

A Heritage Strategy for Swale

Appendix II, Swale Heritage at Risk Register
Baseline version – April 2020



An introduction to the Swale Heritage at Risk Register

This document should be read in conjunction with the Swale Heritage Strategy 2020 – 2032 which sets out the background to the provision of this document and subsequent versions of it that will be provided in future years.

This Heritage at Risk Register has been designed to capture, and set out in a clear schedule, all the different types of heritage in the Borough that are at risk through decay, unauthorised alterations, loss of important features or even total loss through possible collapse and subsequent clearance.

The information set out in this Register will be formally updated annually with each new version made available to view via the Council's Heritage at Risk and Heritage Strategy web pages.

The information updated in this Swale Heritage at Risk Register will be used to provide the Council's annual update to Historic England for its National Heritage at Risk Register, which is separated into regional registers and lists the following types of heritage which are considered by Historic England and/or the relevant Local Planning Authority to be at risk for one reason or another:

- Scheduled Monuments
- Grade I and II* Listed Building and Registered Parks & Gardens of Historic Interest
- Protected Wreck Sites¹
- Registered Battlefields¹
- Conservation Areas

(¹ There are currently none of these types of national heritage designations within Swale Borough, or off its coastline, although there are some shipwrecks and battlefield sites of local heritage interest applicable to Swale Borough, and these are referenced in the Swale Heritage Strategy 2020 – 2032)

The Swale Borough data on the National Heritage at Risk Register is contained within the South East Region Register, which in turn is separated into the county areas. You can view the latest version of the Regional Heritage at Risk Register here: <https://historicengland.org.uk/images-books/publications/har-2019-registers>

The Council has set out the schedule on entries on the following pages to provide easy correlation with the entries set out for Swale in the National Heritage at Risk Register by adding the Historic England logo to show all the entries in its own local register that also feature in the national register. The Council has chosen to set out the (currently applicable) entries in its register (also applicable to the national register) in the following order:

- Joint Scheduled Monuments and Listed Buildings
- Scheduled Monuments
- Grade I Listed Building
- Grade II* Listed Buildings
- Conservation Areas (separate page at back of document before list of former entries removed from the register)

Please note that there are some remaining discrepancies in the data displayed between the local and national heritage at risk registers which the Council will seek to eliminate through ongoing dialogue with Historic England in the coming months. Discussion will also take place around presenting the relevant entries on both registers in the same order for future ease of cross-reference.

Readers of this document will be able to see by looking at the pages at the back of this short document that there have been many successes in removing buildings and/or structures from at-risk status, although as can be seen from the following pages, there is no room for complacency, and the scale of the task ahead in tackling the remaining extent of heritage at risk is to coin a term, 'challenging'.

The scale of the task ahead is also anticipated to expand at a greater rate than the Council and its partners can work to reduce it, as greater awareness develops of currently unknown or currently non-designated heritage that comes to its attention through ongoing and planned research work, and the development of its Local List. Some of this heritage is anticipated to be at-risk for one reason or another, and as such will be added to the Swale Heritage at Risk Register if deemed necessary.

The heritage at risk on the following pages that the Council is committed to tackling through specific projects in the initial 3-year Action Plan for the Swale Heritage Strategy are indicated through the use of bold, italic text with the additional text 'AP1 Target' being used in the Priority column (Area column for Conservation Areas)..

This is not to say that time will not be devoted where possible to other entries in the register, but any such additional targeting of heritage at risk issues may only be possible if the Council is able to secure additional resource, such as the recruitment of a dedicated Heritage at Risk Officer, as referenced in the Swale Heritage Strategy as something it would seek to achieve if possible via capacity grant funding.

In working to eliminate or sufficiently reduce the issues which have resulted in placement in the Swale Heritage at Risk Register for any given heritage asset, the Council will seek to work constructively with the owners and where appropriate, Historic England in order to secure the conservation of the asset and its removal from the register. Carrying out the projects or initiatives listed in the following pages. It will aim to carry these out within the approximate timetable indicated for each item.

Whilst the Council's Heritage Team will monitor the situation regarding heritage at risk in the Borough as much as it can, the team is small and can only do so much in this respect, so ongoing feedback which can help to ensure the register is kept up-to-date will always be welcomed

Any information you may wish to report in this respect should be provided as follows:

By Email to: HeritageAtRisk@Swale.gov.uk

By Post to: Heritage at Risk Information, Planning Services, Swale Borough Council, Swale House, East Street, Sittingbourne, Kent, ME10 3HT

Towards the end of this 3 year action plan, a review of the actions carried out by then will be provided (in the form of a monitoring report) outlining key achievements and lessons learned along the way. This will be recorded in a monitoring report which will be made available to view on the Council's Heritage Strategy web page.

The monitoring report will be used to help inform the projects and initiatives to go into the next Action Plan, the content of which will be the subject of public consultation prior to adoption.

