in 1872 of a huge tree trunk probably part of a Bronze Age submerged forest that is known to run along the submerged Bronze Age shoreline.

### **5.4 Iron Age**

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres and hillforts. A large Iron Age peninsular hillfort has been identified on East Hill (DE 58064) and there is likely another on the present day site of Hastings Castle. In addition a gold Iron Age coin was found in the area of the Bourne (MES 866).

## **5.5 Romano-British**

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

There is no archaeological evidence of any Roman settlement at Hastings apart from stray coin finds- a silver coin of Nero found on the beach (MES 854), and another found at the base of the cliff at East Hill (MES 858).

However, the substantial Roman iron works at Beauport Park just three miles from Hastings does suggest that Hastings natural harbour could have been used by traders and the Classis Britannica to export iron to the European mainland.

## **5.6 Anglo-Saxon**

The Anglo-Saxon period is represented by documentary rather than archaeological evidence. Most of modern Sussex became the Kingdom of the Suth Saxe (South Saxons) and Hastings and its hinterland seems to be part of the Kingdom of the Haestingas. The Anglo-Saxon Chronicle records that King Offa of Mercia defeated the Haestingas near Hastings in AD 771.

## **5.7 Medieval**

The medieval period is represented within the assessment area by Hastings Castle (MES 851) which probably had pre-Conquest origins. That the beach was used as a medieval landing place is confirmed by its use of the word 'Stade' which is Saxon for 'landing place'. With the establishment of the Cinque Ports in AD 1155 Hastings was one of the five town ports that were given fiscal rights and military obligations in the event of war. Hastings was sacked twice by the French, the first in 1339 and the second more destructive raid in 1377. The town wall was built c.1385 as a response to these raids.

## **5.8 Post-Medieval**

The Post Medieval period within the assessment area is represented by the activity of the fishing fleet which operated off Stade Beach in front of the medieval walled

town (Plate 3). Numerous huts were built in the vicinity of the Proposed Development Site and these huts date back to the 16<sup>th</sup> century (Plate 4). The other thread of archaeology worthy of notice is defences put in place against invasion from France. A battery of seven guns is recorded on an 1833 map overlooking the beach (Rudling 2003).

## **5.9 Modern**

Modern archaeology within the assessment area has been limited to remains from maritime activity along the Stade Beach. In 1930 the local council built a promenade between the coast road and the beach (OS 1933). In addition various road schemes in the vicinity of the PDA and demolition of buildings can be followed in the map regressive exercise.

## **5.10 Undated**

There is no ES HER undated records that fall within the assessment area.

## **5.11 Cartographic Sources and Map Regression**

It has been considered beyond the means of this project to pursue detailed questions requiring an in-depth study of primary documentary and cartographic sources. General historical context for archaeological findings is provided where applicable, and a survey of published and unpublished maps (including geology and contour survey) has been undertaken. A full list of maps consulted is provided in the list of sources at the beginning of the report. Only maps showing significant topographical developments are reproduced in this report. Aerial photographs and satellite imagery may also supplement this study. All results of analyses are presented in synthesis and in order of chronology

A map regression exercise on large scale Ordnance Survey maps (Figs. 1-11) carried out on the proposed development area has shown that the site has been developed since 1835. In particular the OS Town Plan of 1873 shows in some detail the 'Royal Standard PH' (Fig. 3).

Other maps consulted for this period include, the John Collier map of Hastings (1750), the Yeakell & Gardner map of 1783, the OS Surveyors Drawing (1798), the



Robert Creighton map of 1835 (Fig. 1), and the George Bacon map of Hastings in 1890 (Fig. 4).

The scale on all these maps was too small to interpret detail and the Robert Creighton map of 1835 is illustrated to reinforce this point (Fig. 1).

However, the Ordnance Survey map of 1873 (Fig. 2) shows in some detail the urban layout around the PDA in c. 1873. To the south is East Beach Street and beyond the beach with numerous buildings on the beach itself. To the west beyond East Street is the polygonal Fish Market. To the north the line of the medieval Town wall is shown whilst the PDA is shown as an end terrace property but even in 1873 labelled 'P H'. The OS Town Plan of 1873 (1:100) is coloured red for domestic and grey for presumably the fishing sheds. The PDA is labelled 'Royal Standard PH' and is shown as an end building of a terrace. The terrace seems to have been built at different times as the front and rear plans are 'toothed'. The route of the Town Wall is shown with some clarity (Fig. 3).

The OS map of 1899 still shows the 'Royal Standard' not named and still part of a terrace (Fig. 5) as does the 1909 map (Fig. 6) and the 1928 OS plan (Fig. 7).

By 1938 the OS map shows the terraced housing in East Street demolished save the end building which is the 'PH' (Fig. 8).

By 1955 the OS map shows development between East Street and East Beach Street and the loss of three terraced properties to the east of the PDA (Fig. 9).

From 1968 to 1993 there are very little changes in the vicinity of the PDA (Figs. 10, 11).

### **5.12 Aerial Photographs**

The National Monuments Records were consulted during the writing of this report and Google Earth provided a 2013 location aerial photograph (Plate 1).

## **6 ARCHAEOLOGICAL POTENTIAL**

### **6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **low**.

### **6.2 Iron Age**

The potential for finding remains dating to the Iron Age within the confines of the development site is also considered **low**.

