



Image source: <http://www.dover-kent.com/Anchor-Littlebourne.html>

## HERITAGE STATEMENT

2a Bekesbourne Lane, formerly part of The Anchor Inn, Littlebourne

APPLICATION FOR LISTED BUILDING CONSENT TO INSTALL A SPIRAL STAIRCASE, A GLAZED CONSERVATION ROOFLIGHT, AND A PARTITION TO CREATE A DRESSING AREA IN THE MASTER BEDROOM

**Ref. CA/22/01924**

Sept 2022

Amended from the original source on behalf of the applicant  
Mr Charles Reilly.

Original Source: Lee Evans Partnership LLP May 2018

## 1.0 BRIEF AND INTRODUCTION

### 1.1

In May 2018 Lee Evans Heritage was commissioned to carry out a Heritage Assessment and prepare statements to support the application for the conversion of the Anchor Inn,, Littlebourne, into two houses.

### 1.2

The original application included the following works:-

Development creating new housing through conversion and renovation of the existing Anchor Inn into two dwellings (No's 2 and 2a Bekesbourne Lane. The project was completed in 2020 and in 2021 the current occupant of 2a Bekesbourne Lane purchased the property. It has become apparent that there are some legacy issues arising out of the conversion that are compromising the current owner's use and enjoyment of the property. The current application for Listed Building Consent (CA/22/01924) seeks to address these issues by

- installing a conservation rooflight in the rear roof to increase natural light in the kitchen.
- improving access to the loft room by installing a spiral staircase
- creating a partitioned dressing room area within the master bedroom

### 1.3

The statement has been prepared in accordance with the guidance in the National Planning Policy Framework and Guide. Significance is defined in the NPPF Guidance in the Glossary as "the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset's physical presence, but also its setting". The setting of the heritage asset is also clarified in the Glossary as "the surroundings in which

a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve".

### 1.4

The National Planning Policy Framework (NPPF) refers to the setting of heritage assets as follows:

"132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."

### 1.5

This statement examines the "significance" of the buildings setting and assesses the extent of "harm" to the listed buildings, and their setting, that would result if the proposals are carried out.

### 1.6

This Heritage Impact Assessment has been prepared to address the following issues:

- The history and setting of the site.
- The views into the site and how these effect the character of the surrounding setting.
- Identify heritage assets and how they are affected by the proposals.

- The impact of the proposals on the setting of the other heritage assets and the Conservation Area.

#### 1.7

The original statement was prepared by James Wood BA(hons), B Arch, Dip Arch RIBA CA who is a Conservation Architect on the RIBA Conservation Registry.

The report has been updated on behalf of the homeowner Mr Charles Reilly to identify and consider the impact of the proposals being put forward as part of application CA/22/01924



#### 1.8

This document is produced within the limitation imposed on dealing with historical material, and to the best knowledge is correct at the time of writing. However, further archaeological investigation and more information about the buildings and/ or more detailed design may be required in the future.



## 2.0 SITE CONTEXT

### 2.1

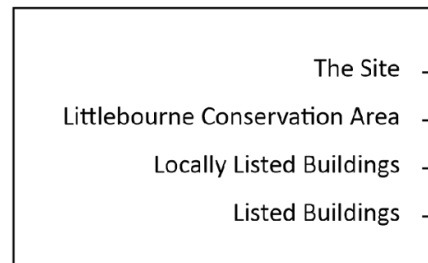
The site is located on the junction of the High Street, Nargate Street and Bekesbourne Lane. The site is within the Littlebourne Conservation Area which was designated in May 1971, and extended in June 1994. Littlebourne has a variety of buildings from different periods with the Church, the 14th Century Barn and the Court as the most significant in the village.

The Anchor Inn is a focal point when entering the Village along the High Street from the East. The Anchor overlooks the Green and which is surrounded by a number of 18th and 19th Century buildings. To the south of the Anchor along Bekesbourne Road is a row of mixed cottages which are either Grade II listed locally listed by Canterbury City Council.

### 2.2

The Anchor Inn is Grade II Listed (list entry number: 1372889). The building is timber framed and is originally thought to date to the 16th century, later being refaced. The ground floor is painted brick with plaster to the first floor and two gabled dormers to the tiled roof. The north elevation has a dutch gable brick end, to the east two 18th century bays with sash windows to the ground and first floors. To the west and rear of the building the roof slopes down to ground floor level and the building has a single storey painted brick extension.

The historical development of the site and building is discussed further in the following section.



