

# Design Access and Heritage Asset Statement

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Land Adjacent Royal Exchange, Millers Lane, Monkton, Ramsgate CT12 4JW

January 2021

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## 1.0 Introduction

This is a Design and Access Statement (DAS) to accompany a planning application for the erection of a detached dwelling and garage at land adjacent to The Royal Exchange, Millers Lane, Monkton, Ramsgate CT12 4JW. The submitted planning application seeks planning consent for a high-quality sustainable 4 bed dwelling with associated parking, front and rear garden, tree preservation and green cover enhancement i.e. retained

hedges, trees and new areas of tree planting and sustainable drainage features.

The site is located on the edge of a predominantly residential area, the site is situated off Millers Lane, which is quiet with minimal traffic.

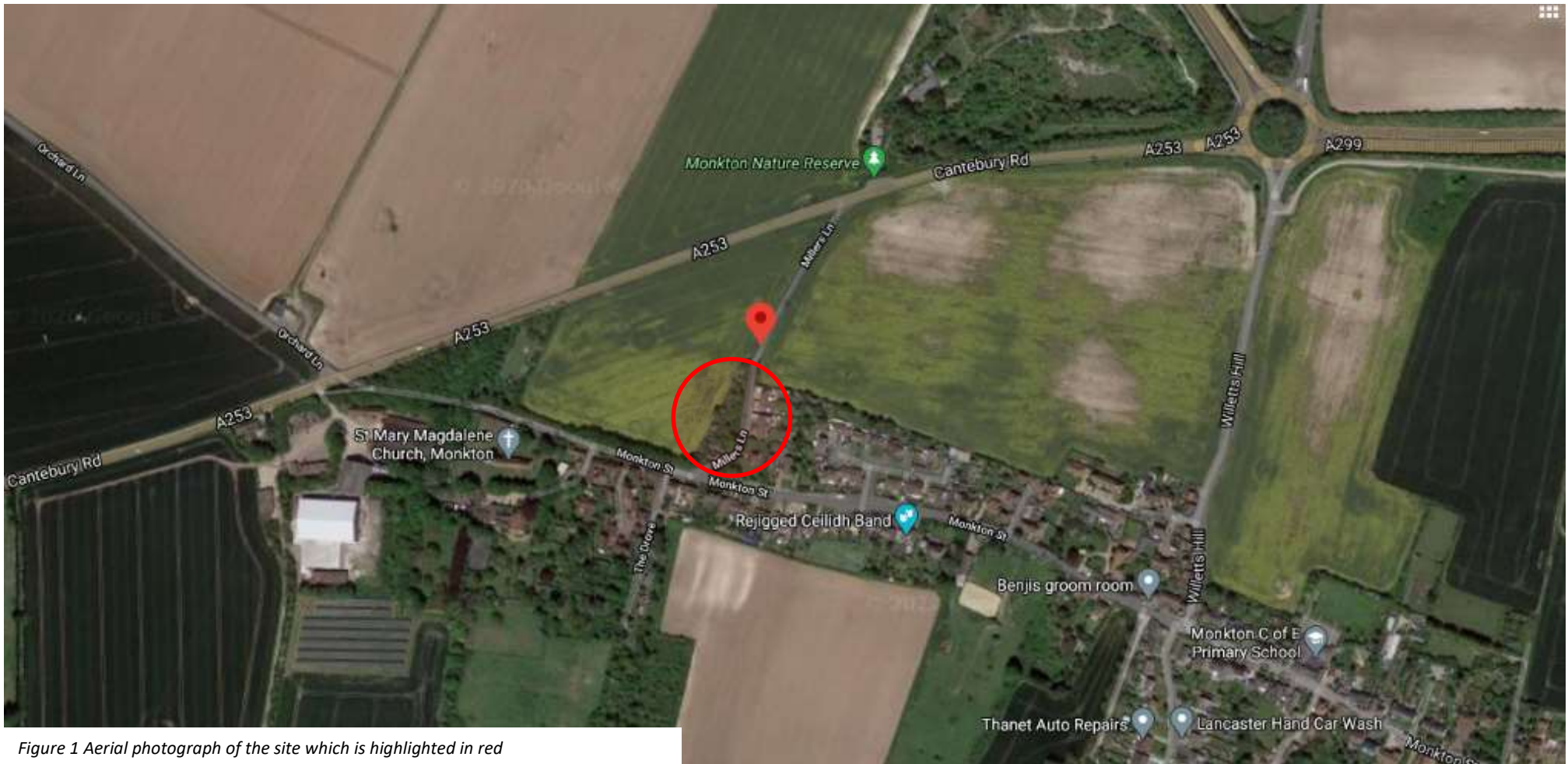


