

Submission to the Regulatory Committee, Dover District Council

Re Granting of a permit to the operators of the Toll Bridge Restaurant and Bar to place street furniture on Fisherman's Wharf, Sandwich, under Section 115E of the Highways Act 1980.

Submission made by Peter and Valerie Annereau, freehold owners of 10 Strand Street, Sandwich, CT13 9DX, March 28th, 2024.

We own the property known as 10 Strand Street which has a rear boundary abutting Fisherman's Wharf to which we have access "with or without vehicles" via an 11ft wide five-bar gate. It is immediately to the west of the Toll Bridge Restaurant and Bar.

Our registered Title Deeds refer to an agreement made in 1984 between the then owners of our property and Highway Marine Ltd for the transfer to the company of the area of the Wharf adjoining our property. Among the rights reserved to the owners of 10 Strand Street and their successors is a Right of Way with or without vehicles for the purpose of entry to and egress from the rear of 10 Strand Street.

See extract from the Deed of Title (below).

The junction of the Fisherman's Wharf with the High Street (at the Barbican) and the road over the swing bridge (also across to the Quay) is reached by passing in front of the Toll Bridge Restaurant and Bar and also the Crispin Inn. The junction is controlled by traffic lights and the sequence includes a phase for egress from Fisherman's Wharf.

The width of the Wharf at our gate is 5.5m at the western end reducing to 4.2m at the start of the Toll Bridge Restaurant's frontage. It then reduces immediately to 2.6m because of the construction of an external staircase to the restaurant's first floor.

The restaurant already has tables and benches under the staircase and the placing of ones on the narrow section of the Wharf would prevent passage with our car and would also restrict it for people using bicycles, wheelchairs or baby carriages, also for groups of promenading pedestrians.

The Wharf widens again close to the traffic lights where the operators of the Crispin Inn have a permit for tables and chairs, which can be navigated.

There are very few properties in the centre of Sandwich which have off-road parking and this facility, highlighted by the estate agent (see sale description, below), was a significant factor in our purchase in December last.

Realising the limited dimensions of the Wharf, we then purchased the smallest car available — a Smart Fortwo two-seater, which is less than 9ft long and can navigate the Wharf easily. The immediate past occupier of 10 Strand Street did not drive.

Our gate opens into a forecourt, which we own, but use of which is shared with the owners of No. 8 Strand Street. They have rights to pass over the forecourt with vehicles but only have a pedestrian gate into their private garden. We have double gates into our garden, where we park. These have been in situ for several decades.

Turning to the Toll Bridge Restaurant and Bar, in addition to internal dining places on two floors and the tables under the external staircase, it has outdoor space for dining within its curtilage. In a spirit of cooperation, we suggest that it would be possible for the Toll Bridge Restaurant to have further tables and chairs against the riverside wall opposite their storage enclosures which back onto the rear wall of our garden store/workshop, as outlined in red, below.

In the light of this submission we trust that the committee will decide to withdraw the permit for the placing of street furniture along the frontage of the Toll Bridge Restaurant and Bar.

- 3 The land has the benefit of the following rights reserved by a Transfer of the land edged and numbered K574248 in green on the title plan dated 6 July 1984 made between (1) Edith Mary Kup (Transferor) and (2) Highway Marine Limited (Transferees):-

"EXCEPT AND RESERVED to the Transferor and her successors in title the owners or occupiers for the time being of the remainder of the land comprised in the above title (1) the right to use all sewers drains watercourses wires cables and other services made or passing over through or under the land hereby transferred TOGETHER WITH all rights of access for maintenance repair and renewal thereof subject to making good all damage occasioned by the exercise of such right a right of way with or without vehicles for the Transferor and all her successors in title the owners and occupiers for the time being of 10 Strand Street, Sandwich, Kent over the land hereby transferred for the purpose of gaining access to and egress from the rear of the said property 10 Strand Street, Sandwich, Kent."







Key features

- Rarely available period home full of character & charm
 - Well-presented, spacious rooms with period features throughout
 - Potential for loft conversion, creating an additional bedroom *STPP
 - Sunny aspect rear garden offering an outbuilding & gated off-road parking
- Situated in the heart of the historical town of Sandwich
- This property is being sold chain free

