



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

HERITAGE STATEMENT

The Anchor Inn, Littlebourne

CONVERSION INTO TWO DWELLINGS

Ref. 08440

May 2018

Prepared by:

Lee Evans Partnership LLP

Chartered Architects & Town Planners

St John's Lane, Canterbury, Kent, CT1 2QQ

01227 784444

Fax: 01227 819102

e-mail: architects@lee-evans.co.uk

1.0 BRIEF AND INTRODUCTION

1.1

Lee Evans Heritage has been 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 Application includes for the following works:-

Development creating new housing through conversion and renovation of the existing Anchor Inn.

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:

- Give a concise analysis of 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

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

1.8

The assessment has been carried out in accordance with the requirements of the National Planning Policy Framework (NPPF) and to the standards of Historic England (EH 2008 & 2015), under the “Copyright, Designs & Patents Act 1998”. Lee Evans Partnership LLP retains the copyright to this document.

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 maybe 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 buildings footprint to be similar to what is seen today and that the rear single storey extension to the north elevation had been built by this time.

3.2 Early 1900s

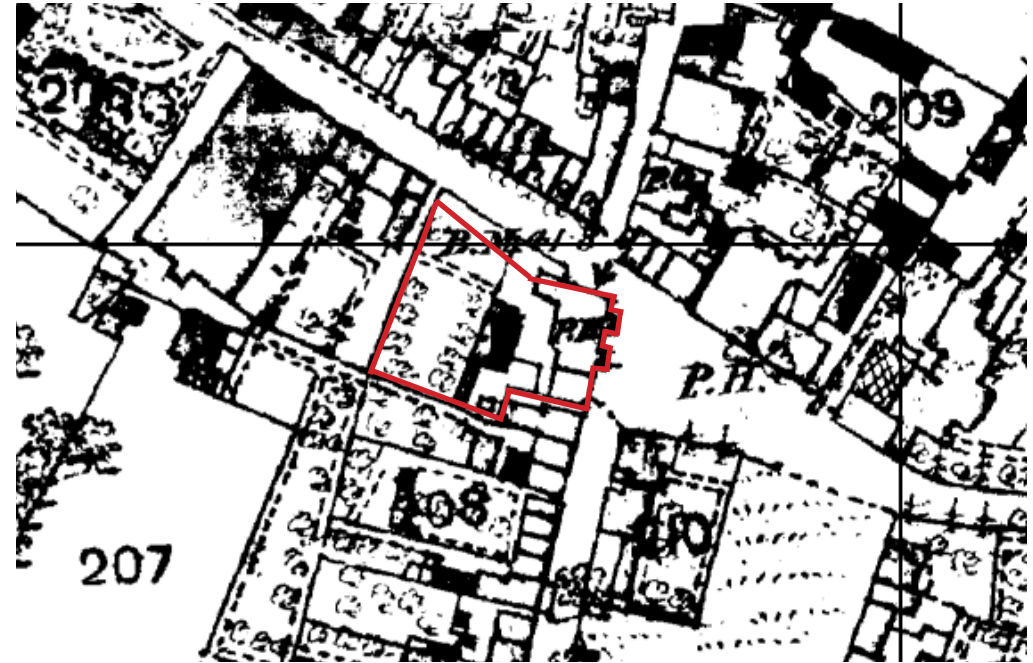
The 1903 and 1910 images opposite and overleaf show that the bulding remained largely unchnged in the first decade of the 1900s. The difference in the 1910 image is that the ground floor window shutters have been lost. Furthermore there does not seem to be evidence of the chimney stacks just visible 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 conteporary to the Inn.

3.3 Mid 1900s to 2000s

The 195e image overleaf shows that the inn stayed largely in the same condition as seen in 1910 however the lack of signag on the high street suggests this side door is no longer is use a 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.



