

**Flat 4, 30 Hawley Square, CT9 1PH
Heritage Design and Access Statement**

October 2023

FDR

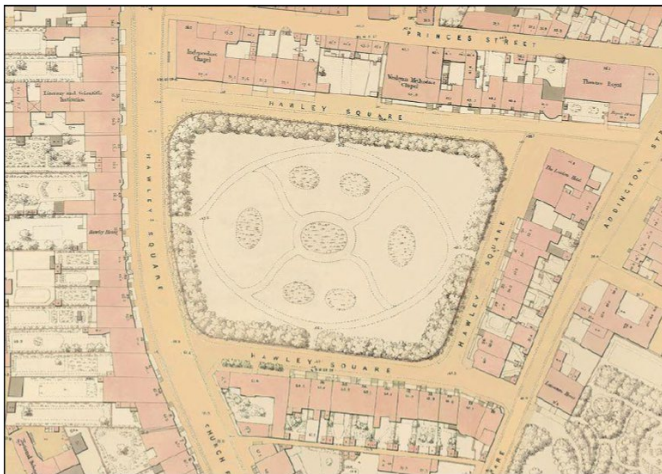
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Existing view of front elevation



Existing view of rear elevation



Site Plan from 1852



Current Site Plan

Introduction

Flat 4, at number 30 Hawley Square is located on the South Eastern side of Hawley Square. The land use of the area is predominately residential dwellings. The height of buildings in Hawley Square vary from one to five storeys.

No.30 is a 5 storey mid terrace Georgian Town house. The building is Grade II listed and is thought to have been constructed during the late 1700's. No. 30 is split into 5 self-contained flats with a flat located on each floor. The Flat in questions is in a very poor & dilapidated state, not many original features and fittings remain with many having been replaced by modern substandard equivalents.

The official listing states:

List Entry Number: 1341538

Date first listed: 22-Feb-1973

Statutory Address: 28-37, HAWLEY SQUARE

"HAWLEY SQUARE 1. 1380 (South Side) Nos 28 to 37 (consec) TR 3570 NW 1/44 TR 3570 NE 6/44 10.4.51.

2. An early C19 terrace. 4 storeys and semi-basement with area. Brown brick, 3 windows each with most glazing bars intact. Parapet. Stringcourses above ground and first floors (except on Nos 34-37). No 28 has a bay window on the ground and first floor. Round-headed doorcases with semi-circular fanlights; Nos 34 and 35 also with pilasters, projecting cornices and 6 panel moulded doors. No 35 has an Adamesque swag and paterae frieze to its doorcase. No 29 has a decorated keystone. Nos 36 and 37 have a double doorcase with triglyph frieze, 3 Tuscan ½ columns, panelled reveals and 6 panelled doors."

Nos 28 to 38 (consec) form a group. Listing NGR: TR3552570668

SITE CONTEXT AND CONSIDERATION OF HERITAGE SIGNIFICANCE

Margate was one of the first English seaside destinations, it started as a fishing village and slowly transformed into a fashionable resort through the 18th Century. The development of the town started with the creation of Cecil Square to the southern edge of the 'Old Town' in the 1760's with its Assembly Room, tourist accommodation & shops.

Hawley square was created following Cecil Square, this is important and significant in national and local terms and unique to Margate. A quotation from English Heritage's publication 'Margate's Seaside Heritage' cites The Edmunds' Plan which states that in 1800 the square comprised, "an entire range of genteel houses from one end of it to the other". Located to the south of Cecil Square and the Old Town, for most of its existence the square has also been home to civic institutions in the form of The Theatre Royal, Wesleyan Methodist Chapel and Bettisons Library (now rebuilt as the Adult Education Centre), alongside residential & business uses.

The buildings surrounding Hawley square are a variety of scales, style and materials, with not much consistency or uniformity. Georgian style houses made from brick construction dominate and these are mainly used for residential purposes. The majority of these houses have been subdivided into flats which is the case with No.30.

THE EXISTING BUILDING

The application site is a residential flat within a Grade II Listed terraced house, it is located on the second floor of the building and currently comprises of an entrance hallway leading to an individual Living room & kitchen to the front of the property. The bedroom & bathroom are accessed off the living room and located to the rear of the property. The store demised to this flat is accessed from the half landing between the ground and first floor.

