

**DESIGN AND ACCESS STATEMENT
& HISTORIC IMPACT ASSESSMENT**
(Variation of Condition in Respect of: F/TH/20/0964 and L/TH/20/0965)

LBC Variation Reference: L/TH/21/1206

In respect of

Recovering of existing clay tiled roof with Redland Rosemary machine-made clay tiles together with associated works to 'Hatton House' building. The flat roofs to Hatton House will be replaced on a like-for-like basis.

At

**Ursuline College, 225 Canterbury Road,
Westgate-on-Sea
CT8 8LX**

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1.0 Assessment of Site & Its Context

1.1 Introduction

1.1.1 This application for Variation of Condition regarding Listed Building Consent Variation reference: L/TH/21/1206. It is to allow the following alterations and works to remedy a number of defects identified in a recent condition survey:

1. Carefully strip off existing machine-made clay tiles to all roof slopes and replace with new Rosemary machine-made clay files from Redland, and replacement of ridge tiles with a 3 hole crested ridge tile laid on a bed of mortar. Please refer to photograph schedule attached. In order to increase the height of the verge detail a undercloak tile will be required.
2. Replacement of fascia's and soffits as required.
3. Replacement of existing rainwater good on a like for like basis.
4. Replace all flat roofs on a like-for-like basis.

1.1.2 The Design and Access Statement & Historic Impact Assessment is prepared in accordance with the guidance as provided by Thanet Council for Design and Access Statements by Murray Birrell.

1.2 Setting

1.2.1 This application relates only to the section noted as Block C on the reference plan which accompanies this application and is known as Hatton House. Hatton House is a Grade II listed building.

1.2.2 The building (Hatton House) forms part of a larger block serving the college.

1.2.3 Built in 1886 as a private house, reputedly for a tea planter, the building is of 2 to 3 stories red brick with stone window dressings, with 3 gables. Windows comprise sashes and modified Venetian windows with mullions and transoms and some mullions and transoms. Ground floor porch incorporates open pediment containing molded shell and 2 plain Tuscan columns and 2 pilasters. The rear elevation has 3 gables.

1.2.4 The current roof covering on Hatton House (Block C) is fitted with machine made clay plain roofing tiles.

2.0 Design, Appearance & Sustainability

2.1 Purpose of Proposal

2.1.1 The purpose of this proposal is to undertake required repairs to the main and subsidiary roofs given their failing condition and the fact that they are coming to the end of their useful life.

2.1.2 We had originally hoped to salvage a number of the existing plain clay tiles for re-use, it has become apparent that the exiting roof tiles have been laid on a continuous bed of strong lime mortar. This mortar has been forced through the penny gaps in the close boarding beneath the tiles. Consequently, there is a strong adhesion to the tiles, very similar to lath and plaster ceiling. Please refer to photographs attached of the mortar bed on one of the tiles at Ursuline College.

2.1.3 Investigations have found when we have tried to remove individual tiles, whole sections become loose and the tiles fracture as we have tried to pull them apart. We believe the tiles are at least a 100 years old and many show signs of frost damage to both surfaces

and some have become absorbent with a lot of lichen on the top surfaces, please refer to photos attached.

2.2 **Proposed Relationship to the Existing Building**

2.2.1 The proposed external alterations will have a positive effect on the character of the property, as the roof works will provide a long-term solution to a deteriorating part of the fabric issue, which could cause significant damage internally if it is ignored.

2.3 **Neighbourly Issues**

2.3.1 There will be no alterations to the access of the building and no effect on the access to neighboring buildings.

2.4 **Consideration of Appearance and Alterations**

2.4.1 The proposed alterations and works will respect the 'listed' nature of the building and surrounding area. All materials and methods of construction proposed are sensitive to the nature of the property and surrounding area.

2.4.2 The proposed roof recovering materials are on a like-for-like basis in terms of material and style. New materials have been chosen to match existing.

2.5 **Accessibility**

2.5.1 Access to the building will remain as existing for the duration of the works.

2.6 **Impact on Public Routes**

2.6.1 There will be no impact on Public Routes.

2.7 **Landscaping**

2.7.1 No landscaping is proposed.

2.8 **Materials**

2.8.1 We have specified all materials used to be in keeping and sympathetic to the existing fabric of the building and the surrounding properties. The existing tiles are machine made with a smooth finish. The proposed new roof tiles are 3-hole Crested Ridge Tiles and Rosemary machine-made clay tiles from Redland and are a very good match in terms of appearance and finish.