1872-3 OS Plan of Littlebourne



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)



1940 Aerial Photo NTS



1960 Aerial Photo NTS



1990 Aerial Photo NTS, showing Chalet Bungalow 10A (1985)



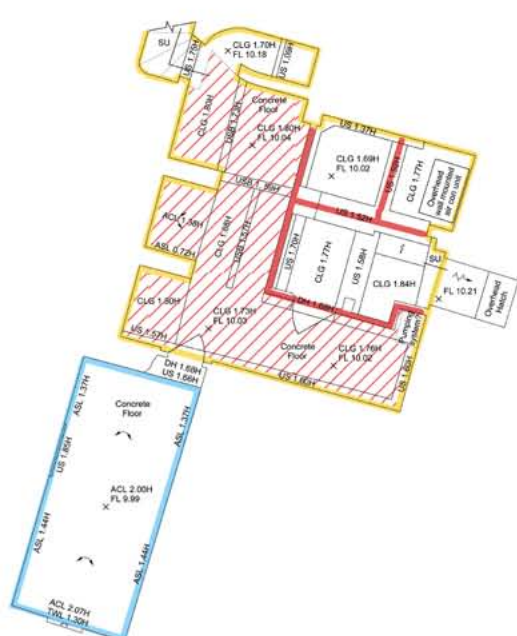
2003 Aerial Photo NTS, showing new housing built to the south of the site.

5.0 SIGNIFICANCE OF THE HERITAGE ASSETS

The pub building has been altered significantly over the years with some areas being re-worked in successive generations. Below are coloured floor plans showing the palimpsest of alterations the building has undergone over the centuries, this shows that at the building core is a Tudor/Elizabethan building which was extended and remodelled during the Georgian period with the masonry Dutch gable being added, the northern part of the roof was rebuilt and the roof space over the entire length of the roof was refurbished, the Georgian doors to this area still remain in place.

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REV	DATE	BY	CHKD	NOTES



BASEMENT PLAN



GROUND FLOOR PLAN

- Key**
- Tudor / Elizabethan
 - Georgian
 - Victorian
 - 20th Century



chartered architects
and planning consultants

Lee Evans Partnership LLP
Cottons, 20 Colindale Avenue, London NW9 1QB, UK. Tel: 0202 939994
London: 01189 4619, Bristol: 01174 3611, Exeter: 01392 461114
www.lee-evans-partnership.co.uk

