



Heritage Design And Access Statement  
New partition wall and cupboard removal in attic bathroom  
163 Monkton Street (The Old Vicarage), Monkton, Ramsgate, CT12 4JJ  
July 2022 - JL

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## Introduction

This statement forms part of the Planning application for the installation of a partition wall and the removal of a cupboard in the attic bathroom at The Old Vicarage, 163 Monkton Street, Monkton, CT12 4JJ.

The existing bathroom has a cupboard in the corner and a large shower. The cupboard is timber studs with plasterboard cladding and a second hand door has been reshaped to be used as the cupboard door.

The proposal is to carefully take down the cupboard and remove the shower and fit a new shower in the cupboard location. To construct a partition wall to form a separate kitchenette/storage for the family nursery which will be situated in the attic rooms.



## Planning History

- Ref No: F/TH/03/1035 Partial Grant and partial refusal

Demolition of existing single storey flat roof additions and fire escape and the erection of a boundary wall along side boundary.

- Ref No: L/TH/02/0163 Granted

External works to include the demolition of existing flat roof extension to the rear and conservatory on the side, new window in side porch, replacement of some windows to match existing, removal of timber panelled boundary fence to be replaced with 2 metre high brick wall, erection of 2 pairs metal entrance gates, removal of metal fire escape staircase and provision of a swimming pool in garden.

- Ref No: F/TH/99/0066 Granted

Change of use and conversion from a nursing home to a single dwelling.

- Ref No: F/TH/98/0198 Refused

Demolition of existing garage and outhouse to Gower House and erection of a detached two storey pitched roof dwelling house together with new garage.

- Ref No: OL/TH/97/0733 Application Withdrawn

Erection of new dwelling house

- Ref No: F/TH/93/0466 and L/TH/93/0341 Granted

Provision of porch arch and bracket to existing front elevation.

## Historic Context and Special Architectural Importance

The main house is early C.19 as detailed in the listing however the rear garage outbuilding and associated remnants of outbuildings have been added much later and show signs of alterations over time.

The planning history shows that works were carried out to the building when it was converted from a nursing home to a dwelling. The walls to the cupboard and walls and ceiling in the bathroom are clearly plasterboard. See photos.

This change will have no impact on the heritage assets of the property.



## Listing

**Heritage Category:** Listed Building

**Grade:** II

**List Entry Number:** 1224342

**Date first listed:** 05-Dec-1973

**Statutory Address:**

THE VICARAGE, MONKTON STREET, MONKTON, CT12 4JJ

**District:** Thanet (District Authority) **Parish:** Monkton

**National Grid Reference:** TR 28390 65217

**Details:**

MONKTON MONKTON STREET TR 26 NE (north side)