Plan of Site and surrounding area, source: Canterbury Council Interactive Map

### 3.0 HISTORICAL DEVELOPMENT OF SITE AND BUILDING

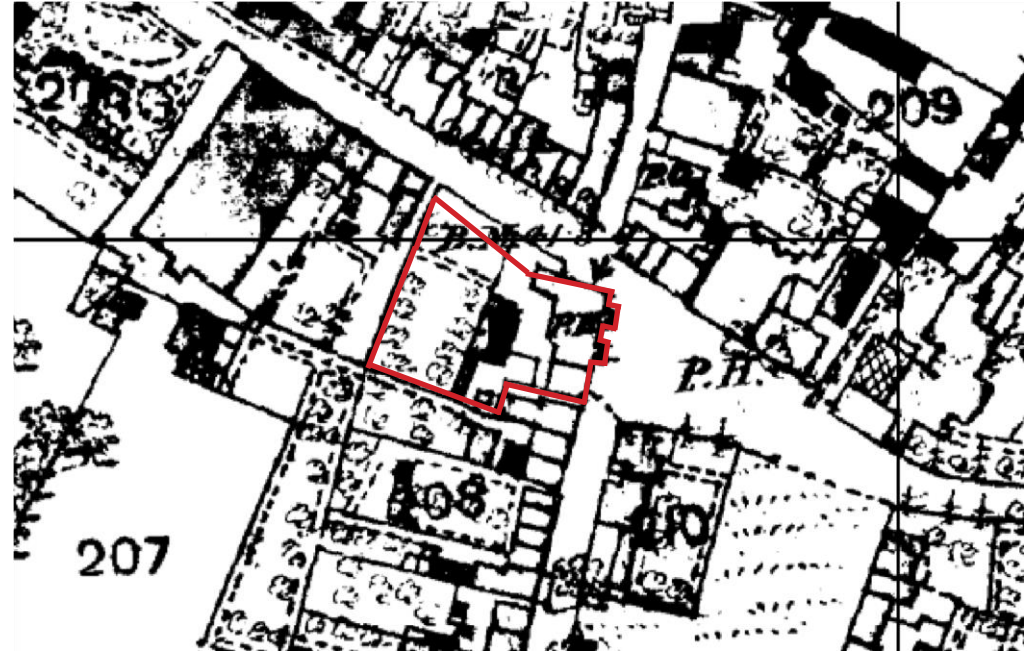
#### 3.1 1870s

The earliest map which can be found of the area is the 1872-3 OS. This shows the building's footprint to be similar to what is seen today and that the rear single storey extension (now part of a separate property, 2 Bekesbourne Lane) to the north elevation had been built by this time.

#### 3.2 Early 1900s

The 1903 and 1910 images opposite and overleaf show that the building remained largely unchanged in the first decade of the 1900s. The difference in the 1910 image is that the ground floor window shutters have been lost. Furthermore there does not seem to be evidence of the chimney stacks just visible over the roof ridge (as seen in 1910) in the 1903 image. It is possible that this is due to the angle of the photograph however suggests chimneys made have been a later addition.

The 1910 image labels the building as the Anchor Hotel and advertises tea gardens. The anchor hanging outside to the left side of the facade is visible in these early photos and may be contemporary to the Inn.



### 3.3 Mid 1900s to 2000s

The image overleaf shows that the inn stayed largely in the same condition as seen in 1910 however the lack of signage on the high street suggests this side door is no longer used as seen today.

The aerial images overleaf show that from the 1940s to the 1990s there was little development to the site and area until 2003 when the housing to the west of the site had been built.



*1903 Photograph of the Anchor Inn (source: <http://www.dover-kent.com/Anchor-Littlebourne.html>) 1910 Photograph of the Anchor Inn (source: <http://www.dover-kent.com/Anchor-Littlebourne.html>)*

*Photograph of the Anchor Inn, thought to be around 1910*



*1952 Photograph of the Anchor Inn (source: Historic England)*



*1990 Aerial Photo NTS,*

*2003 Aerial Photo NTS, showing new housing built to the south of the site.*

It is thought that the lower southern part of the building could have originally been stables, the timber work in this part of the building has been reconfigured with older timbers.

Some of the timbers in the roof structure are significant in their age, it would appear that during the Georgian period with possible later alterations that the older timber roof has been rebuilt, re-using many of the timbers, along with a mixture of modern, Victorian, Georgian and older timbers. It can be clearly seen the lime mortar in the masonry walls of this area were sand slaked with lumps of under-slaked and over-slaked lumps of lime.

The 19th Century saw the building undergo more alterations and extensions especially to the rear of the building with repairs to the other elevations. The area of the building that underwent the most change during the 20th Century was the ground floor, as the refurbishment of the pub was carried out every 5-10 years, However on the ground floor there are some original timbers which could be associated with the earliest parts of the building, and these are in the correct alignment with the oldest part of the building at first floor.

The development and vertical subdivision of the property into two separate dwellings took place in 2020. This created a four bedroom house (2 Bekesbourne Lane) and a two bedroom house, the subject of this application; 2a Bekesbourne Lane.

## 6.0 IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE OF THE BUILDING

The proposals seek to address two legacy issues arising out of the development and division of the former Anchor Inn; namely lack of natural light in the kitchen and the poor access to the loft room. In addition, the proposal is to create a small partitioned dressing room area within the large Master Bedroom.