### **6.3 Romano-British**

The potential for Romano-British archaeology is considered to be **low**.

### **6.4 Anglo-Saxon**

The potential for finding remains dating to the Anglo-Saxon period on the development site is considered as **low**.

### **6.5 Medieval**

The potential for finding remains dating to the medieval period is considered as **low**.

### **6.6 Post-Medieval**

Evidence for post-medieval occupation in the area is abundant with a number of industrial activities in the vicinity. The potential for finding remains dating to the post-medieval period is therefore considered as **medium**.

## **7 IMPACT ASSESSMENT**

### **7.1 Existing Impacts**

The search area is for the most part, subject to urban development as shown on the OS Town Plan of 1873. The existing historical impact on the PDA is likely to be high.

## **7.2 Proposed Impacts**

At the time of preparing this archaeological assessment, the extent of the proposed development was for the build of a kitchen extension. Extensive impact is to be expected within the development area once construction begins. The excavation of footings and the installation of services will be the main cause of this impact and it is therefore considered as high in an area already disturbed by development.

## **8 MITIGATION**

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that maybe impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of post-medieval development and the foundations of the proposed kitchen development so minor that the impact on potential buried archaeology will be minimal.

## **9 OTHER CONSIDERATIONS**

### **9.1 Archive**

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to East Sussex County Council (Heritage) within 6 months of completion.

### **9.2 Reliability/limitations of sources**

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at East Sussex County Council, and therefore considered as being reliable.

### **9.3 Copyright**

Swale & Thames Survey Company (SWAT Archaeology) and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence

to Shepherd Neame Ltd (and representatives) for the use of this document in all matters directly relating to the project.

## **10 ACKNOWLEDGEMENTS**

The author would like to thank Colin Ladd Associates for commissioning this report.

Paul Wilkinson PhD., MCifA., FRSA.

06/02/2015

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Figures



Figure 1. John Creighton map of 1835





Figure 2. Overall historical view of the area, PDA highlighted in pink (OS 1873).