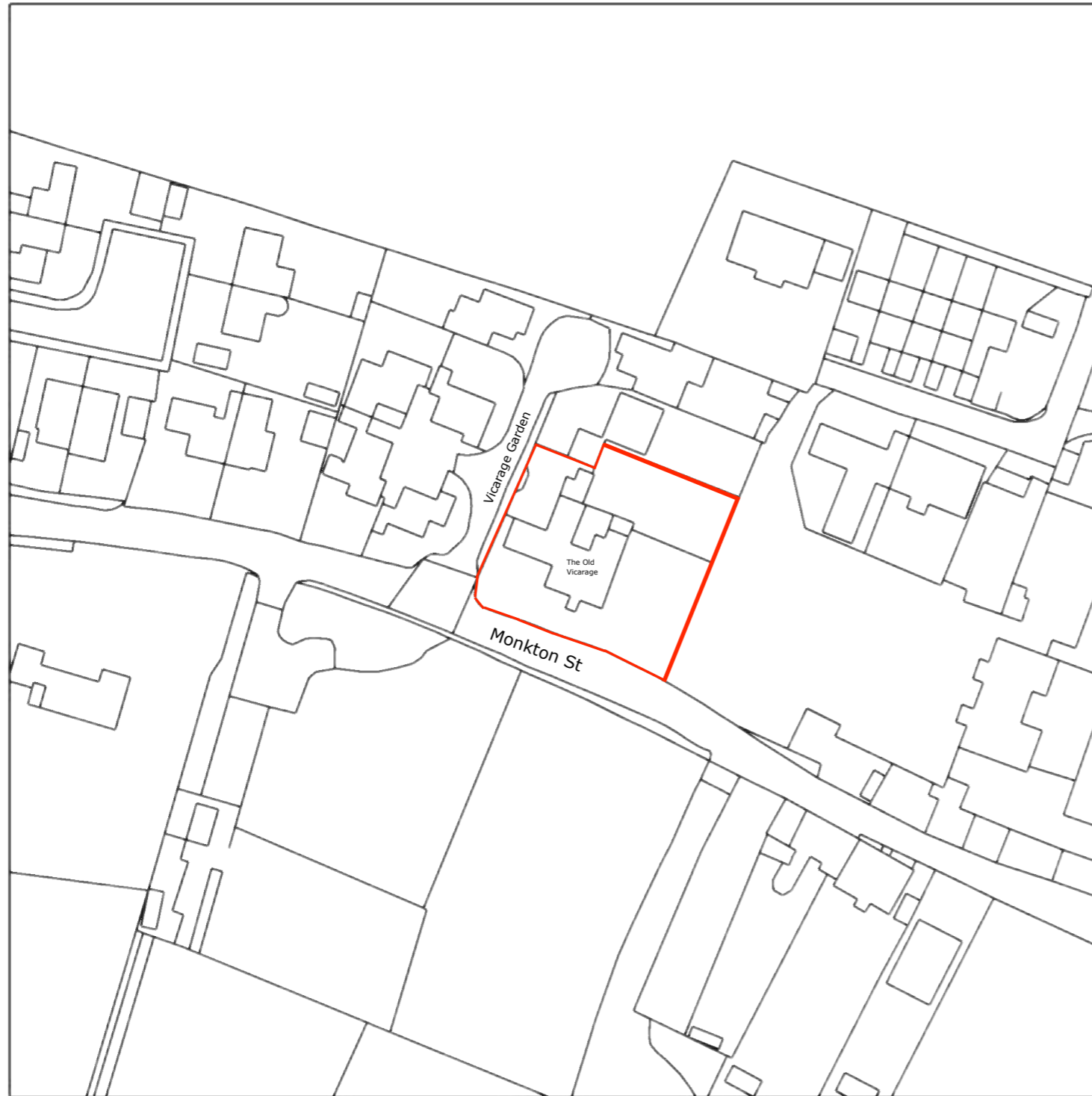
1/59 The Vicarage

5.12.73 GV II House.

Early C19. Brown brick and plain tiled roof. Two storeys and attic with brick cornice too parapet. Gambrel roof with 2 hipped dormers and stack projecting at end left. Regular fenestration of 3 glazing bar sashes with gauged heads on first floor and 2 on ground floor, and central gabled porch with blank panel, and boarded door on left side. Single storey extension to left, with garage doors, and segmental headed recess with boarded door and rectangular fanlight.

