

DESIGN AND ACCESS STATEMENT & HERITAGE IMPACT ASSESSMENT

Demolition of conservatory, replacement rear extension, new rooflights to rear and internal alterations to

16 Orchard Street,
Canterbury
CT2 8AP



For Mr Corbett & Ms Cruz
November 2023
v2

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1.0 INTRODUCTION

1.1 Background

This statement has been prepared by Anthony Swaine Architecture Ltd on behalf of Mr Corbett and Ms Cruz to accompany a planning and listed building consent application for the demolition of the existing conservatory, a replacement single storey rear extension to provide a new family kitchen, new rooflights to the rear, an en-suite to the attic bedroom, tanking to the cellar and other minor internal alterations to 16 Orchard Street, Canterbury, which is Grade II listed.

1.2 Structure of the Report

A summary of the planning background and local, regional and national planning policy and guidance is set out in Section 2.

A detailed description of the existing building and its setting is set out in Sections 3, 4 and 5 which includes the history of the site and its setting with map regression.

Section 6 describes the proposed development.

Section 7 provides a Heritage Impact Assessment structured in accordance with the recommendations of Historic England's Conservation Principles, Policies and Guidance 2008. The Assessment includes a Statement of Significance describing the overall significance of the heritage asset and its setting followed by a Statement of Justification explaining why the works are proposed and details the impact of the proposed works and nature of use on the identified significance of the assets along with a mitigation strategy explaining how harm to significance will be avoided or minimised, with any harm weighed against any public benefits.

2.0 PLANNING & LEGISLATIVE CONTEXT

2.1 National Planning Policy Framework (NPPF) 2019

NPPF policies, together with the guidance on their implementation in the Planning Practice Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process.

Section 16 Conserving and Enhancing the Historic Environment (Paragraphs 189-202) and PPG Historic Environment are considered relevant.

2.2 Canterbury City Council Local Plan & SPD

Canterbury City Council Local Plan 2017 is considered to apply as follows:

Policy **HE1 Historic Environment** proposals will be supported which protect, conserve or enhance the historic environment.

Policy HE4 & 5 Listed Buildings states development affecting listed and locally listed buildings and their setting should preserve and enhance their character and appearance and any special features. New works should be of an appropriate scale and design and in materials that retain the special interest of the building.

Policy HE6 requires development within a conservation area to preserve and enhance its identified character and local distinctiveness and important features or characteristics which contribute to the character should be protected including trees, spaces and relationships between features.

2.3 Planning History

The record is as follows:

CAL/85/00153 details not available (presumably conservatory)

CAL/85/00150 details not available

CA/13/02170 internal and external alterations including bathroom window and new partitions to form bathroom to first floor.

2.4 Listed Building

Section 66 (I) of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires the Local Planning Authority (LPA) to have special regard to the desirability of preserving listed buildings and their settings.

16 Orchard Street is Grade II listed. The list description as follows:

944 ORCHARD STREET (South East Side)

Nos 9 and 10 Nos 11 and 12 (Black Horse Inn) Nos 13 to 17 (consec) TR

1458 SW 1/632

II GV

2. An early C19 terrace. 2 storeys buff brick. Slate roofs with dormers.

Parapets with stone coping. Rainwater heads, 1 sash to each with glazing bars intact. Round-headed doorcases having fanlights and 6 panelled doors. Nos 11 and 12 have been altered by being refaced in red brick.

Modillion cornice and cemented pub front.

Nos 1B to 25 (consec) form a group.

Listing NGR: TR1427758152

1. 2.5 Conservation Area

Section 72 of the Act 1990 requires the LPA to have special regard to the desirability of preserving or enhancing the character or appearance of designated conservation areas.

The site lies within the Canterbury Conservation area and Area of Archaeological Importance.