Figure 1 Aerial photograph of the site which is highlighted in red

## 2.0 The Site and its Setting

### 2.1 Site Context

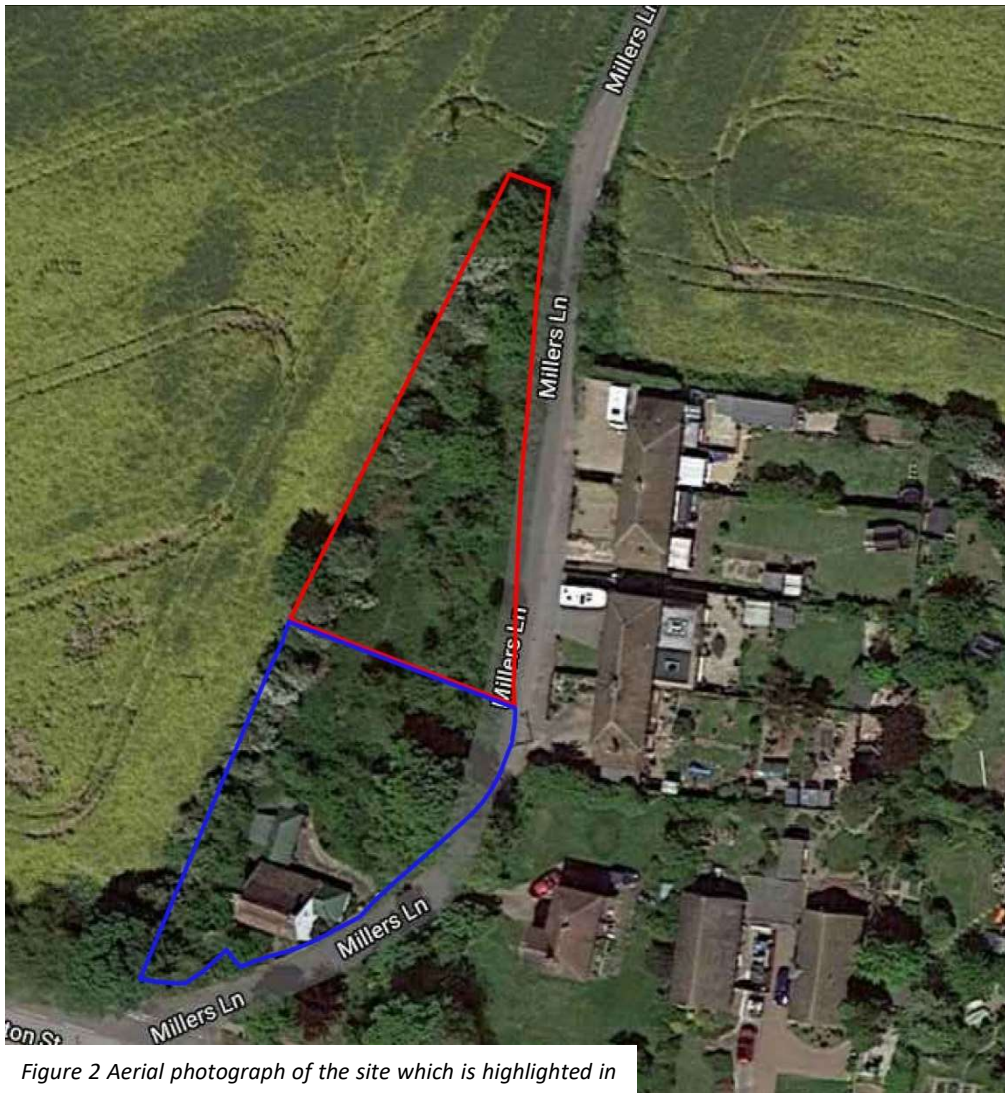


Figure 2 Aerial photograph of the site which is highlighted in

#### Site History

The site comprises a single Grade II Listed Building set within a relatively large site originally built around 1725 as an Inn and staging post for horse-drawn coaches. It was used as an Inn until 1876 and became a dwelling thereafter.

#### Wildlife

There is no evidence of bats, nesting bats or protected species on the site but the whole area attracts many varied bird species. However, the new dwelling would not be deemed to be a significant problem to bats, birds or local wildlife as the applicant has gone to great lengths to ensure the ecological enhancement of the site. Note that the new dwelling will have bat boxes installed along with bird nesting boxes in the surrounding trees and hedgehog boxes within the boundary hedgerows.