**Listing NGR:** TR2845965170

# Heritage Design And Access Statement 163 Monkton Street - New partition wall and cupboard removal in



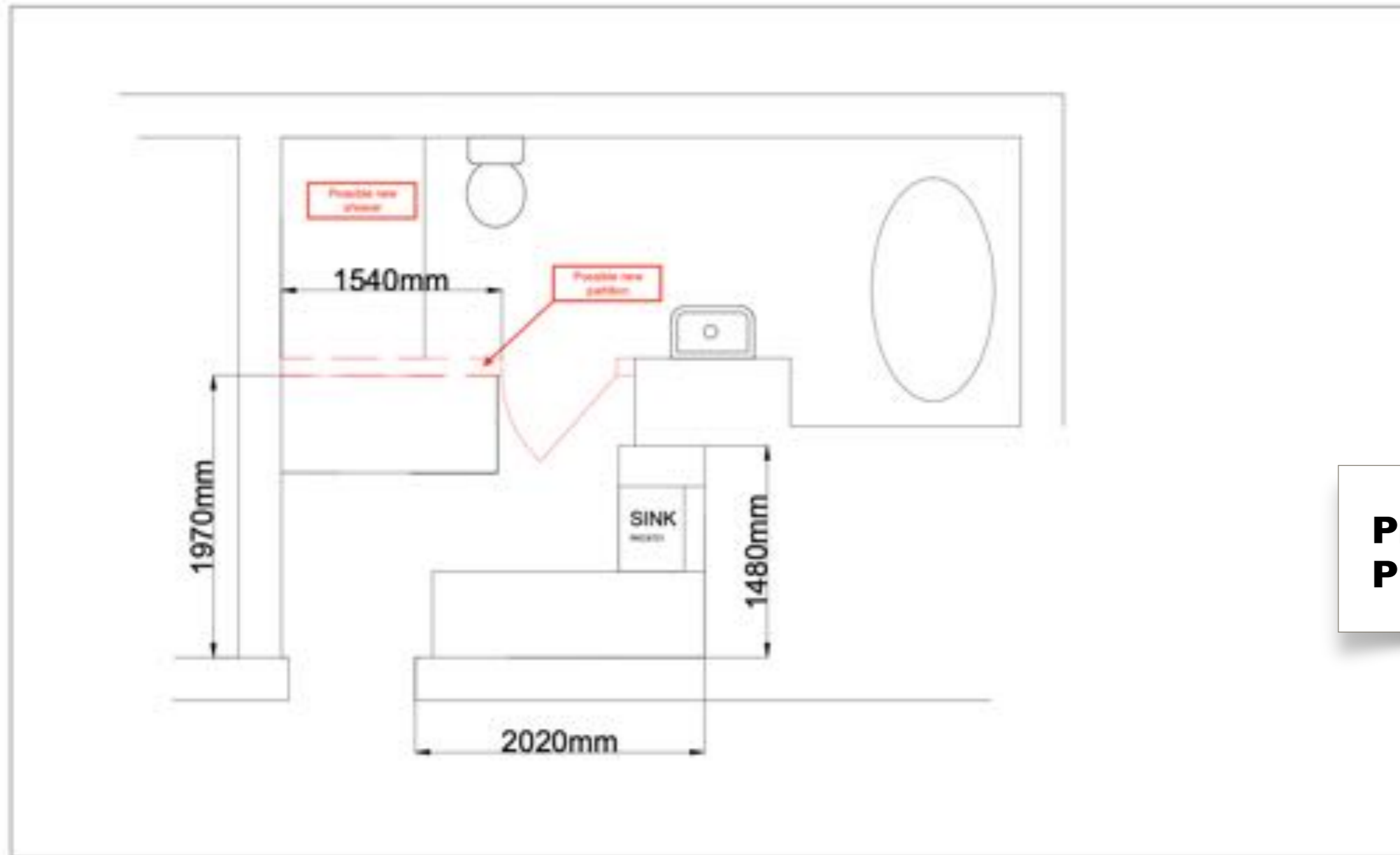
**The Old  
Vicarage  
Location  
Plan**



Scale Bar 1:1250

## Design

The proposal is to remove the cupboard from the corner and relocate the shower into the corner and fit a new partition to form a smaller bathroom and allow for a small kitchenette and storage area for the family nursery which is in these attic rooms.



**Proposed  
Plan:**

## Summary:

The proposal is to remove the cupboard situated in the corner of the attic bathroom Relocate shower and to put in a new timber partition to form a small kitchenette and storage area for the family nursery which is situated in the attic rooms.

This change will have no impact on the heritage assets.

## Access

The Access and parking will remain as existing.

