



8 - 10 HIGH STREET, DEAL, KENT CT14 7AE
HERITAGE STATEMENT
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Prepared for and on behalf of:

AS Watson Group

Project Name:

8 – 10 High Street, Deal Kent CT14 7AE

Report Name:

Heritage Statement

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This Heritage Assessment has been researched and prepared by rpa:group on behalf of AS Watson Group to provide an assessment of potential heritage sensitivities and opportunities that may influence development at the study site – 8-10 High Street, Deal.

Located in the seaside town in Kent, Deal is a former smuggling haunt, known for its fishing, mining and garrison - the study site is located on the main retail high street within the town.

rpa:group has been commissioned to prepare a Heritage Assessment to give the brief history and development of the site due to location within the Deal Conservation area and therefore to identify any areas of sensitivity with regard to potential development..

The Deal Conservation Area was first designated in 1968 and recently updated in 1995.

Figure 1 shows where this conservation area extends.

Figure 2 shows the study site in context to the conservation boundary

Proposed works are focused on the rear of the property, which is located off a small public lane – The Fishermans Cottage and involves the enclosing of the rear building ingress/egress by erection of a security fence and gate

A Conservation Area - "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

Therefore, this report makes reference to the relevant legislative framework contained within the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as national and local planning policy. In addition, relevant English Heritage Guidance has been consulted to inform the judgments made. It is further based on the findings of detailed historical research, a site visit and assessment conducted from publicly accessible locations around the study site, map studies and application of professional judgment.



Figure 1: Overall Deal conservation Area plan
Taken from Dover District Council Heritage map

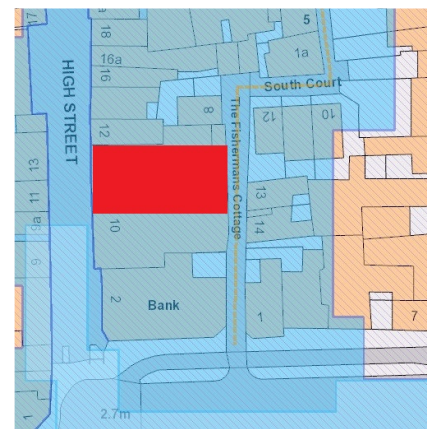


Figure 2: Deal Conservation Area High Street map extract
Taken from Dover District Council Heritage map

The current policy system identifies, through the National planning Policy Framework (NPPF), that applications should consider the potential impact of development on Heritage Assets. This term includes both designated heritage assets, which possess a statutory designation (for example listed buildings, conservation areas, and registered parks and gardens), as well as undesignated heritage assets.

Legislation

Where any development may affect designated or undesignated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard for their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses. Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

Furthermore, Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing Conservation Areas and their setting.

National Planning Policy

The National Planning Policy Framework (NPPF), published on 27 March 2012, is the principal document which sets out the Government’s planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities. The NPPF should therefore be approached as a piece of guidance in drawing up these plans.

When determining Planning Applications the NPPF directs LPAs to apply the presumption in favour of sustainable development; the

‘golden thread’ which is expected to run through their plan-making and decision-making. It must be noted however that this is expected to apply except where this conflicts with other policies contained within the NPPF, including those relating to the protection of designated heritage assets (Paragraph 14).

Section 7, ‘Requiring Good Design’ reinforces the importance of good design in achieving sustainable development, by ensuring the creation of inclusive and high quality places. This section of the NPPF affirms, in Paragraph 58, the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 12, ‘Conserving and Enhancing the Historic Environment’, Paragraphs 126-141, relate to developments that have an affect upon the historic environment. These policies provide the framework to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- Their wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

These considerations should be taken into account when determining planning applications, and in addition, the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality, should be considered.

As stated in Paragraph 128, when determining applications, LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. The level of detail provided should be proportionate to the

significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 129, LPAs are also obliged to identify and assess the significance of an heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 132 to 136 consider the impact of a proposed development upon the significance of a heritage asset.

Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

The NPPF follows the philosophy of PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage has defined this new approach, now reflected in NPPF, as ‘constructive conservation’: defined as ‘a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.’ (Constructive Conservation in Practice, English Heritage, 2009).

Local Policy

Middle Street Conservation Area

The architectural and historic importance of the Middle Street Deal Conservation Area has long been recognised. In 1968 it was the first Conservation Area in Kent to be designated and since that time the boundary has been extended three times. Its distinctive character is typified by the central axis of mainly Georgian terraced houses clustered around Middle Street, changing as you move towards Deal Castle, to grander Victorian villas.

Exterior

Mixed brickwork finish to majority of the rear of the property, with HVAC grilles in rendered concrete above.

3 no timber exit doors from the property open out onto a concrete path and ramp leading to single lane road, with residential properties adjacent and opposite.