2.9 **Impact on Street Scene**

2.9.1 The alterations and recovering of the various roofs will be on a like for like basis and therefore there will be no impact on the street scene. New materials have been specified to match existing.

2.9.2 The above is true for the replacement felt roofs with lead which will not impact on the street scene.

2.10 **Sustainability of Proposal**

2.10.1 The proposed work will use materials to meet a notional 30-year (or significantly more) life span.

2.10.2 There will be a positive impact from the proposed work to the character and protection of the building as the works will repair and improve a number of elements to the building before they reach a state of deterioration and disrepair.

2.11 **Storage of Waste and Recyclable Materials**

2.11.1 The proposal does not affect the existing facilities in respect of storage of waste and recyclable materials.

3.0 **Heritage Statement/Significance**

3.1 Our proposal will not affect or damage any of the details listed by the description.

The property is Grade II listed with the following description:

CANTERBURY ROAD 1. 1380 WESTGATE-ON-SEA No 225 (Ursuline Convent School) TR 36 NW 9/121 2

Date first listed: 22-Feb-1973

II

Built in 1886 as a private house, reputedly for a tea planter. The front elevation is of 2 to 3 stories red brick with stone window dressings, 3 gables. Some sashes, some modified Venetian windows and some mullions and transoms. Ground floor porch with open pediment containing molded shell and 2 plain Tuscan columns and 2 pilasters. The rear elevation has 3 gables, 2 of them curved. Good interior of the period. Staircase with heavy carved balusters, the Parlour has a Neo-Jacobean plasterwork ceiling of scrolls and putti and the Library has a strapwork plastered ceiling. Fireplaces with swag or scroll decorations and 1 marble fireplace with pilasters in the shape of terms and a swag frieze.

Listing NGR: TR3163969530

Legacy System number: 356500

Much of the plan form of the building remains but there have been alterations to create new door openings and new internal partitioning which it is assumed have arisen to facilitate the change of use of the building from a private dwelling to education/institutional use. On the submitted floor plans, Room GF120 is believed to be the original "Library" and Room GF126 the "Parlour".

Connected to Hatton House is a 1930s extension which forms part of the College. The extension is listed by virtue of it forming an extension to Hatton House but is not referred to in the list entry. The 1930s extension and Hatton House are collectively referred to as Block C in this application.

a) Historic Interest

There is some illustrative historic interest derived from the date of the building which is reflective of the development of this area. Sources^{0F1} indicate the building was built for William Jarrett, a tea planter.

1 Margate Civic Society Spring 2009 newsletter.

b) Architectural Interest

Hatton House is of architectural interest. The front elevation has attractive architectural detailing. Many of the rooms retain their historic proportions and elements of the interior are described in the listing. The 1930s extension has very limited architectural interest.

c) Archaeological Interest

The site does not have any particular archaeological interest.

d) Artistic Interest

The artistic interest or significance of the property derives from the craftsmanship of the architectural details. Interior detailing is important and the listing refers to the staircase with heavy carved balusters, the Parlour has a Neo-Jacobean plasterwork ceiling of scrolls and putti and the Library has a strapwork plastered ceiling. Fireplaces with swag or scroll decorations and 1 marble fireplace with pilasters in the shape of terms and a swag frieze.

3.2 The proposed alterations re-introduce materials that would have been originally found on the building. The alterations will only affect the external elements of the building.

3.3 The proposed works and alterations will be in keeping with the listed nature of and the 3 Hole Crested Ridge tiles and the building and surrounding area.

3.4 The proposed machine-made Rosemary clay tiles from Redland are a very good match in regard to appearance and finish of the existing tiles.

4.0 Summary & Conclusions

4.1 The proposed re-covering works and repairs will have a positive impact on Hatton house and there will be no adverse impact on the surrounding area. The works are required as the existing elements are coming to the end of their useful life and are beginning to deteriorate which will start to impact on the building.

4.2 The choice of proposed materials is sympathetic to the existing building and materials will be on a like for like basis, 3 Hole Crested Ridge Tiles and Rosemary machine-made clay tiles from Redland are a very good match in terms of appearance and finish.

4.3 The design pays particular regard to the listed nature and relevant planning policies, we hope you support the proposal.