Additional entries to be included in document:

Aircraft hangars, Eastchurch (AP1 Target)

Pett Dane, Eastling





Priority category (for buildings and structures – including places of worship) is graded as follows:










- A Immediate risk of rapid deterioration or loss of fabric; no solution agreed.
- B Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented.
- C Slow decay; no solution agreed.
- D Slow decay; solution agreed but not yet implemented.
- E Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use).
- F Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented.





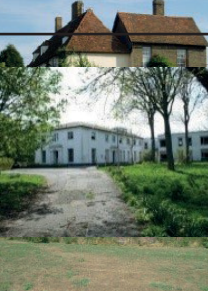




Heritage at Risk: South East Region Register 2019






SM (Scheduled Monument)



Item	Building Address	List Grade	Priority	Update	Photo
1	Medieval Stables at Abbey Farm, Abbey Fields	II*	B	Some repair works undertaken but check needed to see if these are sufficient to address HAR concerns	
2	Standard House, Standard Quay	II	F	Consent granted in 2018 for repair, extension & re-use of building. Repairs largely complete and anticipated that building will be brought back into use in 2020	
3	Engine Shed at Faversham Station	II	A	Site suffers from access issues but is in very poor condition. Urgent action needed to prevent total loss	
4	Carriage Shed at Faversham Station	II	A	(as above)	

Item	Building Address	List Grade	Priority	Update	Photo
5	Former WW2 radar station, Daines Road, Dunkirk	SM	C	Conservation management plan including agreed scheme of repairs needed	
6	Barn, 15m northeast of Green Farmhouse, Stalisfield Road, Stalisfield	II	F	Undergoing conversion works to residential use in Summer 2018. Check needed to see if works complete and building now occupied	 
7	Frognal Farm Barn, Lower Road, Teynham	II	A	None available at time of writing	
8	Building 26, Former Working Mast House, Sheerness Dockyard	II*	C AP1 Target	None available at time of writing	
9	Building 78, The Boat Store, Sheerness Dockyard	I	C AP1 Target	None available at time of writing	
10	Building 84, Former North Saw Pits, Sheerness Dockyard	II*	C AP1 Target	None available at time of writing	
11	Building 86, Sheerness Dockyard	II	C AP1 Target	None available at time of writing	
11	Building 105-107, Former Saw Mill etc., Sheerness Dockyard	II	F AP1 Target	Repair works to roof carried out and building now in partial use, but further essential repairs still needed	

Item	Building Address	List Grade	Priority	Update	Photo
12	Former Royal Dockyard Church,	II*	D	Consent granted in 2018 for repair, partial remodelling and re-use scheme, but not yet implemented as further fundraising needed. Urgent repairs carried out in 2018	
13	Sheerness Dockyard South boundary wall	II	C AP1 Target	None available at time of writing	
14	Sheerness Dockyard North boundary wall	II	C AP1 Target	None available at time of writing	Image Req'd.
15	Sheerness Defences (Garrison Point), Sheerness Dockyard	SM and II	C AP1 Target	None available at time of writing	
16	Water Tower, Trinity Road, Sheerness	Non-designated Heritage Asset	A	Permission granted for conversion and associated new build scheme in 2017, but not implemented	
17	Sheppey Court, Halfway Road, Halfway, Isle of Sheppey	II	D	Permission granted for conversion and associated new build scheme in 2018, but not implemented	
18	Yaugher Barn, Queendown Warren, Hartlip	Curtilage listed	B	Permission granted in 2017 for conversion to residential use, but not yet implemented	

Item	Building Address	List Grade	Priority	Update	Photo
19	East Hall Farmhouse, East Hall Lane, Murston	II	F	Permission granted for conversion into 2 dwellings. Works underway but not completed	Image Reqd.
20	East Hall Farm outbuildings, East Hall Lane, Murston,	II	B	Permission granted for residential use	Image Reqd.
21	Meres Court Farm Barn, Hugh Price Close, Murston	Curtilage listed	A	Barn advised as being roofless in Summer 2018. Further update needed	Image Reqd.
22	Murston Old Church, Stadium Way, Murston	SM	D	Fundraising in progress to fund proposed art-focused scheme	
23	Gate House, Former Marsh Gunpowder Works, Oare	II	D		Image Reqd.
24	Proof House 10m S.W. of Gate House, Former Marsh Gunpowder Works, Oare	II	D	Permission for repair scheme expected to be granted early 2020 and works to commence shortly thereafter	
25	Refining House (Building 19), Former Marsh Gunpowder Works, Oare	II	C	Discussion ongoing re repair, re-modelling and re-use of building with formal application anticipated in early 2020	
26	Office, Stores & House	II	C	(as above)	
27	East Crystallising House	II	C	(as above)	

