

Design, Access, Sustainability & Heritage Statement

For

Rear Extension

At

Duke House,

Harbledown

Canterbury

CT2 9AF

For

The Homeowners,

Mr & Mrs Duddy

By

CDP Architecture Ltd



Introduction

This document has been produced in support of the detailed application for an extension to Duke House, Harbledown. All proposed work to be carried out will be sympathetic and respectful to the existing building. The extension aims to elevate and enhance the existing house and wider setting.

Use

Class C3: Dwelling

Amount

Existing GIFA 116.7m²

Proposed GIFA 213.5m²

Planning history

There have been two historic applications made at Duke House as listed below;

CA//18/00518 - Application for listed building consent for insertion of French doors and rooflights to rear, together with internal alterations.

CA//17/01625 - Application for listed building consent for two rooflights, installation of French doors and internal relocation of WC.

Site, Location and Context

Duke House is located in the village centre of Harbledown, west of Canterbury city centre. The application site is located between Church Hill and the A2050 within the Harbledown conservation area. The village and conservation area are home to a series of Grade 1 and Grade 2 listed buildings that include Duke House. The area is predominantly residential in use with the exception of the Coach and Horses public house and St Nicolas church located to the east and south east of the application site.

The surrounding buildings are predominantly two storeys in height. However, the topography and building scale and massing of the village present an incredibly varied tapestry of heights and masses. The various views and overall setting of the village is very picturesque and therefore any intervention within the village and at the application site should be carefully considered to avoid a negative impact on the wider historic setting.

Heritage

The village of Harbledown is the last settlement before arriving at Canterbury when traveling from London. For this reason the village has had importance as part of the rich pilgrimage history of Canterbury. Church Hill, the main route through the village, follows natural topographic low levels of a deep cutting as it makes its way through the settlement. A variety of structures are located adjacent to this road and the slopes surrounding it, showing a twisted linear form of development along this route. The building types are varied and constructed at differing times and in a variety of materials that represent each era of Kentish vernacular construction, including boarded barns with thatched roofs, brick houses with hipped tiled roofs and render walled town houses with slate roofs. At the centre of the village stands the Church of St Nicolas and the Leper Hospital, both of which share the same Grade 1 listing. The main road through the village swings past this property supporting the importance of this structure in the development of the settlement layout.

The immediate cluster of listed structures around the application site feature a variety of orientations and history of previous uses. Cumberland and Pear Tree Cottage had a former use as an inn within the village.

Duke House & the Application site

Duke House is a Grade 2 listed building located within the Harbledown conservation area. The dwelling is formed from three historic components. The oldest is a c17th tile hung and brickwork element that sits in the centre of the current plan form. A later addition dating from the c18th is a two storey white boarded tiled roof addition to the cottage that sits closer to Church Hill. Finally, a 1960's brick walled flat roof kitchen bridges the gap between the c17th section and the beginning of the terrace garden to the north of the cottage. This 1960's element has since been refurbished and upgraded in the 1980's and more recently with minor internal alterations as implemented under the earlier planning approvals.

A tall brick wall extends from the rear of the c18th portion of the cottage to link with the western neighbouring property of Cumberland Cottage. Behind the wall sits a brick and stone paved patio area extending from the side elevation to the western boundary. To the north of this patio is a three tiered terraced garden with brick retaining walls and soft landscaped lawns and planting beds leading up to the northern boundary. To the front of the wall is a soft and hard landscaped area that provides access to the dwelling via the front door located on the side elevation and a gated access to the garden.

The application site is located to the rear of a wide public footpath and bounded on both sides by two storey residential properties. To the rear of the site behind a timber fence is the southern landscape verge of the A2050. This landscaped zone features heavy, self seeded, tree and hedge screening leading to a grass verge adjacent to the road. To the west and east are the domestic gardens of the Grade 2 listed dwellings, Cumberland and Pear Tree Cottage to the west. The School House and Duke Cottage is located to the east of the site.

Vehicle and pedestrian access to the site is achieved from the edge of the highway along Church Hill.