Figure 3. OS map of 1873 with the site highlighted in pink



Figure 4. George Bacon 1890 map





Figure 5. OS map of 1899



Figure 6. OS 1909





Figure 7. OS 1928

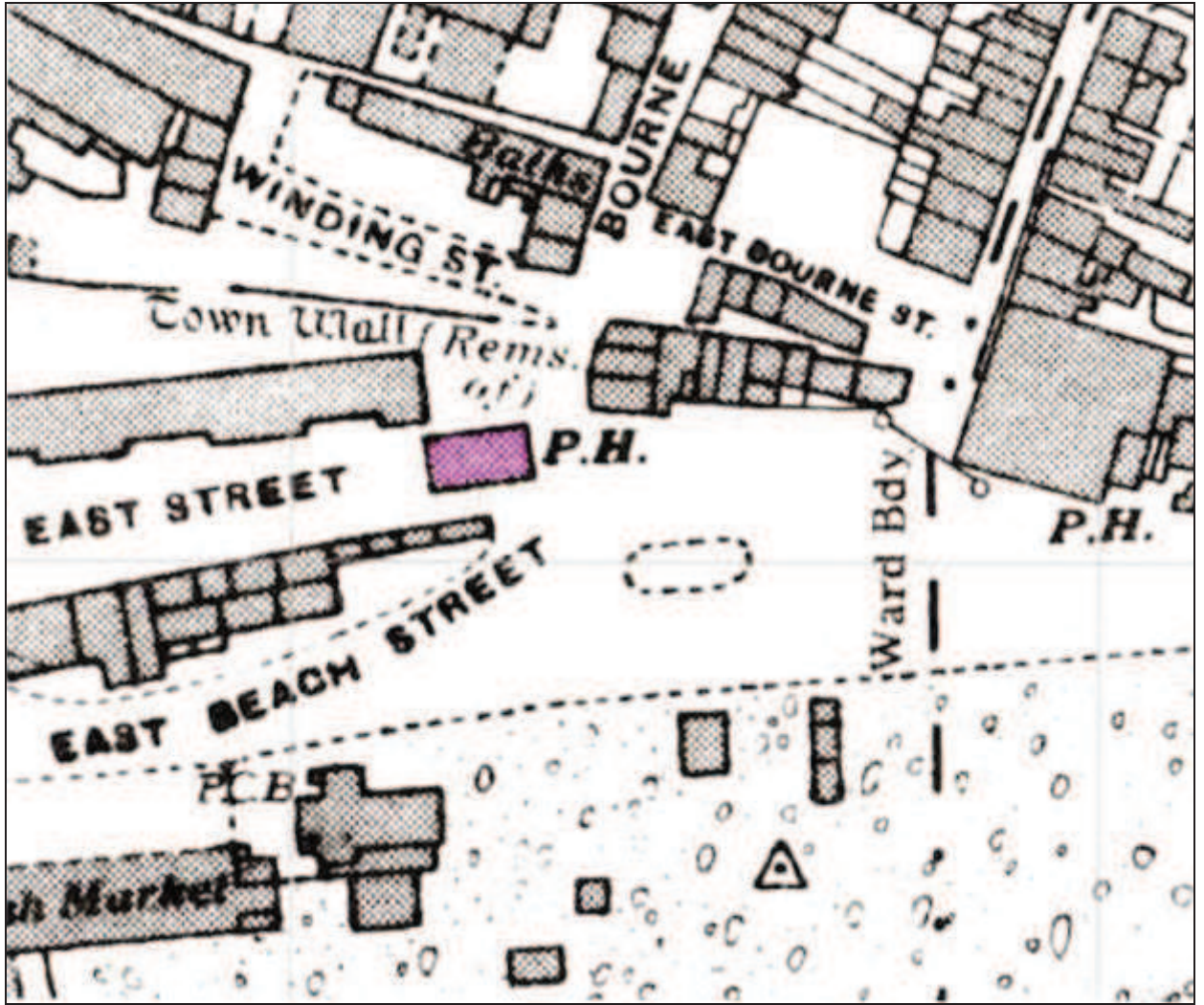


Figure 8. OS 1938





Figure 9. OS 1955