As with many buildings of this age in particular within Hawley square the property has been modified in various ways over time. It is not known when the property was divided into flats, however looking at flat 4 today we find little period detailing has survived and the original plan layout has been divided up to create a self-contained flat. There are timber sash windows to the front elevation & timber sash windows to the rear elevation. The flat is in a generally poor state of repair with damaged and broken fixtures and fittings.

The flat has recently been purchased by the applicant, and they wish to reconfigure the internal layout and also renovate & restore the property using appropriate high quality materials, fittings & finishes.

MATERIALITY

There will be no other external alterations to the building. The fabric within the flat will be retained, refurbished or replaced as noted herein. Any intervention will be in keeping with the historic fabric, in line with policy guidance.

THE PROPOSALS

The remodelling of the flat as indicated within this application is being made in order to provide a flat that will have a more efficient layout and provide a high quality habitable flat for the residents. As indicated new kitchen and bathroom fittings are proposed together with new plumbing & electrical installations. In addition, there will be a complete redecoration of the flat. The below is a breakdown of the proposed work and an assessment of the proposed work involved and the impact on the heritage asset. To note the changes being proposed are similar to the approved changes that have been made to Flat 1,3 & 5 in the same building.

Existing Flat Entrance

Proposal:

Replace flat entrance door existing door opening to be retained.

Significance of fabric affected:

The current entrance door is not original and has no historical significance. All others areas are to be decorated to a high standard using colours and finishes to match the heritage asset.

Impact on heritage asset:

Internal finishes & detailing will be appropriate for and will enhance the heritage asset. The newly installed flat entrance door will also enhance the heritage asset

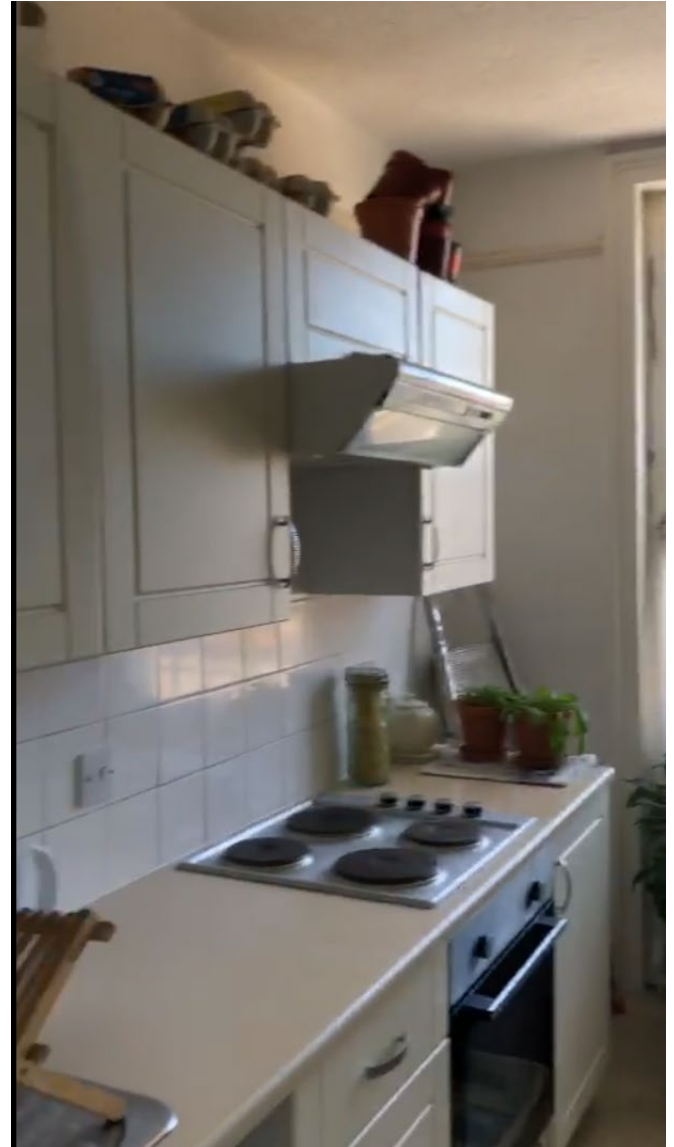
Mitigation:

The proposals retain and preserve all the remaining original fabric and will be reversible therefore will not be detrimental to the integrity of the Listed building

Existing Kitchen



View towards existing timber sash window within Kitchen



View of existing kitchen fittings kitchen

Proposal:

Removal of existing kitchen installation, flooring and part of stud partition forming kitchen & cupboard. New floor finishes, new ceiling linings, new cornices & skirting.