Project
The Anchor Inn, Littlebourne

Client
Mr Stuart Patten

Date
06/07/2018

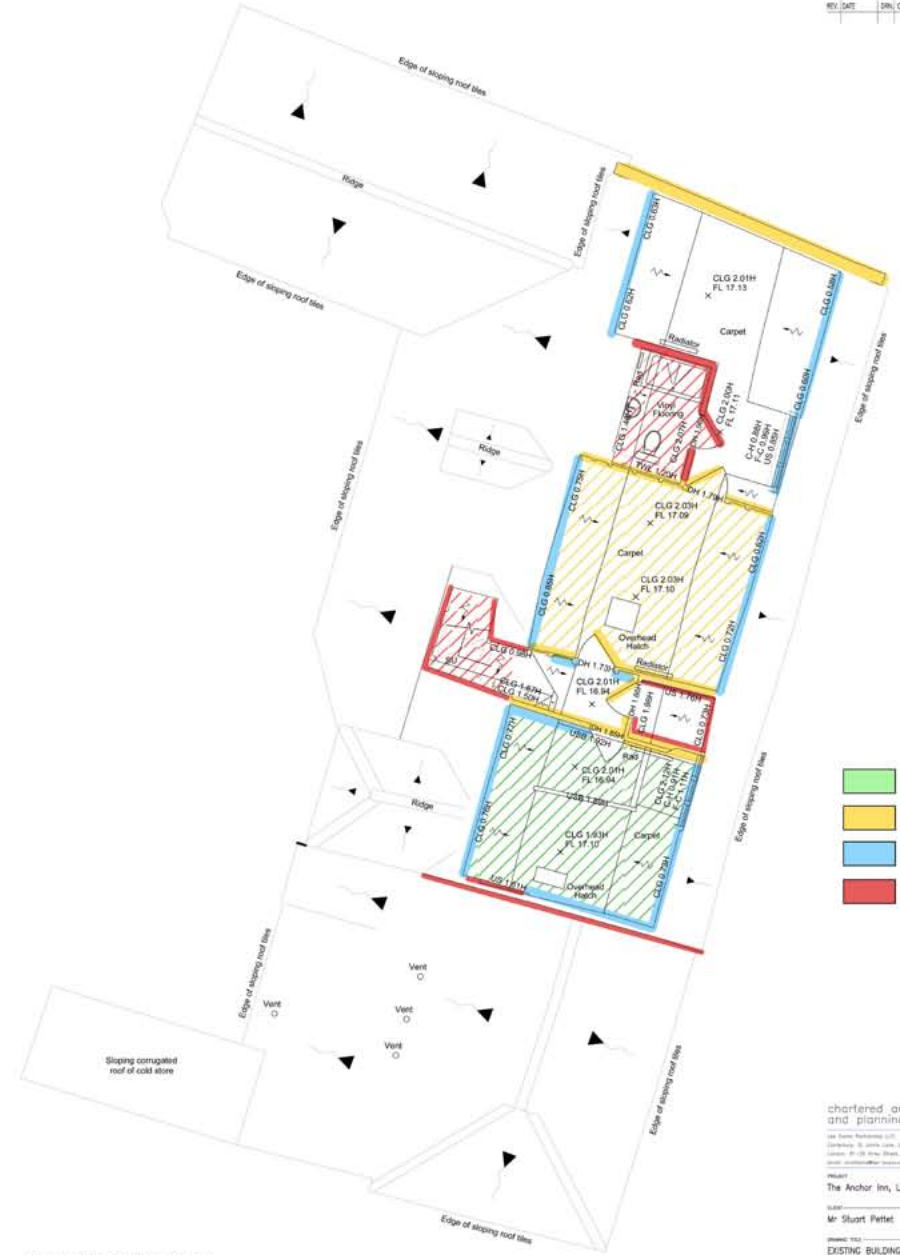
Scale
EXISTING BUILDING BASEMENT AND GROUND FLOOR PLAN DR

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

- Key
- Tudor / Elizabethan
 - Georgian
 - Victorian
 - 20th Century



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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

PROJECT
The Anchor Inn, Littlebourne

CLIENT
Mr Stuart Petter

06/07/2018

EXISTING BUILDING FIRST & SECOND FLOOR PLANS GR

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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, the pub interior has been 'faked up' in many areas on the ground floor to provide a rustic country pub look. 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. Weather this created the distinctive look of the pub, or if this was to maintain the pre-established appearance of the pub it is hard to be sure without removing layers of the elevations.

As can be seen in the historic photos the fittings such as external lights and signs fitted to the exterior of the building, these are most obviously the lights and signs. The area of the building which has undergone the most change during the 20th Century is the ground floor, as the refurbishment of the pub has been done every 5-10 years, each time trying to emulate an old country pub, many of the timbers visible in the ceiling have been screwed into the lath and plaster ceiling, in one area the weight of this has pulled the ceiling down. 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 bar and fixed furniture on the ground floor is all late 20th Century and of no significance.

If it believed that lime based plaster remain in most of the rooms in the building, the exception of this are isolated areas on the ground floor and in the 20th Century toilets on the and other isolated areas on the ground floor. On the first floor the areas of the kitchen, area behind the 20th Century chimney on the western walls around the stairs. At second floor the linings to the new hallway from the stairs have been plastered with modern gypsum, this has also been done in the new ensuite and the built in cupboard.