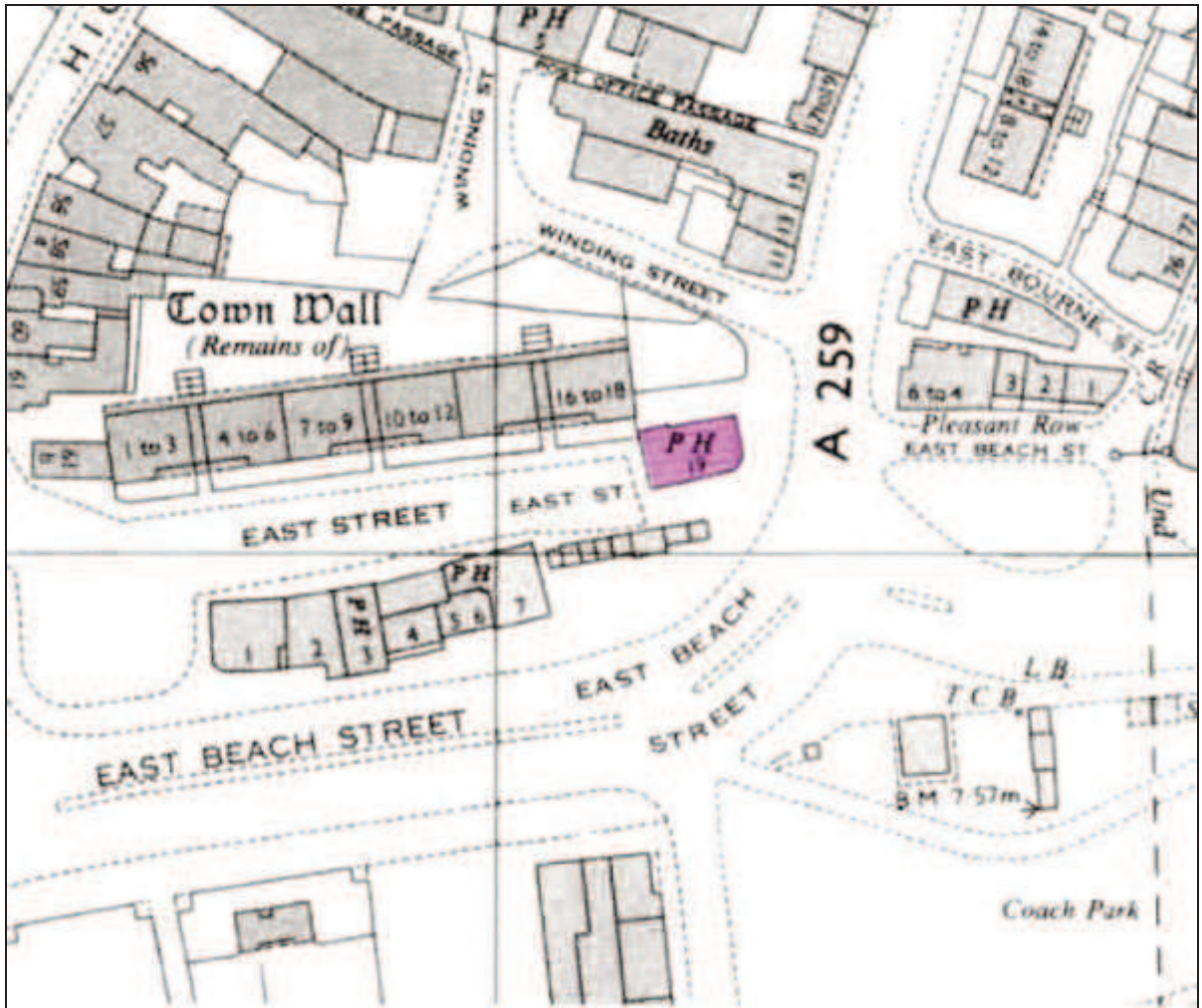


Figure 10. OS 1968



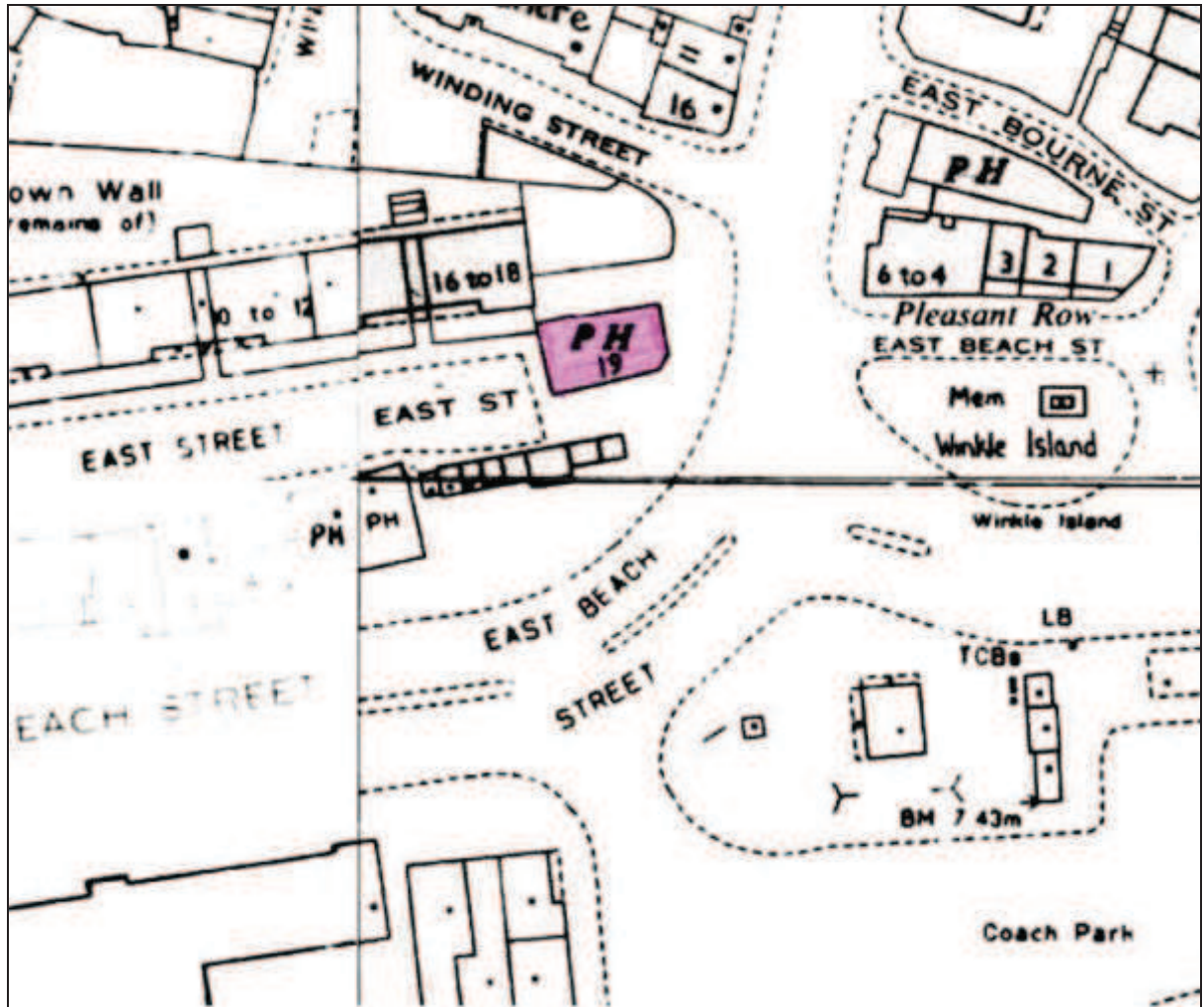


Figure 11. OS 1991



Plate 1. Google Earth dated 2013. Eye altitude 233m, site ringed in red



Plate 2. 'Rescue at Hastings' by William George Moss (1813)