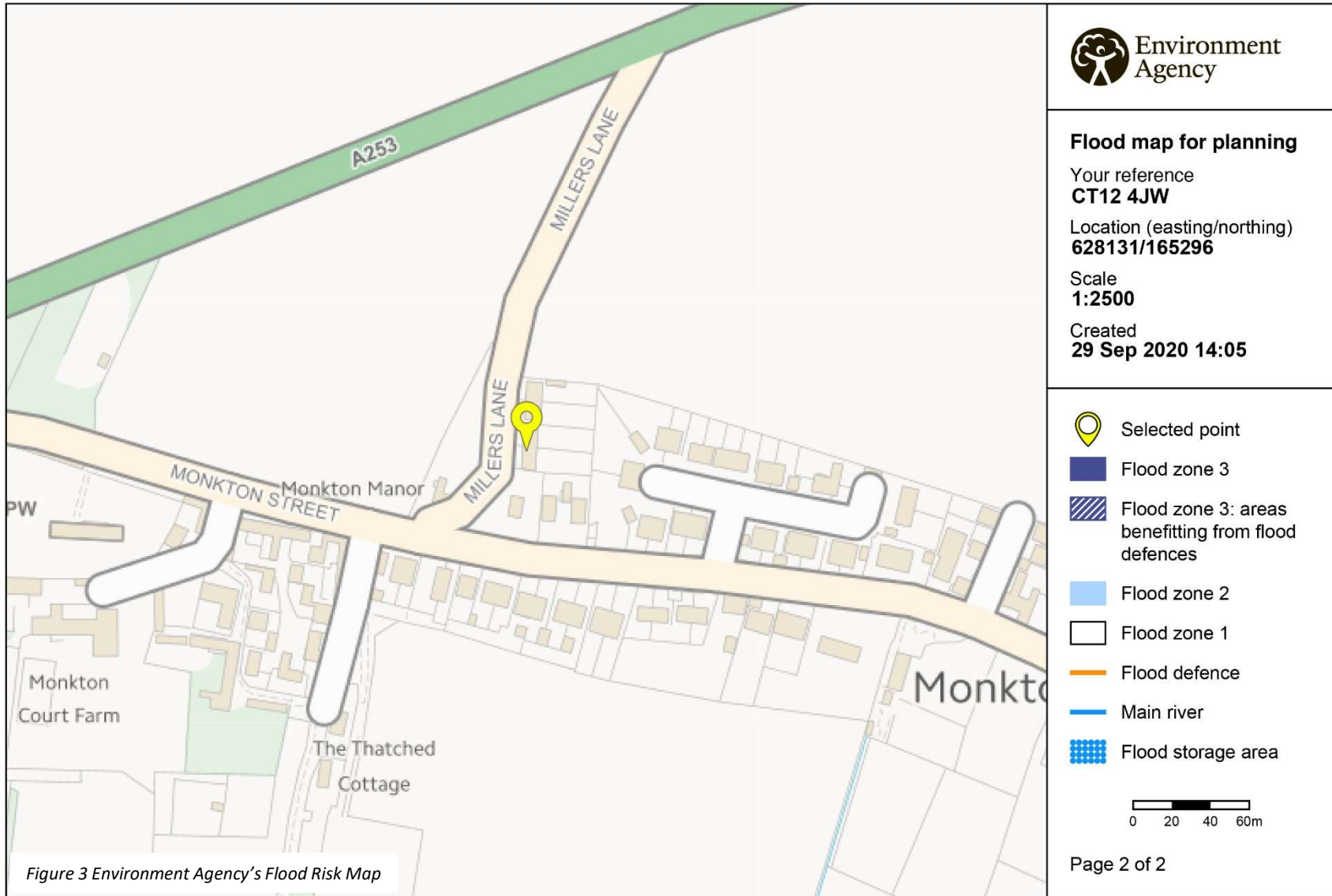
#### Site Description and Character

The site is situated on the junction of Monkton Street and Millers Lane and was originally an early eighteenth-century Coaching Inn and Staging Post between the local ports of Sandwich, Deal and Ramsgate on the route to Canterbury and beyond. The property has a Kent peg tiled roof to the main building but has a hipped corrugated iron roof to the nineteenth century extension to the eastern elevation. The walls are white painted brickwork throughout with a rough brick two-tiered plinth and a cross shaped ironwork tie. The front windows and dormers have been replaced with Crittall type metal windows set into the original timber sub-frames with more recent timber casement and sash windows elsewhere. Both gables have kneelers and raised parapets with main chimneystacks both sides and a third slender stack which formed the flue for the original boiler below.