Significance of fabric affected:

The kitchen fittings together with its flooring, wall tiles are a new installation and of no historic significance to the heritage asset. The partition being infilled and removed appears to be original and the majority of it will be retained in order to protect the heritage asset.

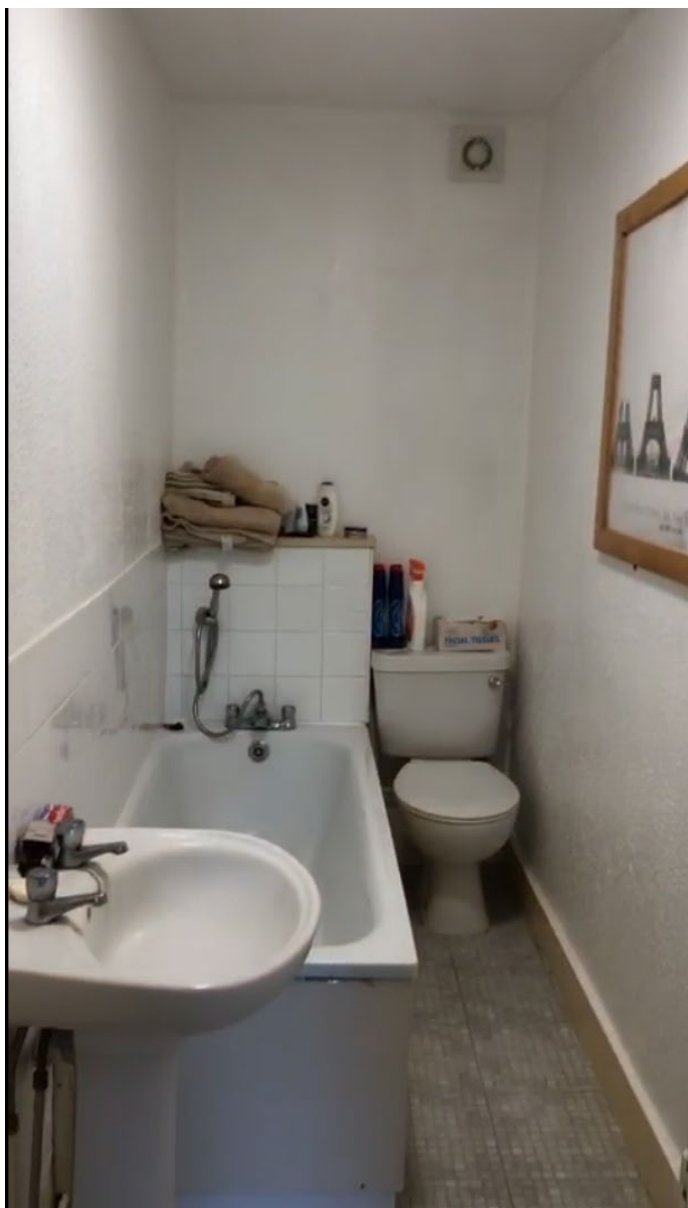
Impact on heritage asset:

The newly located kitchen installation, internal finishes & detailing will be appropriate for and will enhance the heritage asset.