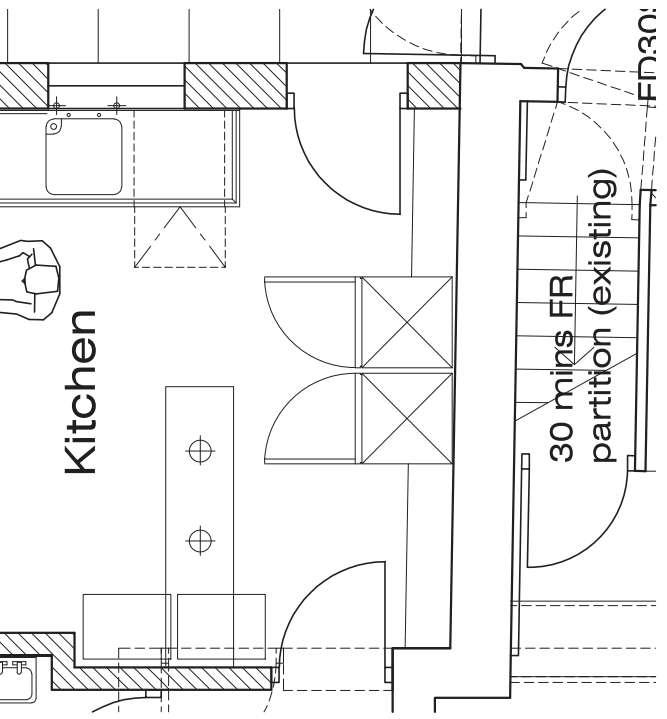




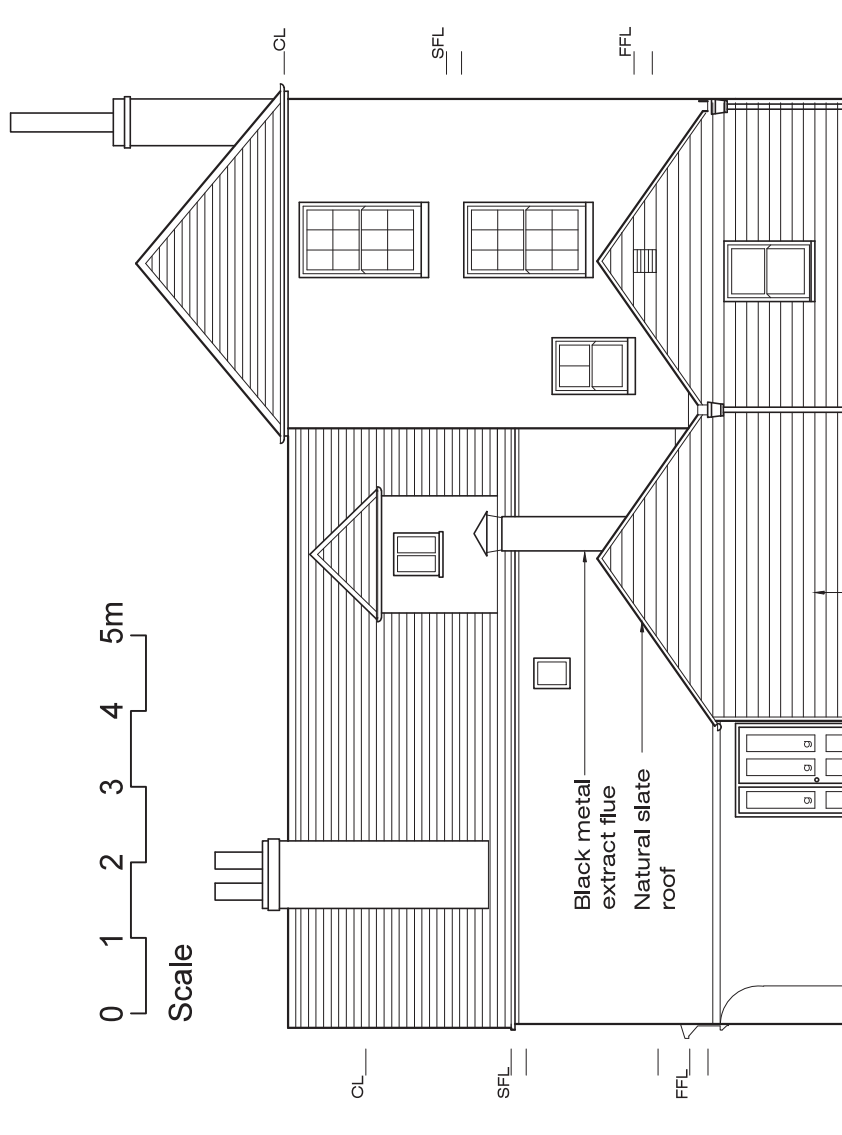
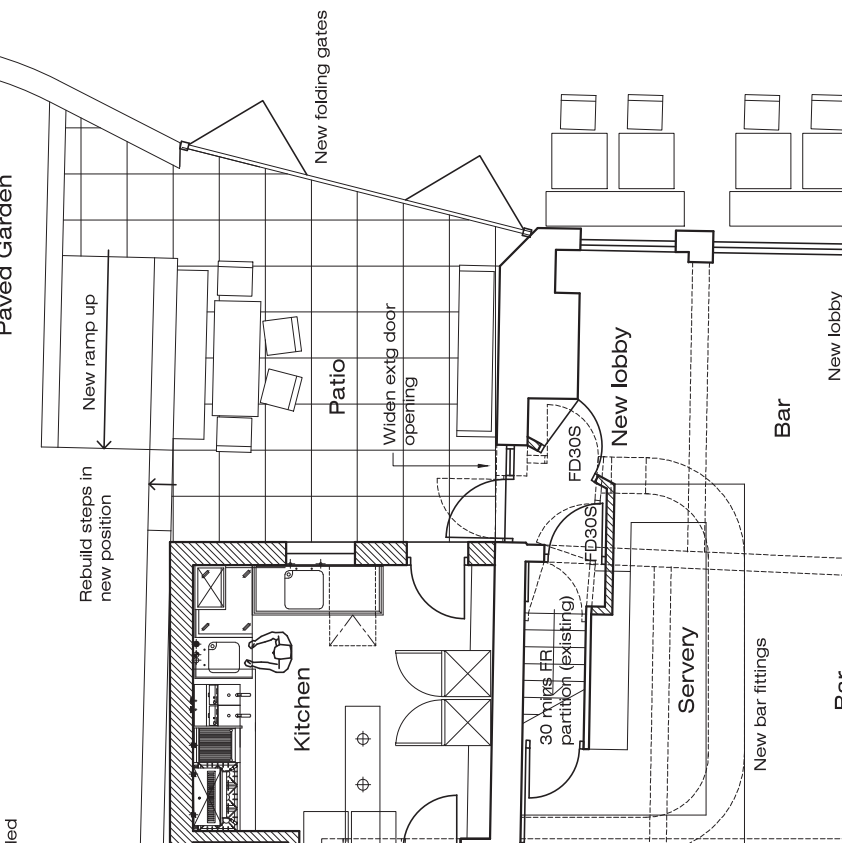
Plate 3. The eastern end of Hastings beach by Alfred Robert Quinton (1920)