Rainwater goods are in cast iron. There is also an old timber barn adjacent which is weather boarded and has a corrugated iron roof.

## 2.2 Flood Risk

The application site is situated in Flood Zone 1 which can be seen from the Environment Agency's Flood Risk Map in Figure 3, therefore the site is considered to have a low probability of flooding.



## 2.3 Listed Buildings and Conservation Areas

The application site is not within any conservation areas and is within proximity of 1 No. Listed Building.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1225680

Date first listed: 10-Apr-1987

Statutory Address: THE ROYAL EXCHANGE, MILLERS LANE

Location Statutory Address: THE ROYAL EXCHANGE, MILLERS LANE The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Thanet (District Authority)

Parish: Monkton

National Grid Reference: TR 28088 65271

### Details

MONKTON MILLERS LANE TR 26 NE 1/130 The Royal Exchange GV II House, formerly an inn, Early C18, refenestrated in C20. Painted brick, partly in English bond with pegtiled roof and end brick chimney stacks. 2 way end chimney- stack house of 1 storey and attics 2 windows. Gable ends with kneelers. 2 hipped dormers with case windows. Ground floor windows are C20 metal framed casements. Cross shaped iron tie. Central doorcase with moulded architrave and modern 2 panelled studded door. Set back C19 extension to right hand side of 1 story pavited brick with roof now covered in corrugated iron. Catslide roof to rear. An inn until 1876 andalso a staging post for horse-drawn coaches.

Listing NGR: TR2808865271

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 422156

Legacy System: LBS

### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Figure 4 Listed Buildings local to the application site.

## 2.4 Existing

The site has previously been severely overgrown with vegetation and lots of refuse. The existing site is currently vacant and have been recently cleared, with the intention of replanting the boundaries with suitable vegetation.



Figure 6 Photograph from within proposed site prior to clearance



Figure 7 Photograph of the site currently

### 3.0 Planning

#### 3.1 Approved Planning Application

The application site already has an approved scheme with the reference – F/TH/19/0251.

The application submitted was for a 3 bed detached dwelling with associated garage.



Figure 8 Approved Application Elevations

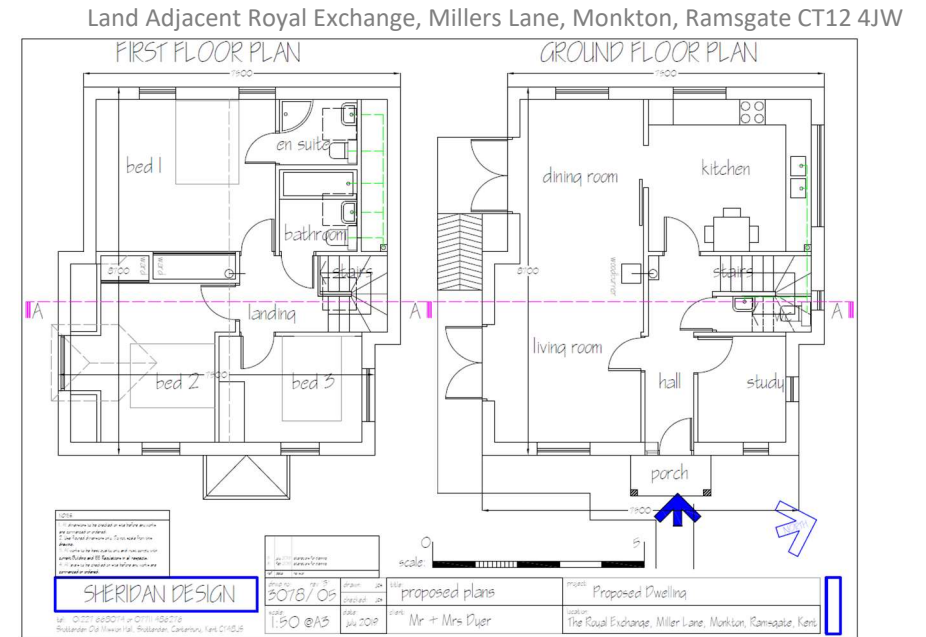


Figure 9 Approved Application Plans



Figure 10 Approved Application Elevations



## 4.0 The Application Proposals

### 4.1 Amount

The site has a total area of 900m<sup>2</sup>.