Item	Building Address	List Grade	Priority	Update	Photo
28	West Crystallising House	II	A	As above, although the building largely collapsed in October 2019	Image Req'd.
29	Earth House (Building 5) Workshop Area, Former Marsh Gunpowder Works, Oare	II	C	Discussion ongoing re repair, re-modelling and re-use of building with formal application anticipated in early 2020	
30	Melting House (Building 20) Workshop Area, Former Marsh Gunpowder Works, Oare	II	C	Discussion ongoing re repair, re-modelling and re-use of building with formal application anticipated in early 2020	
31	Charge House, Former Marsh Gunpowder Works, Oare	Curtilage Listed	C	(as above)	
32	Garden Hotel, 167-169 The Street, Boughton-under-Blean	II	B	Permission granted in 2013 for conversion of building into flats with associated extension, but scheme not implemented	
33	Radfield House, London Road, Tonge	II	C	Repairs to roof carried out in 2017, but windows, doors and interior of building in very poor condition and in need of urgent attention	

Item	Building Address	List Grade	Priority	Update	Photo
34	Kemsley Arms, The Square, Kemsley	Non- designated Heritage Asset	B	Permission for extension and conversion of building into flats agreed in principle subject to signing of S106 agreement	
35	Former Military Hospital, Brielle Way, Sheerness	II	C	Discussions with building owner ongoing to find new use for building – vacant since closure of associated steel works	









Note: In 2010 Sheerness Dockyard was added to the World Monuments Fund’s international Watch List as one of the most endangered historic sites around the world. Nominations are all judged on the significance of the site, the urgency of its threat and the viability of a solution. For more information on this, see: <http://wmf.org.uk/Projects/sheerness-dockyard/>

Swale Borough Conservation Areas at Risk

Item	Area	Condition	Vulnerability	Trend
1	Cellar Hill and Green Street, Teynham AP1 Target	Poor	Low	Deteriorating
2	Milton Regis High Street AP1 Target	Poor	Medium	Deteriorating
3	Newington High Street	Poor	High	Deteriorating
4	Sheerness: Royal Naval Dockyard & Blue Town	Very bad	Low	Deteriorating
5	Sheerness: Marine Town AP1 Target	Fair	Medium	Deteriorating
6	Sheerness: Mile Town AP1 Target	Poor	Low	Deteriorating
7	Sittingbourne High Street AP1 Target	Very bad	Low	Deteriorating
8	Upchurch	Poor	Medium	Deteriorating

Buildings removed from the register since 2009

Item	Building Address	List Grade	Photo
1	1-15 Regency Close, Sheerness Dockyard – July 2013	II*	
2	Dockyard House, Sheerness Dockyard – July 2013	II*	
3	Coach Houses, Naval Terrace, Sheerness Dockyard – July 2011	II*	
4	Former Working Men's Club, Broadway, Sheerness – July 2013	Not listed	
5	The ruins of Shurland Hall, Eastchurch – July 2013	II* SAM	
6	Barn to the north of All Saints, Iwade – 2012	II	
7	The Former Oast, Tunstall Road, Tunstall – 2012	II	
8	51, High Street, Sittingbourne – 2010	II*	
9	Provender, Provender Lane, Norton – 2012	II*	
10	Scuttington Manor Oast, Dully Road, Tonge	Not listed	
11	Buckland Farm Barn, Buckland (destroyed by fire)	II	

Item	Building Address	List Grade	Photo
12	Railway Goods Station, Whitstable Road Faversham	II	
13	Copton Manor Stables, Sheldwich Road, Sheldwich	Curtilage Listed	Image Reqd.
14	Copton Manor Barn, Sheldwich Road, Sheldwich	II	Image Reqd.
15	Scocles Court, Scocles Road, Minster	II	
16	Stables approx. 30m southeast of Abbey Farmhouse, Abbey Fields	II	
17	Middletune House, 63 High Street, Milton Regis	II	
18	Oasthouse and oasts, 30 yards southwest of Batteries, Claxfield Road, Lynsted	II	
19	Granary, 10m south of Nash's Farmhouse, Luddenham	II	
20	Claxfield House, London Road Teynham	II	Image Reqd.
21	Meres Court Farmhouse, Murston	II	Image Reqd.
22	Bredgar House, The Street, Bredgar	II	Image Reqd.
23	Church of St Giles, Church Road, Tonge	I	Image Reqd. 
24	Church of All Saints, Seasalter Road, Graveney with Goodnestone	I	

Contacting Swale Borough Council

The Customer Service Centre deals with all enquiries across the Council; it should be your first stop when contacting us.

Call 01795 417850.

Copies of this appendix are available on the council website: www.swale.gov.uk/heritage-strategy

Front cover: Murston Old Church, Stadium Way, Muston.
A scheduled monument. Entry No. 22 on this Baseline 2019 HAR Register