East Elevation



Kitchen Plan 1:50



Scale

Blie  
ext

Natura  
roof

Kitchen

30 mins FR  
partition (existing)

Kitchen Plan 1:50

Extg low garden  
wall retained

Extg trees retained

Paved Garden

Paved Garden

Rebuild steps in  
new position

New ramp up

New folding gates

Patio

Widen extg door  
opening

New lobby

Servery

New bar fittings

Bar

New lobby

CL	Name	
CL	Date	07.12.14

A	Notes added	
Rev	Details	

Client

CL

SFL

FFL

CL

SFL

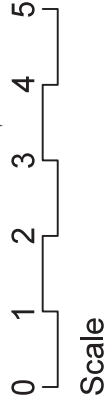
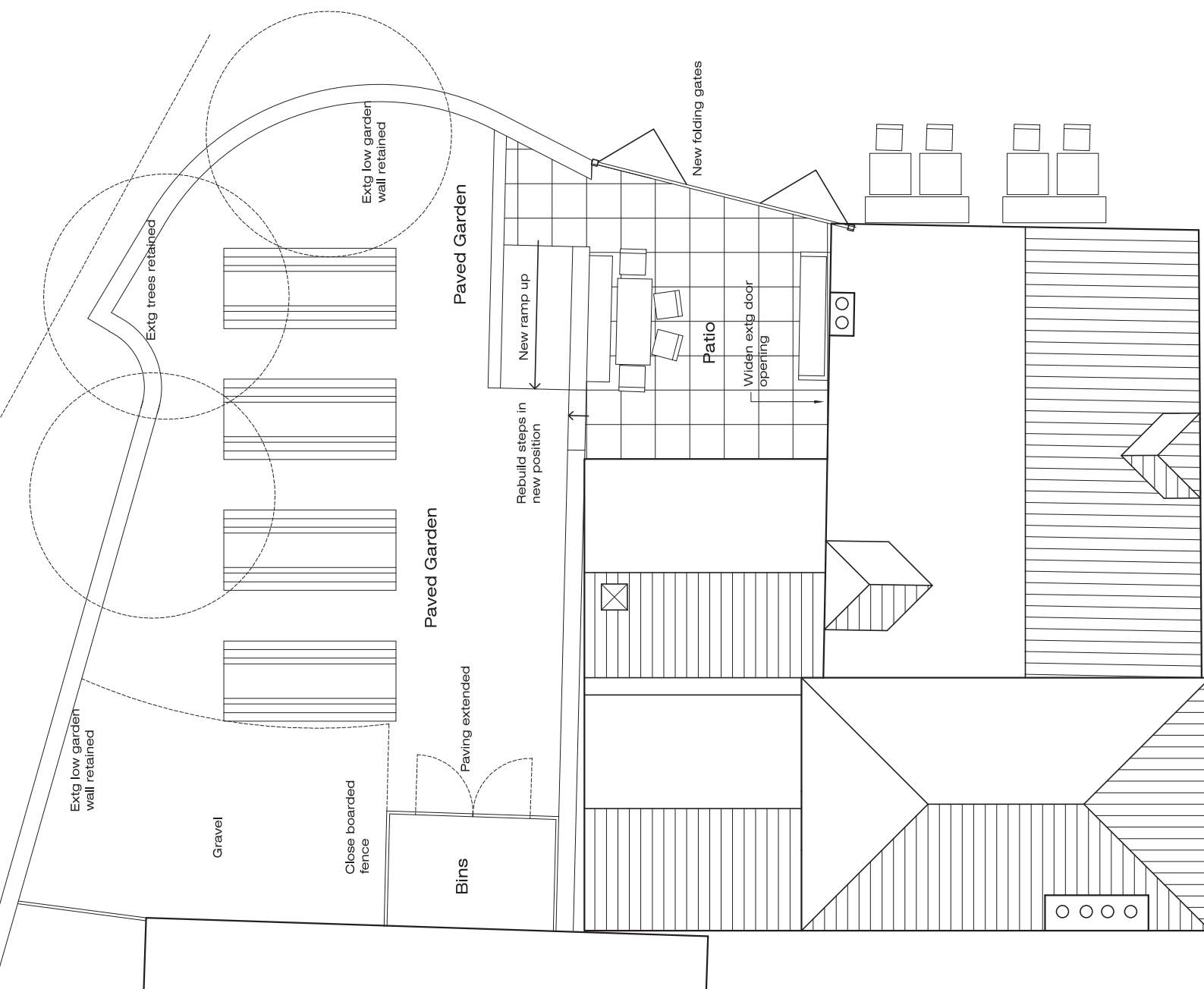
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**Colin Ladd  
Associates**

Client  
Shepherd Neame Ltd  
17 Court Street  
Faversham  
Kent ME13 7AX

Status  
Scale  
1:100

Rev	Details

CLA

architects + designers

mail@colinladd.com  
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**The Royal Standard**  
East Beach Street, Hastings. TN34 3DW

Proposed Kitchen Extension  
**Heritage Assessment**



December 2014

## **Background**

Situated near the sea front in the Old Town area of Hastings The Royal Standard is Grade 11 Listed and stands within a conservation area. As with most businesses in the area trade is boosted in the summer months by the influx of visitors from elsewhere.