The proposal features an additional bedroom and a slight increase to living area, to accommodate the applicants family and ensure it is a sustainable home for them. The proposed development is for a single 4-bed detached dwelling with an associated garage. The dwelling has a footprint of 144.7m<sup>2</sup> and a GIFA of 190m<sup>2</sup>. The proposal has 4 double bedrooms, with an attached double garage and an open plan kitchen / dining / living room, all of which are above the minimum standards set out in the Department for Communities and Local Government Technical Housing Standards – Nationally Described Space Standard, March 2015. Following the site clearance, it became apparent that the site was much larger than at first appearances, as such we believe the extant property would look disproportionate on a plot this considerable and the proposal suits the site appropriately.

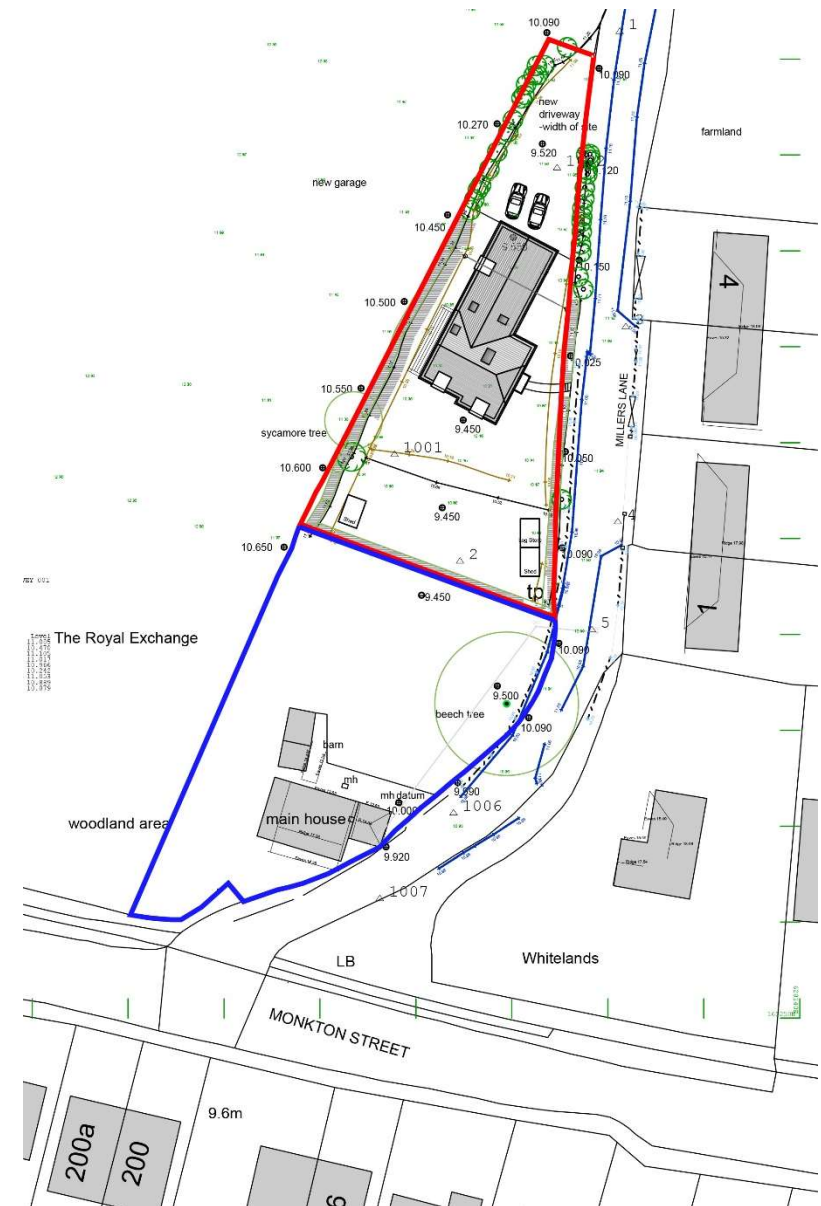


Figure 11 Proposed Site Plan

## 4.2 Layout

The layout of the dwelling has been carefully considered throughout the design process to utilise its opportunities and limitations. The general layout of the previously approved dwelling has been retained. One of the changes for this application is integrating the previously detached garage into the dwelling and providing an additional bedroom above, with views across the field.

On the ground floor, the habitable spaces are located to the South of the dwelling, to maximise the daylight received.

The staircase, utility and garage are located to the North of the dwelling, where daylight is lower. The bedrooms on the first-floor have North-West facing views to nature, away from the neighbouring dwellings.