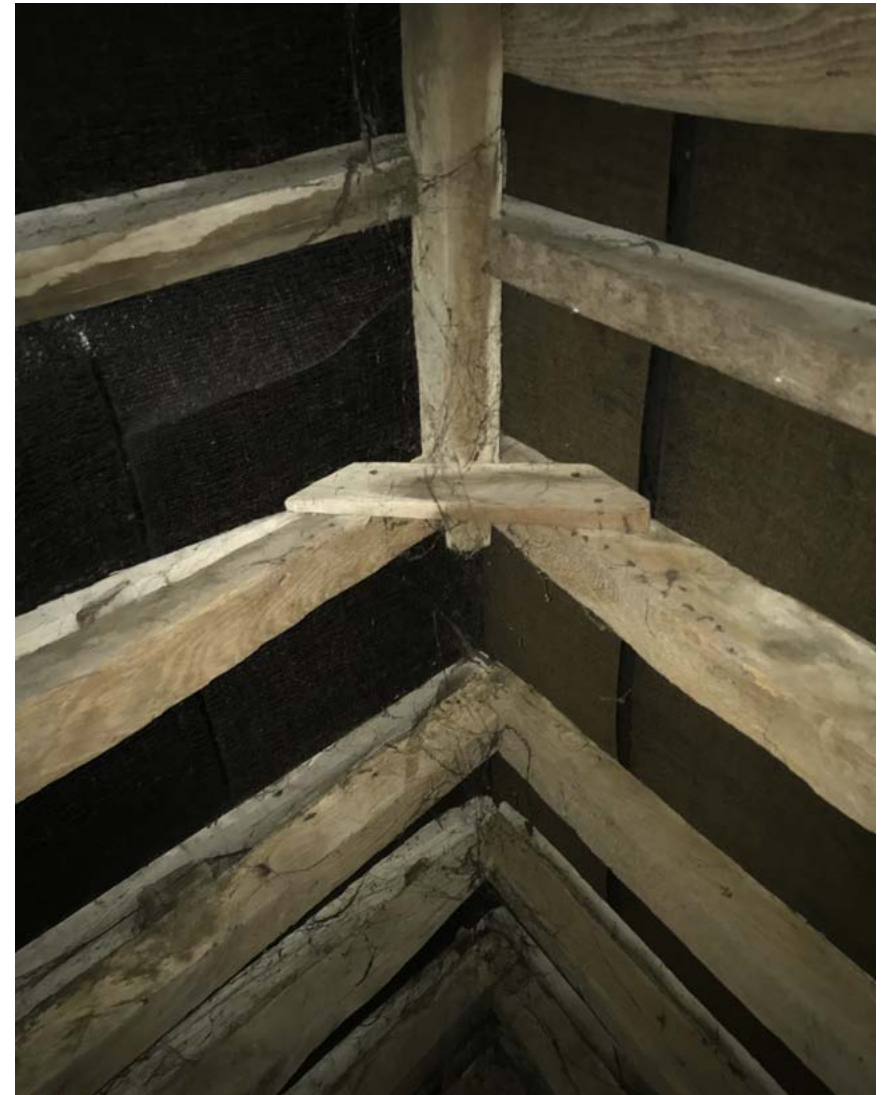
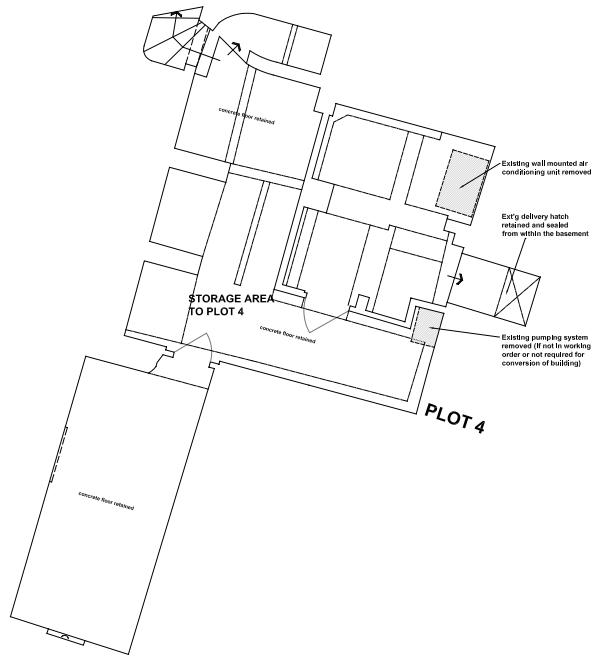


Photo of the ridge of the where the rebuilt section of roof hits the original part of the roof.