## **Heritage Asset**

The Old Town area of Hastings has many Listed buildings and the Royal Standard stands on a prominent site at the junction of Winding Street and East Beach Street.

The building has two distinct elements, both of 19th Century origin. It is thought that the three storey section at the west end may be of early 19th Century construction whilst the eastern end with two storeys and attic floor may be from later in the same century. The narrower west section has vertical sliding sash windows and is one room wide with a hipped roof and dentil detail to the eaves. The windows have vertical glazing bars.

The later section is a gable ended structure with tile hung gable and moulded sash windows to the first floor with a hipped dormer in the south facing roof pitch. The ground floor is smooth rendered with a mixture of windows and the first floor is roughcast render.

The building forms the end stop to East Street with a plain elevation as can be seen in the photograph below.





### **Need for proposed development**

Over recent years there has been a decline in the demand for 'drinkers bars' and public houses have had to evolve in order to maintain custom. The Royal Standard is now in desperate need of a kitchen facility to enable hot food to be prepared and served within the garden and the bar area. Planning permission was obtained for an internal kitchen to be installed at first floor level but this is considered to be inefficient and cost prohibitive to install.

This proposal is for a modest extension to provide a new toilets and kitchen at the rear of the pub in an area currently occupied by a storage shed and decked patio. The existing toilets are in a poor state and the scheme will allow removal of the current facilities to provide a larger trading area within the existing building.



### **Design**

The idea of a rear extension was discussed with the conservation officer and considered to offer a potential solution without compromising the interior of the main building. The design has been kept simple and will be finished with traditional materials to blend with the existing structure. The roof will be clad in natural slate with lead flashings and the walls will be in painted weatherboarding which is very common around the old town. The extension will be subordinate to the original building and will be an obvious addition whilst not harming the structure or setting of the building.

The two windows will be traditional sash windows and the new door and side light will have glazing to the upper panels with timber panels below.