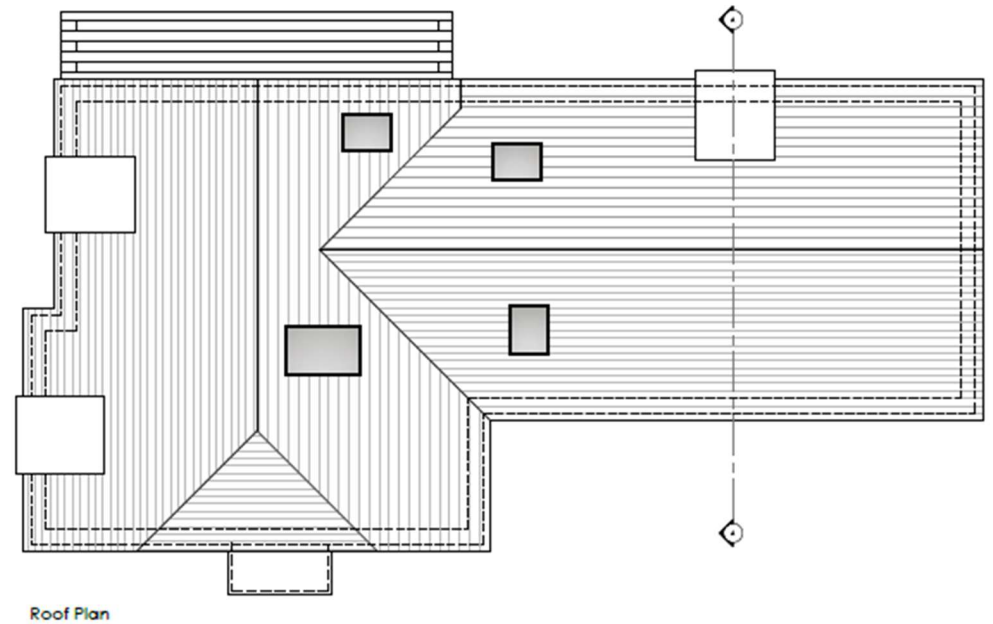
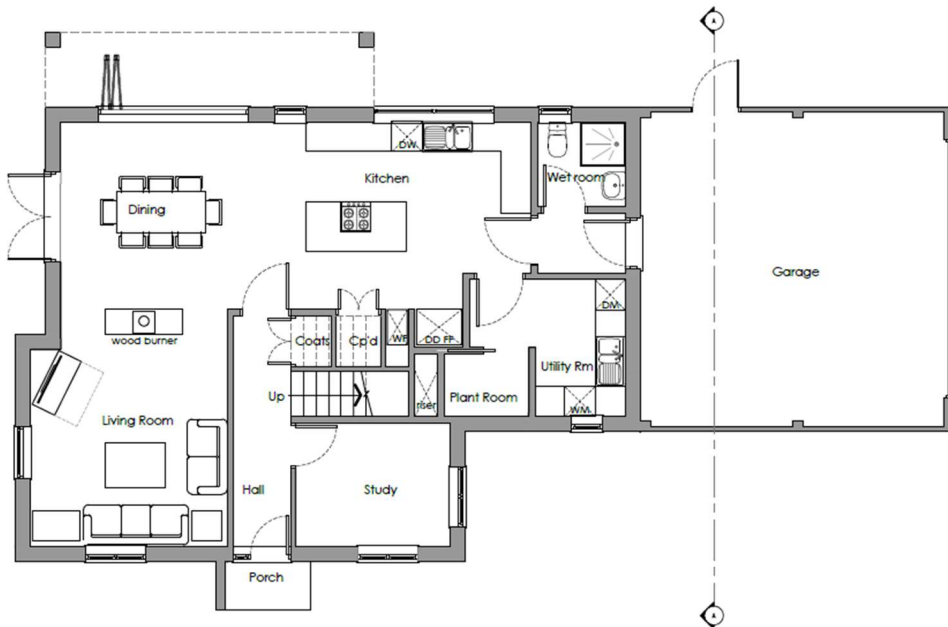
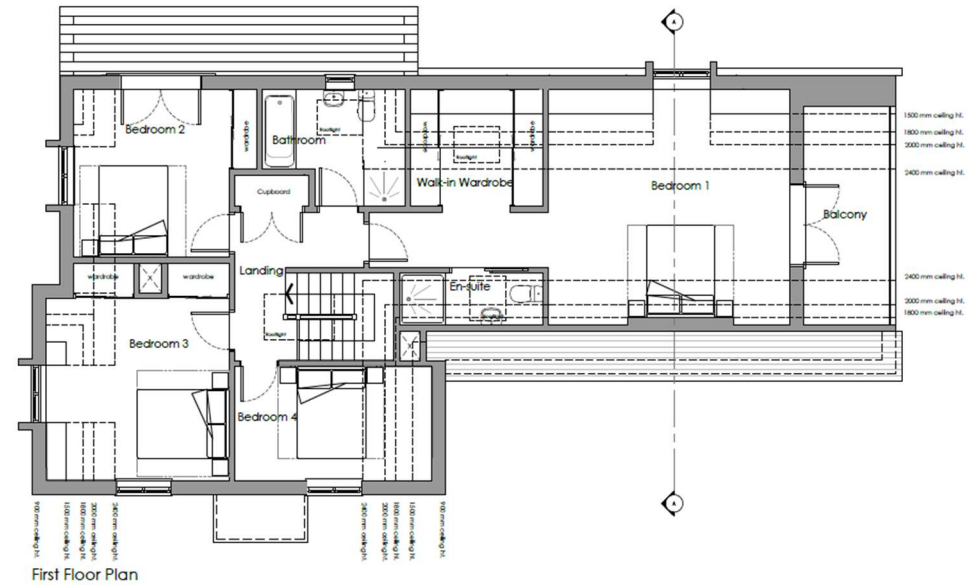