Due to the secluded and covered area to the rear of the property, there have been numerous acts of continual anti-social behavior reported, including the graffiti shown on the opposite images of which the contents of this application will resolve.

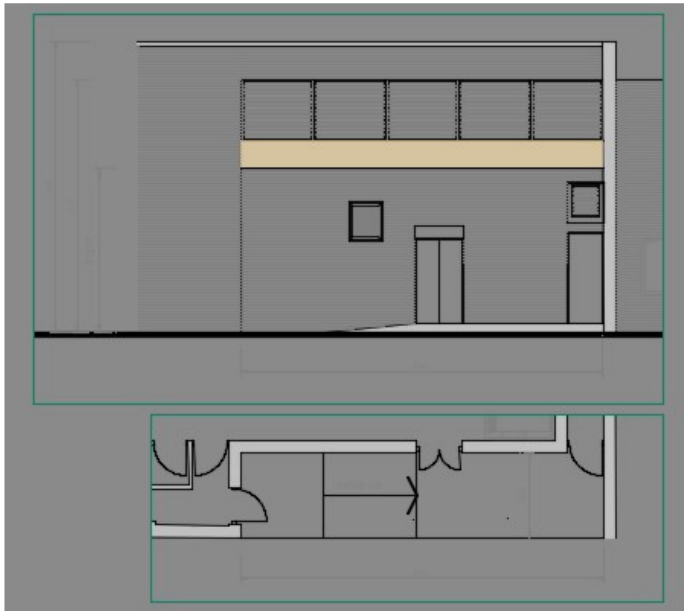


Figure 3 : Existing plan and elevation of rear of study area



Figure 4 : View of the study site Old Fishermans Cottage



Figure 5 : View of the study site from High Street looking north.

Proposals

It should be noted that proposed works at the study site of 8 - 10 High Street Deal are to exclusively take place to the rear of the ground floor.

Proposals are to retain the existing building / finishes and install a new 3m high "Hit + Miss" timber security fence and gate on the property demise line.

The fencing system will provide an ideal solution to combat the current anti social behaviour whilst the modern and unintrusive design will not impact on the surrounding conservation area.

Fence is constructed of 125x15mm treated timber panels in a Hit and Miss format fixed to 75x50mm treated horizontal rails in-turn fixed between treated 100x100mm vertical posts. A single inward opening matching gate is incorporated within the fence construction.

Panels are to be finished with Anti-Graffiti fence varnish (Pine).

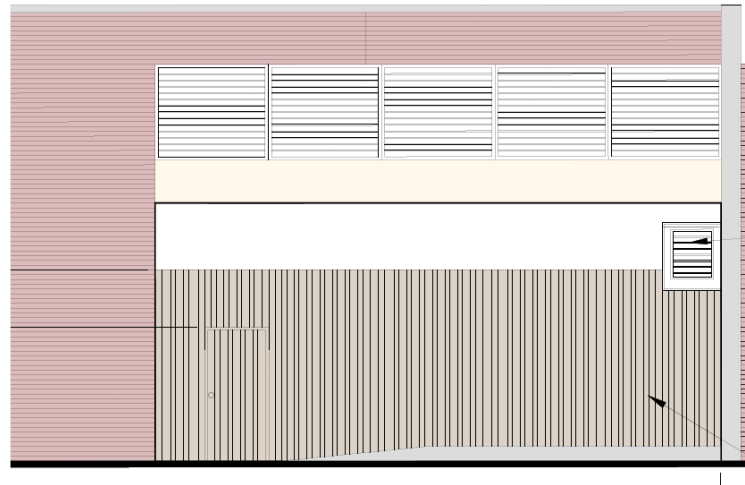


Figure 9: Example of timber Hit + Miss security fencing.

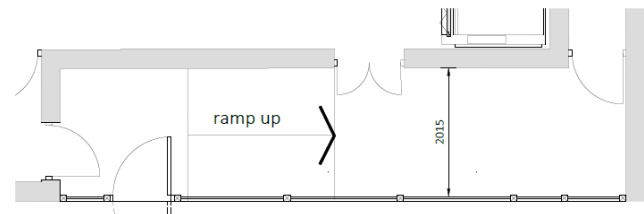


Figure 8: Proposed external plan and elevation

The principal overriding historic assets are embedded within the age and fabric of the building - the structure and materials out of which it was originally built - the form, the details, the character and its appearances. In this proposal, the impact upon these all-encompassing assets will be extremely limited for reason of the small scale nature of the proposals.

The proposed works will result in a substantial improvement to the area as it has been designed to combat the anti social behaviour impacting not only the study area, but surrounding residential properties.

The proposed works are to be of a detailed design with high quality materials that would be a sensitive approach and in-keeping.

We respectfully conclude that the proposals have no detrimental impact nor negatively affect the principal core assets of the Deal Middle Street Conservation Area