6.0 IMPACT OF THE PROPOSALS ON THE SIGNIFICANCE OF THE BUILDING

The proposals seek to subdivide the building into two separate dwellings. The proposals aim to create a party wall within the building, as can be seen this is being planned in the same line as the line of the Georgian alterations which diluted the older house which had been on the site. On the ground floor this new party wall will be taken through the areas where the serving bar currently is, the wall then passes into the space to the south of the existing staircase. At first floor the new party wall is to follow the line from the ground floor, the second floor is to be accessed by plot 4 who would also have access to the cellar of the house. The second floor of the building would belong to plot 4. The proposals seek to subdivide the building into two separate dwellings.

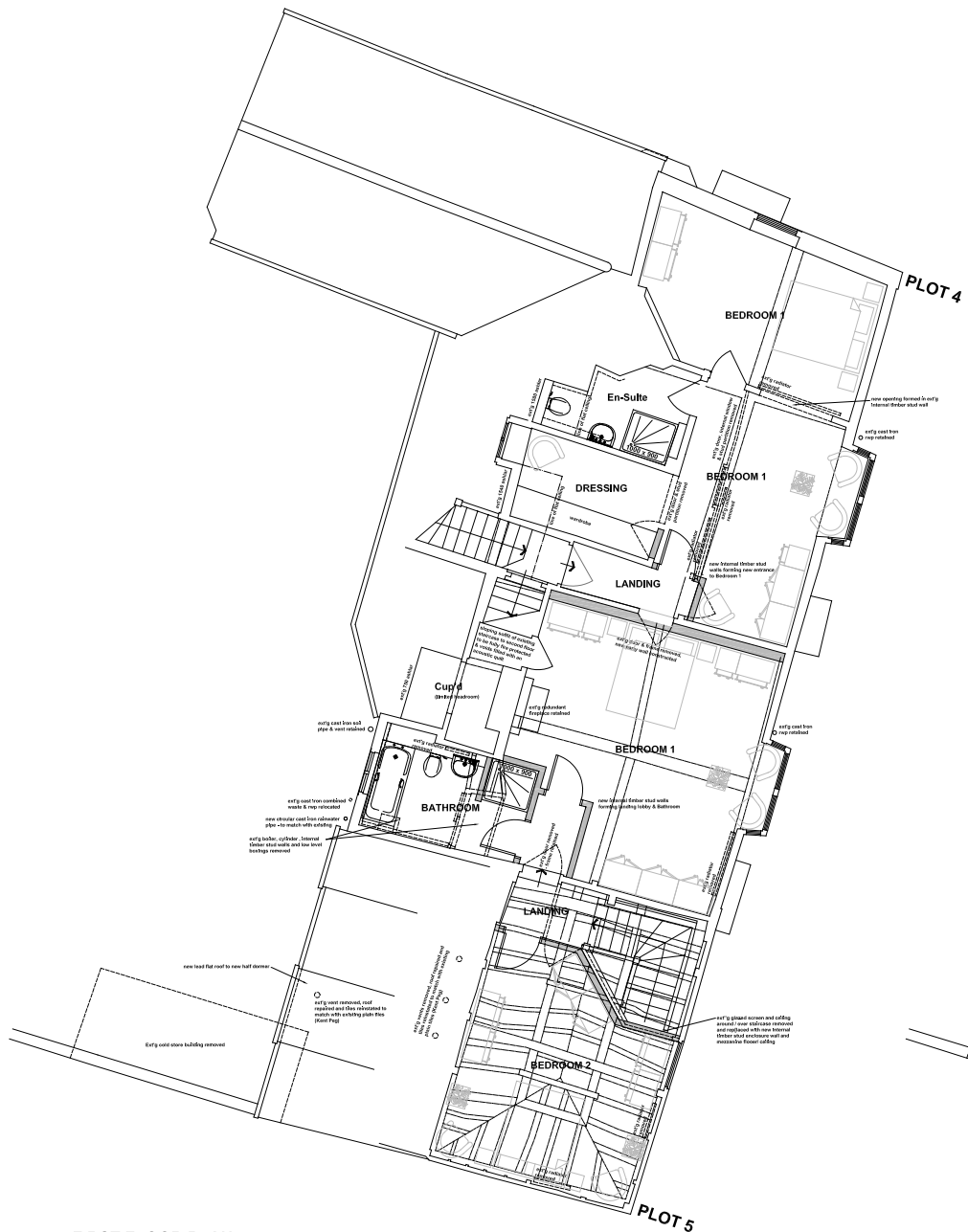


BASEMENT PLAN
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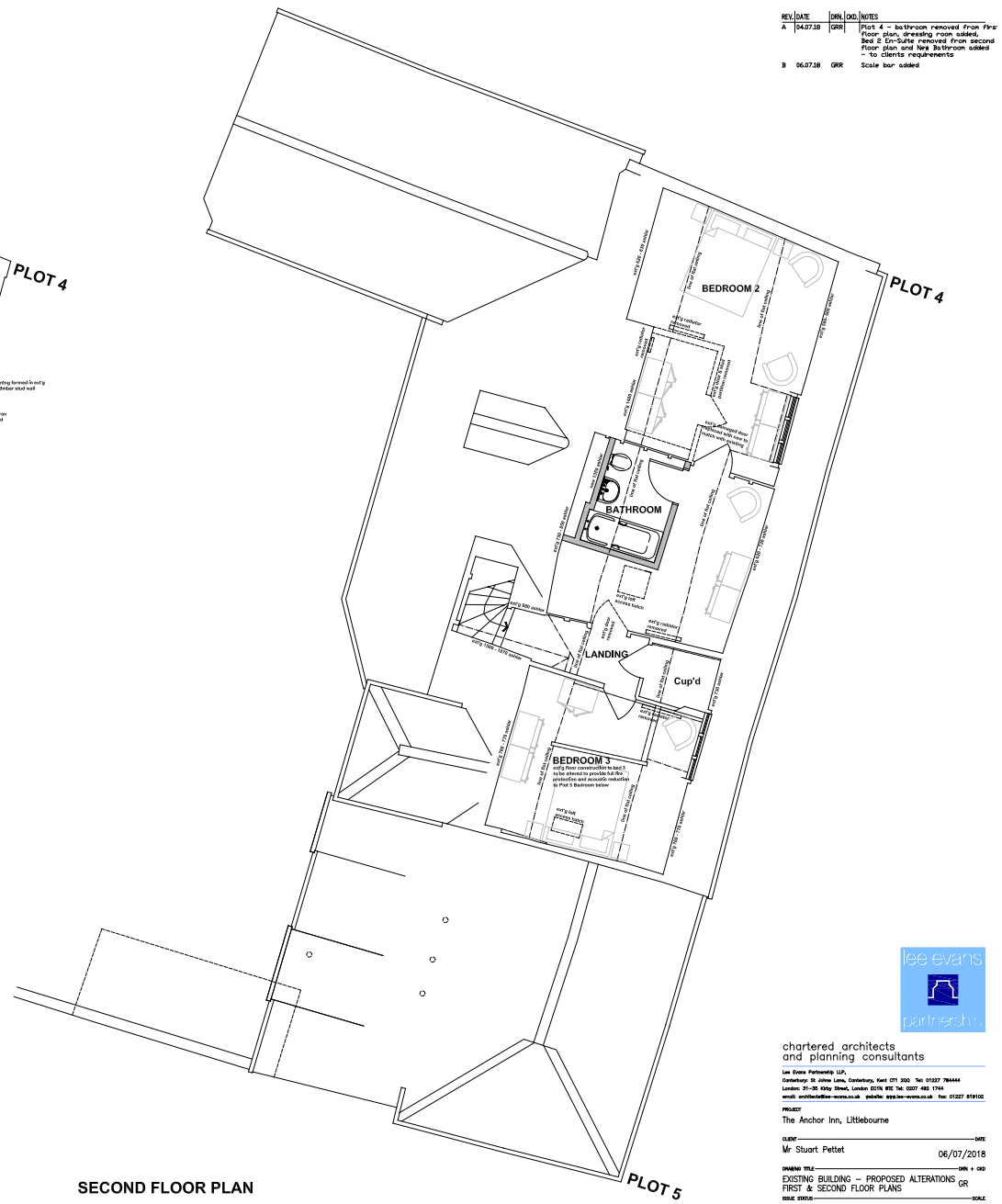