Figure 10 Proposed Floor and Roof Plans

### 4.3 Scale

The proposed development is surrounded by two storey dwellings and tall mature trees and shrubberies. The boundary of the site also has various trees and shrubbery, new vegetation will also be replanted as per the approved ecological enhancement plan on the extant application, within the site, making the proposed dwelling less intrusive and match the surrounding properties. The scale of the property is closely matched by the semi-detached dwellings on millers lane, each reading as blocks.

### 4.4 Appearance

The architectural style of the proposed dwelling is contemporary, however, sympathetic to the surrounding areas. The massing of the dwelling is in keeping with the neighbouring properties. There are two main materials to the proposal; strong brickwork walls matching the neighbouring dwellings and lightweight timber cladding to break up the appearance of the development.

The balcony above the garage is also inset into the structure, making it less intrusive and the use of dormers on windows also help to reduce the mass of the dwelling.

#### Proposed Elevations



Figure 11

## 5.0 Access

### 5.1 Entering the Site

The proposal will have separate vehicular and pedestrian access directly off Miller's Lane. The vehicular access leads a large yet discrete parking area and to the double garage. The vehicular entrance has been widened significantly from the extant proposal, to improve safety through visibility, as the lane is narrow.

### 5.2 Parking

There is ample parking provision on the site for a considerable number of cars, this will ensure that there will be very limited use of on-road parking, which is significantly improved to the previous application. A house on a considerable plot like this can expect to require significant parking, which is sufficiently provided behind the 3m high planting, discrete from the road.

### 5.3 Emergency Access

Access for emergency vehicles and operatives is via Millers Lane with entrance point made wide enough for these vehicles to enter the site.

### 5.4 Transport Links

Local bus services can be found a short walk from the site Canterbury Road including buses 9 and 9X. The nearest railway station is Minster which is approximately 3km from the site.

## 6.0 Planning Policy

### 6.1 Background Information

The site has a previously approved planning application ref: F/TH/19/0251.

The granted planning application significantly forms the basis of the current proposal and key planning considerations have been prioritised. The distance between the Royal Exchange boundary and the proposed dwelling remains no closer than 17m, and some 40m between the actual properties, it is suggested therefore that design of the proposal does not increase the impact on the listed dwelling. The access to the site has been widened and the provision for parking has been increased, reducing the impact of the site on the local roads and increasing the safety of entering and leaving.

### 6.2 Planning Policy & the NPPF (In conjunction with Planning Consultant)

1) The NPPF, published in 2012 and revised in July 2018, has established the most current thinking on the principles of sustainable development, the first point to note from which is that, at paragraphs 7, 8 and 11, there is now a firm presumption in favour of sustainable development that performs economic, social and environmental roles. In other words, by ensuring that, through growth, better lives for ourselves do not mean worse lives for future generations. These principles are reinforced at paragraph 10, which states that at the heart of the NPPF is the presumption in favour of sustainable development.

2) Further on the matter of decision-taking, the NPPF states, at paragraph 9, that planning decisions should play an active role in guiding development towards sustainable solutions.

