

Heritage Statement

Accompanying a full planning application to provide a conservatory to the rear of 78 Strand Street, Sandwich. CT13 9HX

May 2021



Introduction

The Dover District Heritage Strategy (2013), recognises the important role that heritage assets have in place-making and guiding and stimulating the regeneration of the district. It also recognises that heritage assets are an irreplaceable resource and that we should conserve them in a manner appropriate to their significance.

In line with this, it is required to describe the significance of any heritage asset, including any contribution made by its setting, when making an application. This should be used to inform their proposals and should therefore be carried out at an early stage in the design process. Once a scheme has been produced then it should be evaluated against its impact on the significance of the asset, or specific part of the asset.

The Dover District Heritage Strategy provides a good starting point for this evaluation, which will ultimately form a very important part of any application.

In most cases this should take the form of a 'statement of significance' to accompany the general 'design and access' statement and could be an integral part of it. However, with large complicated proposals it may be more appropriate to have two separate statements.

The National Planning Policy Framework, (NPPF) highlights the importance of protecting and enhancing the historic environment, and this forms an integral part of achieving 'sustainable development'. One of the twelve core principles of the NPPF is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'.

The NPPF also states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting'. An understanding and appreciation of the significance of a heritage asset should then be used to inform any proposals affecting it. Designated heritage assets include Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields and World Heritage Sites.

The property in question sits within the confines of Sandwich town walls on the main street in from Canterbury (Strand Street) the property is not listed but sites within the Article 4 direction area. The property itself dates from the early to mid19th century.

The Clients wish to construct a timber conservatory to the rear of the property to provide additional floor space to the ground floor.

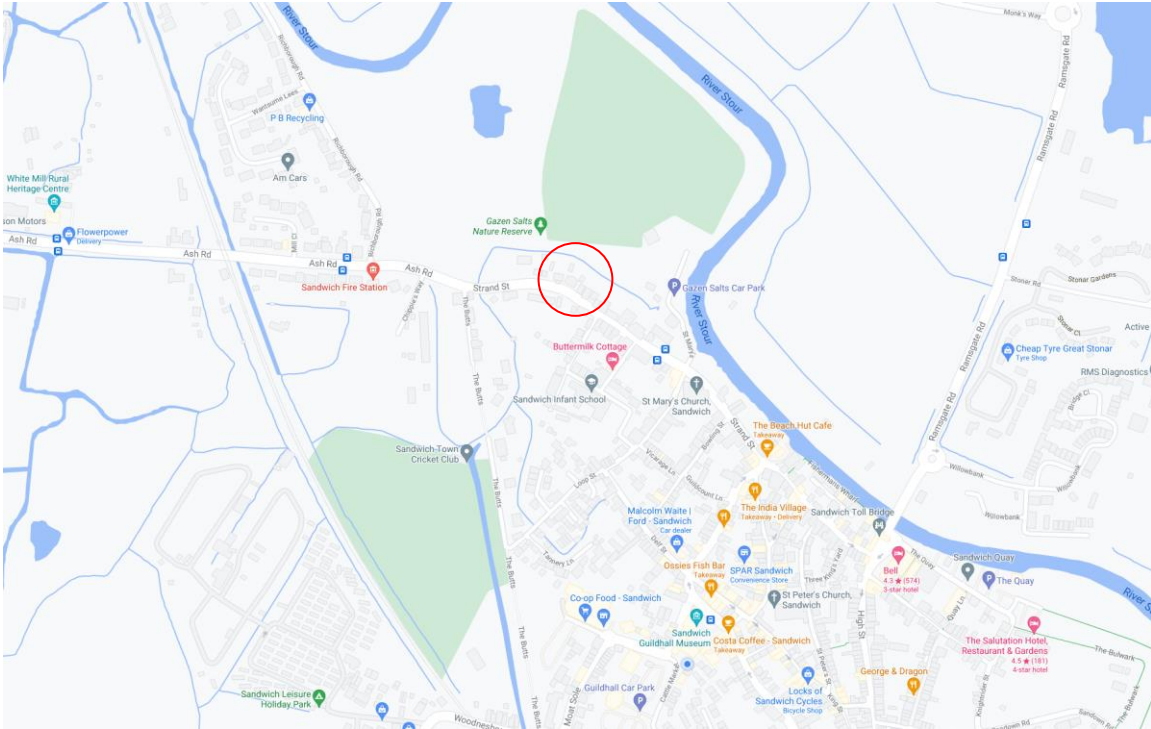


Figure 1 OS map of property



Figure 2 Aerial photograph of property

Statement of Significance

There is no set format to the production of such a statement, however the NPPF states that 'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'. Whereas an application for a very minor alteration to part of the asset, is likely to only

require a brief overview of the significance of the asset as a whole, with more detailed analysis on the part to be altered.

Whilst the proposed conservatory sits to the rear of the property it is acknowledged that it may be seen from the public realm now that some recent tree coppicing has taken place on the southern boundary of Gazen Salts recreation ground. The rear of the property sits along the line of the old town wall, and, whilst not impacting upon the removal of any historic construction and the property curtilage not being listed in any way, it undoubtedly carries an element of significance by it's proximity to more important sites close by.

Historical Value

The historic value of the area is very strong to this quarter of Sandwich and it can be seen from the map below there are several properties and walls that are listed on both sides of Strand Street. The purple diagonally hatching denoting that the whole area is within the article 4 direction.



Aesthetic Value

The new single storey construction will be constructed with a dwarf wall base finished in a mix of knapped and cobbled flint with a timber fully glazed framework supporting a partial glass and timber flat roof. The pallet of materials will be taken from the local vernacular and will therefore be sympathetic to the locality.

Communal value

The proposal would have minimal bearing on the communal space of Gazen Salts.

Evidential value

No mitigation measures are proposed as there is little or no impact to any heritage asset.

Conclusion

The proposed works are reasonable modest and will have no detrimental impact upon any surrounding listed buildings within close proximity of the property and we do not consider that there is any harmful impact upon the local setting. We therefore would hope that the Local Planning Authority will support this application.