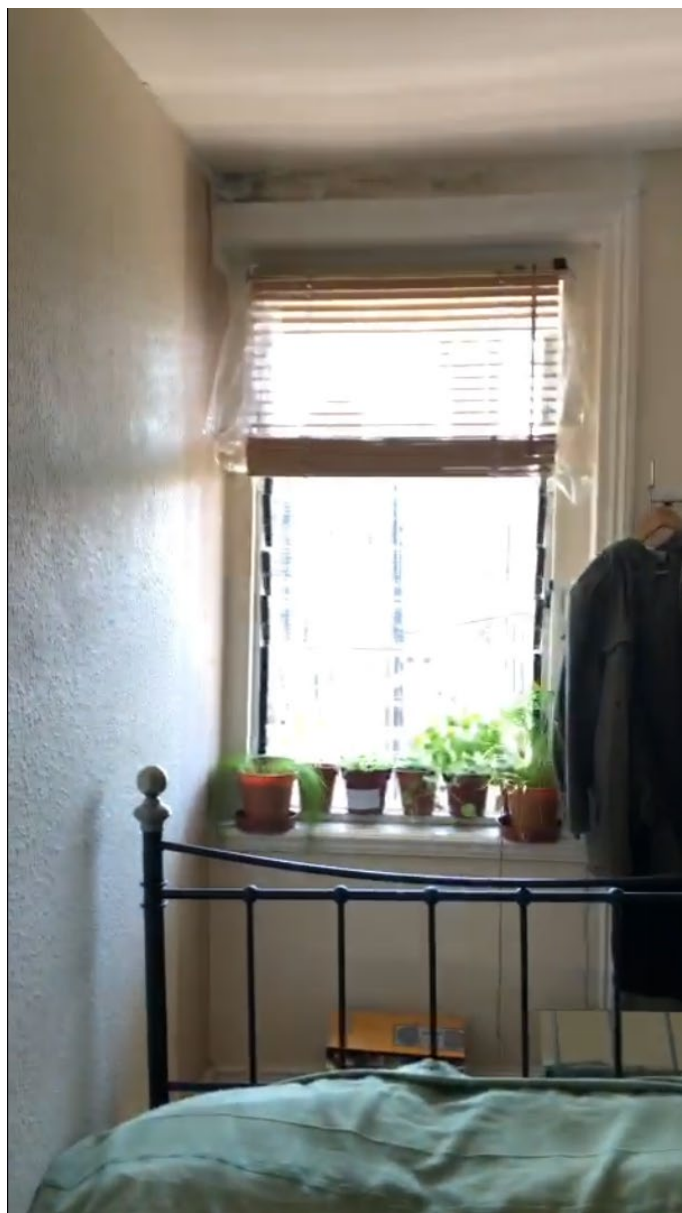
Mitigation:

The works are all non-structural and entirely reversible.

Existing Bathroom & Bedroom



View of existing bathroom



View towards existing timber sash window within bedroom



View towards existing chimney breast within bedroom

Proposal:

Removal of existing bathroom installation including removal of tiled flooring/walls and stud partition forming Bedroom & Bathroom. Construction of new partition to form new bedroom & bathroom.

Significance of fabric affected:

The bathroom partitions are modern & not from the period the property was built therefore have no significance. The existing bedroom fitting and bathroom fittings & tiles are similarly not from the heritage assets time period and therefore have no historic significance.

Impact on heritage asset:

The internal finishes & detailing for the newly located Bedroom & Bathroom installation, will be appropriate for and will enhance the heritage asset.

Mitigation:

The works are all non-structural and entirely reversible.

Existing Store room



View of existing entrance

Proposal:

Removal of existing store room fittings including removal of tiled flooring/walls. Room to be converted into a study room.

Significance of fabric affected:

The existing store room fittings & tiles are not from the heritage assets time period and therefore have no historic significance.

Impact on heritage asset:

The internal finishes & detailing for the newly created study, will be appropriate for and will enhance the heritage asset.

Mitigation:

The works are all non-structural and entirely reversible.

Existing Living Room



View towards existing sash windows & ceiling



View towards existing sash windows & chimney



View towards existing chimney breast

Proposal:

Removal of existing stud partition to form new living room/kitchen. Part infill of partition between existing living room & bedroom. Renovation of existing timber sash windows & re-opening of fireplace recess. New floor finishes, new ceiling linings, new cornices & skirting to match existing.

Significance of fabric affected:

The existing partition being removed is modern & not from the period the property was built therefore has no significance. The windows are original and of historic interest and warrant careful repair to the highest standard.

Impact on heritage asset:

The retention and restoration of the existing windows and repurposing of the existing chimney breast will be beneficial to the asset. Internal finishes & detailing will be appropriate for and will enhance the heritage asset.

Mitigation:

The works are all reversible.