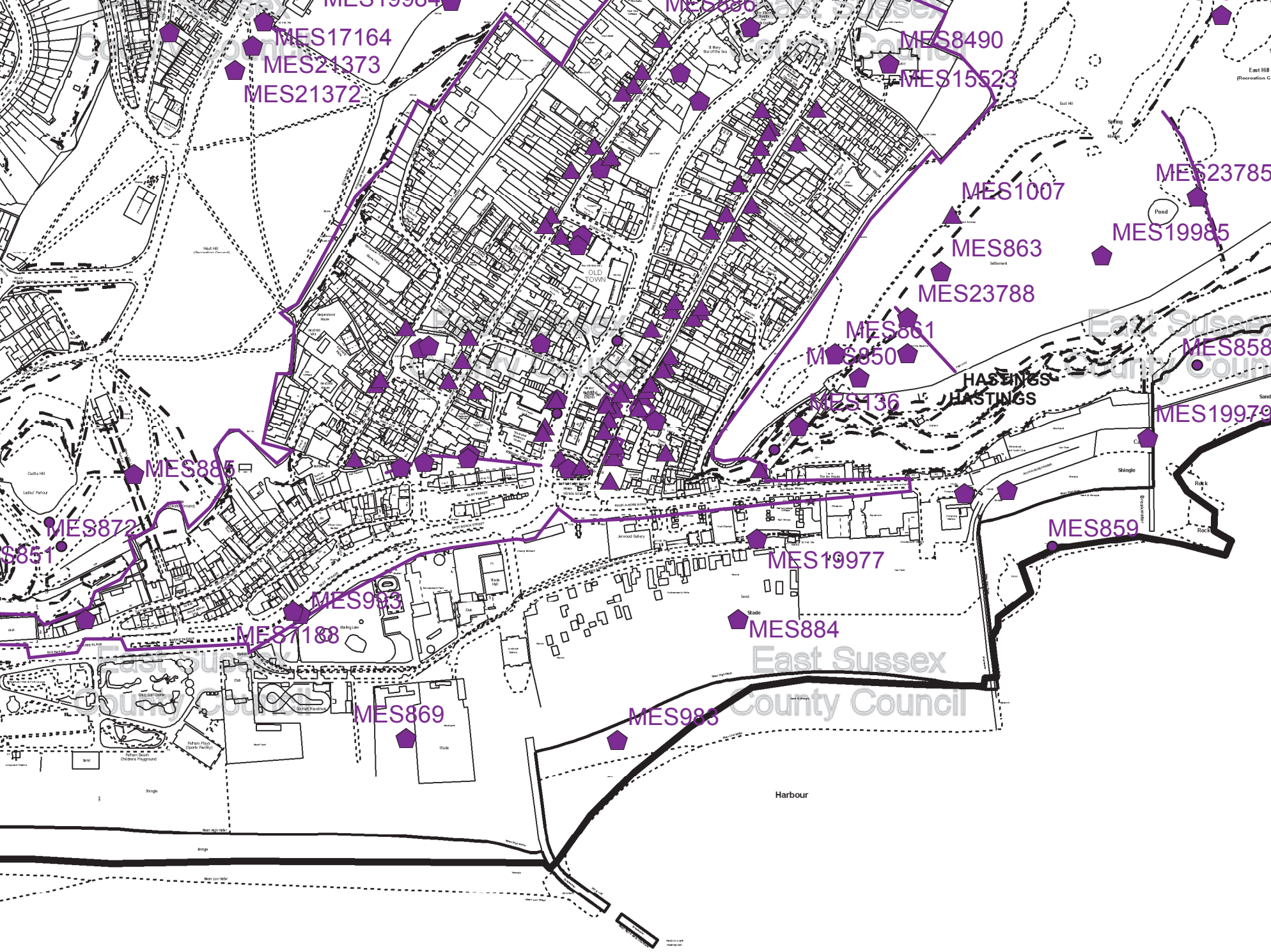
### **Effects of Proposal**

The new extension will replace the existing gents toilet, storage shed and timber decked patio and will unify the piecemeal bits and pieces that have been added over the years. It will also hide much of the unsightly soil pipe and other plumbing etc which is currently exposed on the north wall. The style of the addition will be in-keeping with the local vernacular, in scale with the existing building and will involve very little alteration to the existing fabric.

**colin ladd associates 8 haymakers lane ashford kent TN23 4GN**

Principal Colin Ladd B.A., B.Arch.(hons). Registered Architect. Architects Registration Board no.046795B

Colin Ladd Associates Ltd. A company registered in England Co.no.5142580 trading as Colin Ladd Associates



### Legend

#### Monuments (p

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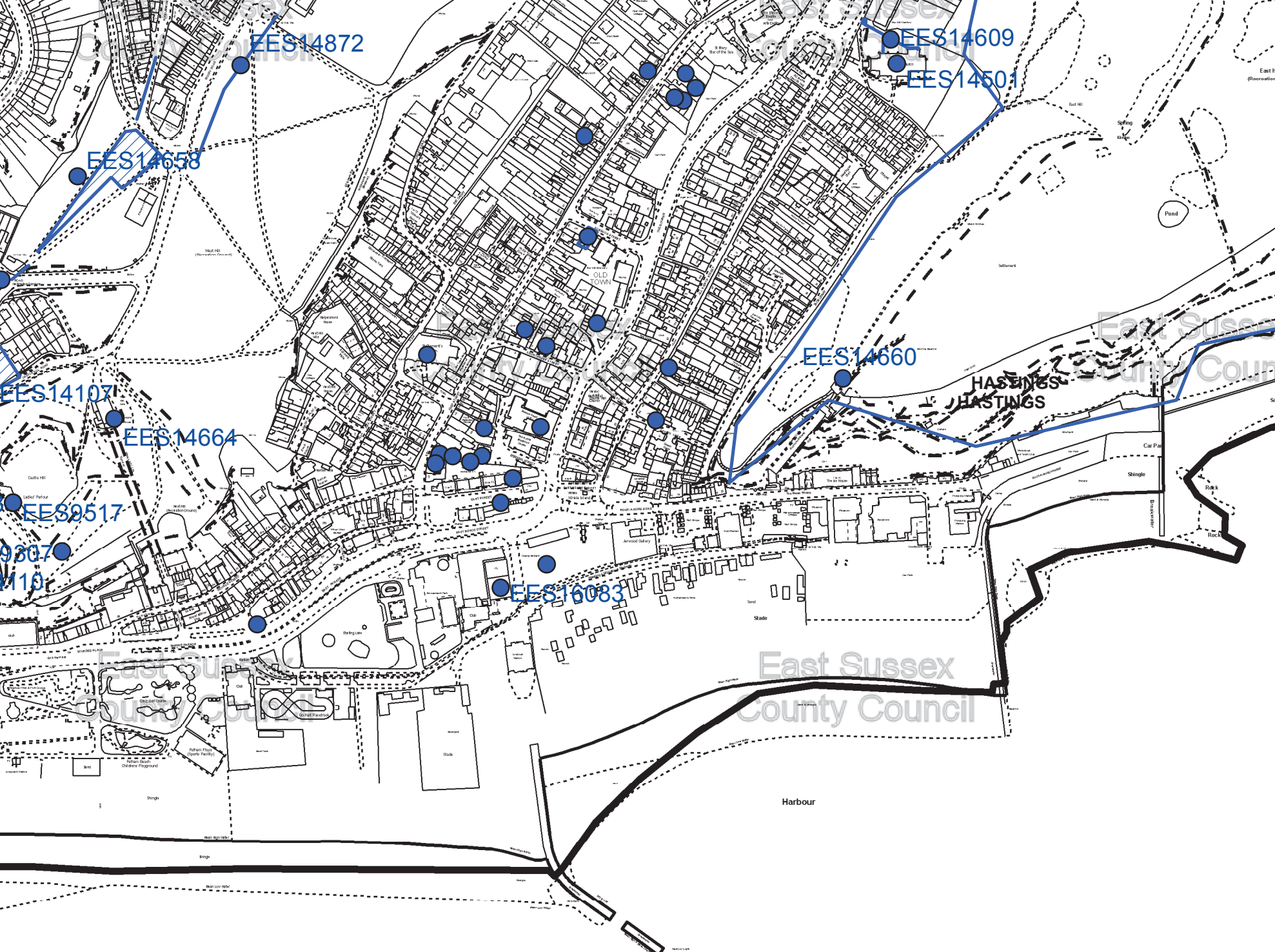
▭ County

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**Legend**

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- Events (Line)
- Events (Area)
- County
- Unitary
- District
- Parishes



**Legend**

-  Listed B
-  County
-  Unitary
-  District
-  Parishes