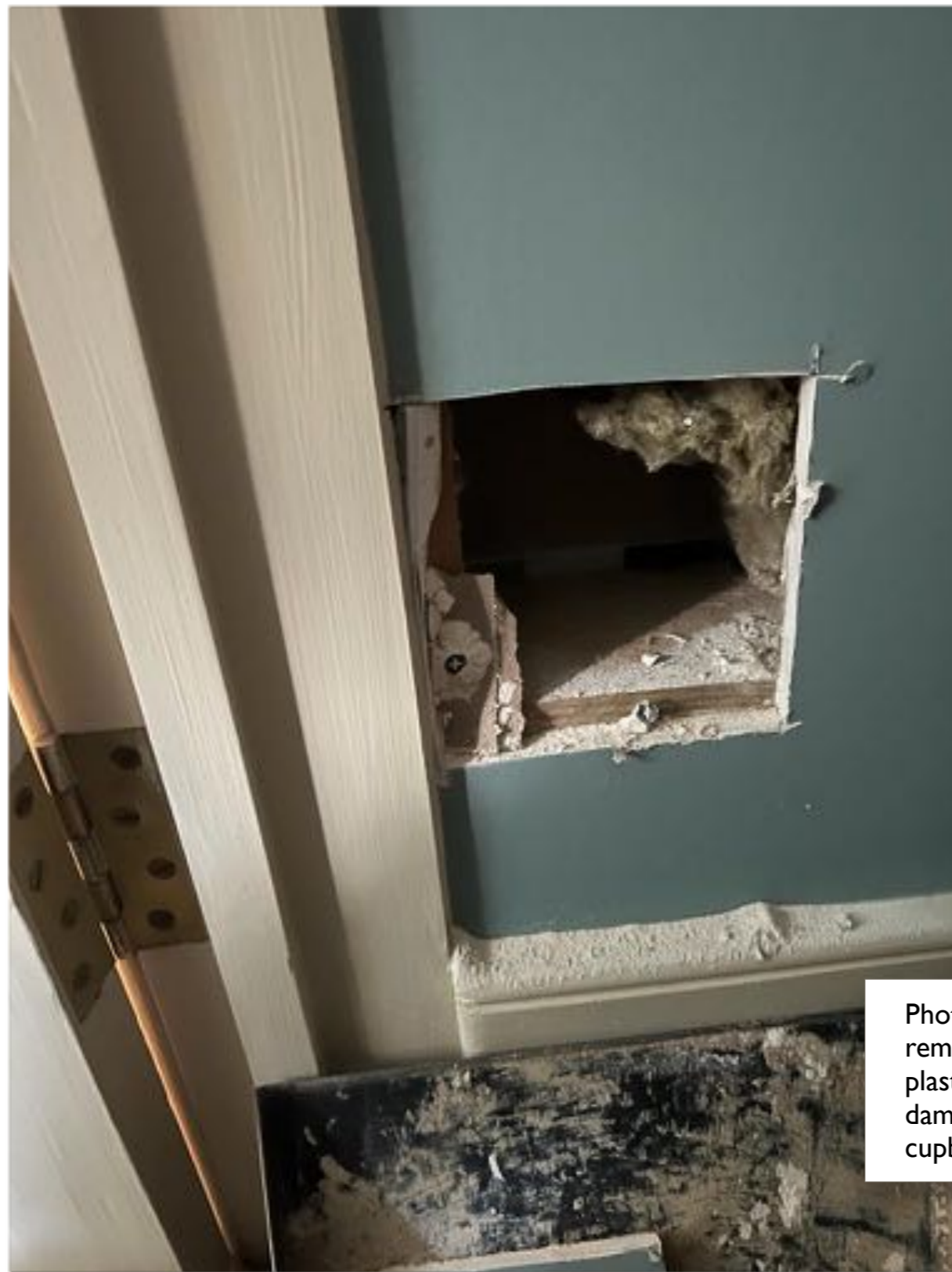


Photo of sample removed where plasterboard was damaged inside the cupboard.