3) With regard to housing development in rural areas, NPPF paragraph 77 holds

that to promote sustainable development, housing should be located where it will enhance or maintain the vitality of rural communities. As such, planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Furthermore, where there are groups of smaller settlements, development in one village may support services in a village nearby.

4) Whilst it is noted that paragraph 79 of the NPPF states that planning decisions should avoid the development of isolated homes in the countryside. However, this matter was the subject of High Court (Braintree District Council v Secretary of State for Communities and Local Government and others and Court of Appeal (Braintree District Council v Secretary of State for Communities and Local Government and other judgments (the Braintree judgments)). These judgments upheld a previous inspector's decision to allow two dwellings in the countryside when considering whether the proposed for the purpose of NPPF paragraph 79, formerly 55), on the basis that the term means spatially isolated from people, places, and buildings, and not unsustainably located with regard to public transport.

6) However, NPPF paragraph 103 states that opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in decision-making.

### 6.3 Principle

1) In view of the fact that the application site is adjoined by a dwelling to the south; it lies immediately opposite dwellings on the eastern side of Millers Lane; the proposed dwelling will project no further than the dwellings opposite, and, as such, it comprises a natural edge to the village in precisely the same manner as 1 4, Millers Lane. In accordance with the Braintree judgments, the application site does not represent the erection of an isolated dwelling in the countryside.

2) Nevertheless, notwithstanding this point, the site lies just a short walk from the turning point of bus service number 42, and additional routes of

services 11 and 38a, which provide links to Minster, Cliffsend and Ramsgate (42); Minster, Manston and Westwood Cross (11); and a less frequent service to Minster, the Prospect roundabout, and St. Nicholas-at-Wade (38a).

- 3) Despite its otherwise 'Countryside' location, the site is therefore actually quite sustainably located, offering numerous public transport options to a variety of destinations, in addition to the possibility of walking and cycling into Monkton, with cycling also a reasonable option to access services and facilities in Minster.

4) It is therefore considered that the site is an appropriate, edge of village location for an additional dwelling, the benefits of which are not outweighed by any significant or demonstrable harm perceived in terms of location or general countryside impact, which will be addressed further below. The proposal can therefore be treated as an exception to out-of-date policies H1 and CC1.

## 6.4 Open Space

- 1) Following the clearing of the site in accordance with the ecological enhancements and approved walk-over, the site has revealed a considerable plot. This will be shielded from view on all sides by either remaining trees/shrubbery or by new planting as replaced by the applicant. All of which is high quality, long lasting and deliberate in order to retain as much biodiversity as possible and ensure the development is sustainable for all of its inhabitants.
- 2) In addition, the area of the site enjoys little direct affinity with its host, the listed Royal Exchange, the setting of which was impacted by the unkempt appearance of the site, a situation which was improved by the land clearing undertaken by the applicant.
- 3) As a result, it is contended that any harm perceived to the setting of the heritage asset is negated by the proposed degree of separation between the properties; the retention of existing trees, together with proposed, additional screening; the fact that the initial establishment and maintenance of new planting can be secured by

Land Adjacent Royal Exchange, Millers Lane, Monkton, Ramsgate CT12 4JW  
planning conditions; the long-term and manageable maintenance of the site by future occupiers; and the need for the new areas of private garden will require permanent screening, in order to secure sufficient privacy and a reasonable level of amenity for all future occupiers of the property.

- 4) It is therefore averred that there would be no, substantive conflict with TLP Policy D1, and neither would Policy CC2 be infringed, since it only seeks to prevent damage to the setting of the Wantsum Channel, and long views of Pegwell Bay, the Wantsum Channel, the adjacent marshes, and the sea, none of which would be affected by the development.

## 6.5 Conclusion

1. The design and choice of materials respects that used within the village and provides a simple yet effective distinction between the houses. The proposed dwelling will be shielded by the use of native hedges and trees as boundary treatment and to break up any elevations as already agreed with the KCC biodiversity officer. All of which is high quality, long lasting and deliberate in order to retain as much biodiversity as possible and ensure the development is sustainable for all of its inhabitants.
2. The view from The Royal Exchange of the newly proposed dwelling will not be further impacted from that of the previous planning that was granted under Ref: F/TH/19/0251. Note: The distance between the 2 properties has not altered from the previous plans.
3. It is also clear that the proposal remains a positive attribute to the area and benefits from the changes to planning policy as per the extant application. It seeks to simply ensure the proposal suits the larger than anticipated site, improves the parking and the applicant as best as possible whilst respecting the location and promoting sustainability. It is considered that the proposed dwelling does not cause harm to the setting of the listed building, and will enhance the local area.