We would also like to make note that the owner & FDR are happy to discuss any amendments that maybe required in order to comply with the planning officer's recommendations and Thanet's planning policy in order to gain a successful application.

Heritage

As stated above consideration has been taken into account with regards to the listing of the property together with the building itself and its context. Internally referring to the photographs provided you will see that the flat is in a major state of disrepair and it appears not many original or "as built" detailing or features of the property remain, the property has been modernised to a low standard of quality by the previous owners. Taking into consideration the sub-standard quality of the interior, the new owners wish to renovate the property to a high standard and re-instate joinery, mouldings and doors that would be typically found in such a period property, further details of internal finishes are provided below.

Material

- **Glazing:** White timber sash frame windows to match existing and neighbouring properties.
- **Flooring colour may vary :**Parquet Engineered wood flooring throughout living/kitchen, hall and bedroom:



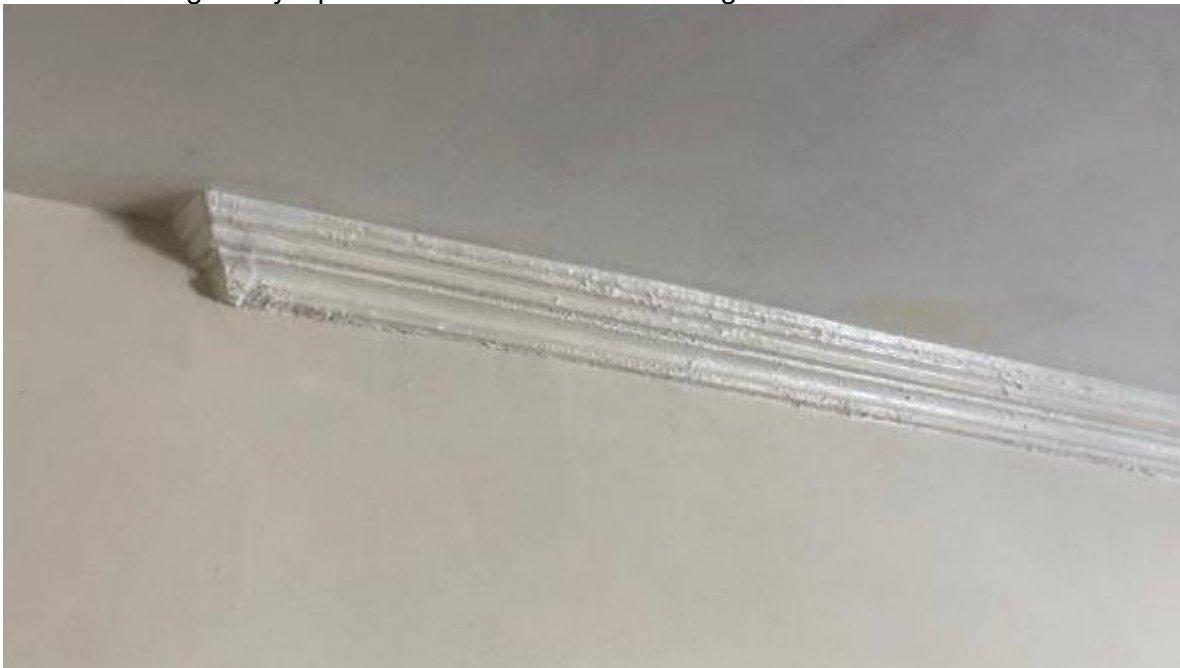
- **Architrave / Skirting / Dado** pine skirting and matching architrave, picture rail retained and added where missing to match existing. To be painted white.



- **Paint Farrow & Ball: Whites**
- **Tiles** Porcelain marble effect. Pattern may vary



- **Cornice** Georgian style plaster cornice to match existing:



- **Doors** Edwardian Regency style hardwood doors, painted white.



- **Ironmongery** Handles and hinges to match in satin chrome:



- **Kitchen: Colour may vary**



Access

Pedestrian access to the property from Hawley Square will not be altered.

Sustainability

The proposed scheme is designed to be energy efficient addressing the issues of sustainability and responding to the current guidance on sustainable design and construction. If required additional guidance will be taken from the Building Research Establishments 'Green Guide' for materials selection.