



## HERITAGE, DESIGN AND ACCESS STATEMENT

In support of Planning Application for change of use

PROJECT: Proposed change of use from residential to educational

PROJECT REF: 21/101/LON

SITE ADDRESS: 301 London Road, Deal, Kent. CT14 9PP

APPLICANT: Ms King (Mrs Elton)

AGENT: Cyma Architects Ltd, 55 The Old High Street, Folkestone,  
Kent. CT20 1RN

DATE: 17<sup>th</sup> November 2023

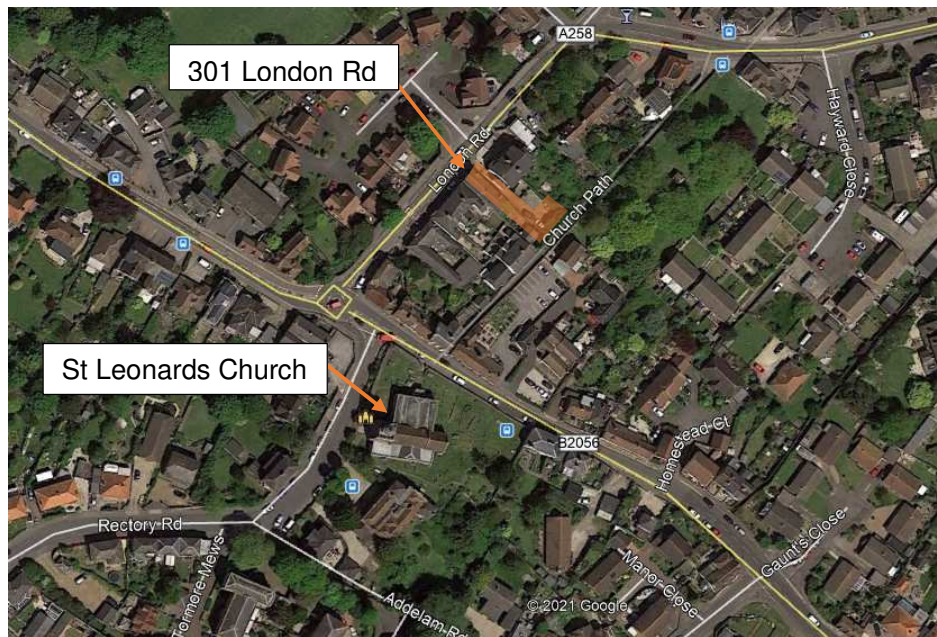
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## INTRODUCTION

This application is for a change of use for part of a residential property to community educational use. There are no building works involved. The building is a former bakery with retail space. The current owner obtained consent for a change of use for part of the former bakery into residential, with the shop unit at the front used as an exhibition space. The original bakery is currently used as an artist's workshop space and kiln. It is this area, together with the existing outbuilding that will be used as a community education space for arts and crafts. The new facility will be run by a not for profit community interest company.

## SITE ANALYSIS

301 London Road is located in the southeast side of London Road in the Upper Deal Conservation Area. The building is a former bakery in an area of mixed use of retail and residential.



*Fig. 1 - Aerial Photograph of location*

The building is detached, with a narrow alley between the neighbour to the southwest and a shared vehicular access to the northeast and has a wall to the boundary with Church Path to the southwest. There is existing parking to the rear, north of the building. There is an existing outbuilding located against the southwest boundary of the site, next to the parking area.

## HISTORIC APPRAISAL

The historic OS map records show that the building was constructed at some time between 1898 and 1906 and that the original building covers the same footprint as the existing. This could suggest that the original building had a similar mixed commercial and residential use.

The existing building is two storey and of brick construction, with a beige brick to side and rear walls and red brick to the front (northwest) façade. The roof to the main building is of slate. There is a single storey section of building in the middle, with a roof terrace and a small two storey building connected to the rear, the upper floor of which is finished with dark stained horizontal weatherboarding. All windows and

doors have been replaced with UPVC. The front façade has a finely detailed classical pediment to the eaves, matching some of the remaining details of the shopfront, and with a semicircle window over the first-floor bay window, which creates a very pleasing composition. The shop front is mentioned in the Upper Deal Conservation Area Appraisal.



Fig 2 – Aerial photo of site



Fig 3.- Front view from London Road





*Fig 4 – View from the rear yard*



*Fig 5 – Exiting outbuilding.*

**PROPOSAL**

The property has been used as a residence with an artist workshop and kiln on the ground floor for the applicant's partner, who was an artist. The shop and shopfront will be retained and used as exhibition space. The artist workshop and kiln are no longer required by the applicant, who now wants to use these facilities to establish a community education space, which will include an existing outbuilding at the rear of the property. The applicant has been liaising with Dover District Council regarding setting up a not-for-profit community interest company that will run the facility.

**IMPACT ON THE SURROUNDING CONSERVATION AREA**

The areas within the property that are the subject of the change of use are already used for the same purpose and so no building work is required to enable the change of use.

The property is in a central town location with access to good public transport and so no additional on-site parking is required.

The proposed change of use will therefore have no impact on the conservation area.