The Proposal

The listed dwelling is currently a family home that is in need of some refurbishment and repair. This application also includes an application for permission to refurbish the existing windows as necessary throughout the property and to replace the painted boarding with a more robust material to reduce the frequency of maintenance. It is also felt that some improvement and increase in the existing accommodation could be carried out at the same time as these improvements. These proposed extensions will provide additional bedroom space, bathroom facilities and living accommodation in a way that will have negligible impact on the listed structure and the wider conservation area.

The proposal has been developed in two distinct sections.

Section 1 First Floor extension – This extension is to the rear of the existing dwelling at first floor level and extends over the existing 1960's flat roofed element of the structure. This proposal has been discussed with planning and heritage officers at Canterbury City Council under pre application ref: PRE/22/00076. Officers deemed this modest first floor proposal to be acceptable subject to detail design submission.

Section 2 Semi Basement extension – The second section will be the introduction of a semi basement extension hidden behind the garden boundary wall and attached to the 1960's kitchen extension. This extension will serve to provide additional bedroom accommodation along with more modern kitchen and utility accommodation while providing a ground level accessible shower room and wc accommodation. This extension will not be visible from the wider conservation area as the existing footpath and road topography will ensure that the existing garden boundary wall screens the extension from

public view. Any views towards this structure from the west will be screened from the wider bulk of the existing dwelling.

As the last major refurbishment and work on the property was completed in the 1980's this proposal would represent the latest in a series of adjustments made to this property over the past 400 years and will serve to provide certain modern elements to the dwelling ensuring that its lifespan moving forward is more sustainable and suitable for more modern needs.

Appearance, Scale & Massing

The two sections of this proposal look to follow the principles, materials and setting of the existing structure to which they will be linked.

Section 1 that extends the dwellings first floor over the 1960's extension, will continue the existing rear range of the property and match materials, scale and massing of this historic

section of the house. The roof will be finished with tiles chosen to match the existing roof and the walls will utilise tiles and matching window fenestration on the eastern elevation and matching brickwork and coursing on the western elevation. The rear gable elevation will continue the tile hanging around a casement door and window that will be designed and coloured to match the existing joinery of the dwelling. Internally the extension will provide a new bedroom and shower room space allowing for adjustments within the existing first floor plan to provide a single bedroom where the existing bedroom accommodation is drastically undersized.

Section 2 has been carefully considered to emulate the existing retaining wall features found within the garden while linking into the existing dwelling in a way that does not disturb any of the historic fabric of the listed structure. The new semi basement structure will frame the existing courtyard space in the same way as the existing terraced retaining walls, while maintaining and enhancing views from the garden to the north and the new accommodation formed within the extension. As previously stated, the existing southern garden wall and

village topography will shield this section of the extension from view, ensuring there is no impact on the wider conservation area. The proposal will deliver additional family accommodation to the property whilst also providing facilities that will ensure that occupiers whole lifetime needs are met, making the buildings use and maintenance more sustainable for those who live in it.

Access

The existing vehicle access to the property will remain unchanged by these proposals. Pedestrian access to the front door, garden gate and from the courtyard to doors on the western elevation will also be unaltered.

The proposals will form two new access points from the walled courtyard through sliding doors with level thresholds and through the casement doors at the higher garden level. These new access points will provide easy level access.

Sustainability

The proposal presents an opportunity to provide a more sustainable and energy efficient addition to the listed structure. While sustainability is not considered by certain parts of the conservation community to be a vital part of listed building longevity, rising energy costs will inevitably have an impact on funds available to maintain the standard of listed buildings in the short term. Therefore it is considered prudent to ensure that the proposed elements featured within this statement should aspire to meet the current requirements of Building Regulation approved document part L, to ensure a more viable structure in terms of thermal performance to reduce energy costs and comfortable living spaces, moving forward. We would appreciate that some flexibility is granted with any forthcoming approval to look at more sustainable materials and construction methods when considering repairs to the existing property as well.

Conclusion

The proposed works to the property has been discussed with the local authority and considered in principle to be acceptable subject to the detailed information accompanying this ~~report~~ document. We believe that the proposal will have a minimal impact on the existing listed structure, will provide accommodation that will bolster the longevity of the property and ensure that it will become more sustainable and that maintenance will be more viable in the future. We have also made great efforts to avoid any negative impact on the wider conservation area. We commend this application to you.