GROUND FLOOR PLAN

REV. DATE	BY	CHK	NOTES
A 14.07.18	GR		Plot 4 - bathroom removed from First Floor plan, dressing room added. Bed in En-Suite removed from second Floor plan and New Bathroom added - to clients requirements
B 06.07.18	GR		Scale bar added



FIRST FLOOR PLAN
0 1 2 3 4 5m



SECOND FLOOR PLAN



chartered architects
and planning consultants
lee evans partnership LLP,
Cannary Wharf, London E16 1RN Tel: 0207 784444
London: 31-35 Old Street, London EC1M 6TE Tel: 0207 462 1744
email: info@lee-evans.com website: www.lee-evans.com Tel: 01227 819102

PROJECT
The Anchor Inn, Littlebourne

CLIENT
Mr Stuart Pettet 06/07/2018

DRAWING TITLE
EXISTING BUILDING - PROPOSED ALTERATIONS GR
FIRST & SECOND FLOOR PLANS

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The proposals aim to create a party wall within the building, as can be seen this is being planned in the same line as the line of the Georgian alterations which diluted the older house which had been on the site. On the ground floor this new party wall will be taken through the areas where the serving bar currently is, the wall then passes into the space to the south of the existing staircase. At first floor the new party wall is to follow the line from the ground floor, the second floor is to be accessed by plot 4 who would also have access to the cellar of the house. The second floor of the building would belong to plot 4.

The proposed scheme intends to only create two dwellings from the building, this makes the preservation of the internal character and spaces of the building much easier to preserve and retain the character of the building. Looking at the development of the building over the centuries the proposed partitioning has a synergy with the evolution of the alterations and extensions to the building over the centuries.

The sensitive nature of the division of the building will also be sympathetic on the external appearance with the external openings being retained and used for their intended purpose. A good example of this is the external doors on the front elevation which will all be retained, with the two main front doors being re-used as the front doors to the two dwellings. At the rear of the building the proposals will also have a very limited impact of the character of the building due to the nature of the conversion, allowing re-use of the doorways and openings where the spaces inside are being protected and retained.

7.0 IMPACT OF THE PROPOSALS ON THE SETTING

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. This same character continues as the building returns on the High Street, with the corner of the building being almost on the kerb of the road. The foot path widens as the building returns to the rear of the building where the width of the footpath returns to a normal width.

The open area to the west of the building was used as a car park for the pub, this open space allowed the rear of the building to be view by people travelling on the High Street. The open space has not always be there, old maps show this space being less open with some structures on the site. Further west of the site the 20th Century house have been built up to the boundary. The proposals aim to create three new dwellings in this open space with parking for these at the rear of the site. The new dwellings are proposed to be modest in size and subservient to the old pub building.

8.0 CONCLUSIONS

It is considered that in light of the pub's inability to remain economically viable within the village, partly due to the successful pub further up the High Street, the most sustainable and sensitive future for the building would be to retain the building, fixtures and fittings which relate to it retaining its special historic character and significance, both internally and externally.

The setting of the historic building will be changed by the introduction of new dwellings to the west of the building, however it is considered that due to their modest size and limited numbers, the harm to the special historic Character of the listed building will be limited. 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. The proposals will not be affected by the proposals.