The building has undergone a significant alteration due to the vertical division and creation of two dwellings. The 2020 conversion was undertaken with due

consideration of the internal spaces and character of the building. The current proposals are also mindful of the necessity to conserve the remaining historical details within the building, such as the ceiling joists within the Master bedroom.

During the conversion in 2020 the toilet area at the rear of the pub was converted into the kitchen for 2a. Whilst limited natural light in a pub toilet area may be acceptable, as a kitchen the room is arguably unacceptably dark. This means that the applicant is unnecessarily reliant on electrical lighting throughout the day, with all the ensuing implications for energy use and the environment.

The current proposal seeks to increase the amount of natural light in the kitchen through the installation of a glazed rooflight in the rear sloping roof. The position of the window has been selected specifically to align with the two roof joists that are not original to the building. (The original joists were rotten and were replaced with modern timbers during the 2020 conversion). Consequently, the proposal for a rooflight will not cause any loss of the historic fabric of the building. Furthermore the position of the window within the roof will be intentionally set low to reduce the visible impact on views from the west of the site.

The proposal also seeks to address the limitations of the current access to the loft room. During the vertical division and conversion of the building, use of the original staircase to this room was lost to the occupants of 2a Bekesbourne Lane. Although it remains in use within the adjacent separate dwelling, 2 Bekesbourne Lane. At present, access to the room is only available through a small 600x600mm opening -accessed via a ladder, thus severely limiting the applicant's use and enjoyment of this room.

The proposal seeks to improve the access through installation of a compact spiral staircase. This staircase will be sited well away from historic ceiling joists. It will require a slightly larger opening than the existing one. However, a spiral staircase has been selected specifically because it has a much smaller footprint than a conventional staircase design, thus ensuring that the enlargement of the opening is kept to a minimum, and any loss of floorboards within the loft room is reduced. The installation of a compact spiral staircase balances the access needs of the homeowner with requirement to preserve the historical fabric of the building, and exemplifies how the



design seeks to minimise the negative impact on the historical significance of the building.

Finally, the proposal seeks to add a partition within the Master bedroom to create a small dressing area. The partition will be structurally supported by the existing walls, floor and ceiling. It is intended to be a permanent feature, however if in the future an occupant of the building no longer had need of a dressing area, the partition wall could be removed without damage or negative impact on the building. The installation of the partition will not result in any loss of historical features.

#### 7.0 IMPACT OF THE PROPOSALS ON THE SETTING AND ON OTHER HERITAGE ASSETS AND THE CONSERVATION AREA

The impact on other heritage assets, such as the neighbouring properties, and on the local conservation area has been considered; local opinion about the conversion of the former pub into two private dwellings is favourable, with many neighbours fascinated to imagine how it was achieved and also delighted to see the once derelict property back in use.

The setting of the building will remain unchanged at the front, where Bekesbourne Lane meets with the High Street (A257). It has been shown in this report that many years this scene and layout has hardly changed over the past hundred years, with the busy roads around it this scene will not change in the foreseeable future, the building has always been on this busy junction and therefore traffic and people moving around this part of the site has always been part of its character.

The open area to the west of the building was originally used as a car park for the pub. Originally, this open space allowed the rear of the building to be viewed by people on the High Street. However, the open space has not always been there, older maps show this space being less open with some structures on the site. Over time, further west of the site, housing has been built up to the boundary. In 2020 the proposal to create three new dwellings in this open space with parking for these at the rear of the site was successful. The three new dwellings have now been built, consequently a view of the rear of 2a Bekesbourne Lane is no longer possible from the High Street.

It is considered that the proposals put forward in this application will have very little impact on the setting, and no impact on the neighbouring heritage assets or the conservation area. The internal changes on the first floor (the staircase and dressing room area) will not be obvious externally. The proposal to install a rooflight on the kitchen roof at the rear of the property (overlooking the newly created resident's car park) will result in a small visible change to the views from housing to the west of the site. However, within the overall context of changes to the site since 2020, including the creation of the three new dwellings on the High Street, it is considered that the distant view of a low level rooflight across a private car park and garden has negligible adverse impact on the setting..

#### 8.0 CONCLUSIONS

The most important views in and out of the site are those which provide a frontage to the High Street and Bekesbourne Lane, this creates the unique historic character around this junction in the village. These views will be totally unaffected by the current proposals.

As mentioned, the setting of the historic building will suffer a very minor change to views from the west of the building by the introduction of a new rooflight on the rear kitchen roof. However it is considered that due to the style and position of the glazed unit, the harm to the special historic character of the listed building will be limited and proportionate. The impact on other heritage assets, such as the neighbouring properties, and on the local conservation area has been considered and is deemed to be negligible.

Therefore, it is considered that these proposals to address the legacy issues around light in the kitchen and access to the loft room take account of, and are sensitive to the special historic character and significance of the building, both internally and externally.