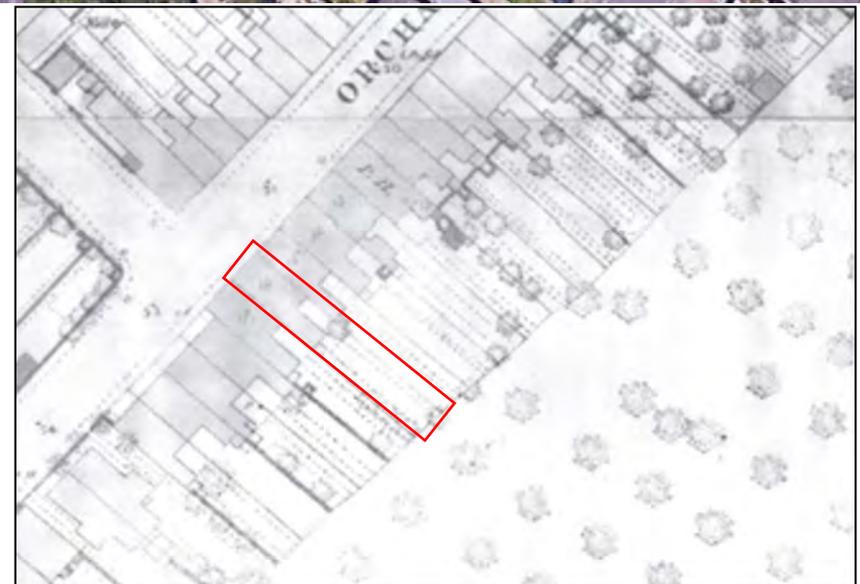
3.0 DESCRIPTION OF SITE & SETTING

Orchard Street is residential street located to the west of the historic Westgate and to the south of the extramural medieval suburbs of St Dunstan's Street. The area's character is derived from its planned speculative development in the early 19th century, which includes Cross Street, Church Street, New Street and St. Dunstan's Terrace. The development was intended to accommodate the officers of the Canterbury Barracks, which were planned to be laid out nearby, but in the event were developed on the other side of the city.

The properties directly abut the pavement and are a mix of 2 storeys, some with attic accommodation and basements and some three full storeys. Most of these houses were built in small groups adjoining each other of similar but not identical designs and typically of a simple classical design built of yellow stock brick with mostly parapet eaves and small paned recessed sash windows with slate roofs with lead hips and ridges.

The application property sits within a continuous row of terraced cottages and houses that together form the south east side of Orchard Street (nos. 1 -25). Nos 9 and 10, 10 and 11, which form the former black Horse Inn, and nos 13 to 17 consecutive are listed as a group and are reasonably uniform in appearance with the exception of the former Black Horse Inn, which was refaced with red brick and a bold modillion eaves cornice with cement render to mimic ashlar stonework to the ground floor in the early 20th century which included a long rear flat roofed kitchen extension since remodelled.

The narrow plots include long rear gardens which back onto the gardens of a circa 1960s cul de sac of Mead Way, which is set at a lower level.



1874 Ordnance Survey map

4.0 DESCRIPTION OF THE BUILDING

No. 16 comprises the west end of a short uniform terrace of 4 houses with staggered parapets reflecting the gentle incline of the street towards the west concealing shallow slated roofs with lead ridges and lead topped dormers to the front. The front elevations comprise a single recessed rebated 8 over 8 vertical sliding sash to the ground and first floor with a 6 panel front door with glazed fanlight over. The dormers comprise 4 over 4 sliding sashes where original. The street elevations are yellow stock brick with gauged brick splayed arches to the windows and semi circular arches to the fanlight with stone cills and a simple corbelled parapet topped in stone coping. To the rear the houses are more utilitarian in appearance and are finished in red brick with darker headers and a simple flush eaves. The windows to the rear are set flush under simple cambered brick arches.

Historically the properties appear to have all benefited from a conventional single storey rear outshot to the west side with side return finished in a slate roof. No. 17 to the west of the application property appears to retain this original form albeit extruded to the rear with a partially glazed extension. A truncated historic wall to the west boundary of the application property suggests the extent of the original rear extension, which accords with historic mapping. However, this has now been replaced with a modern timber conservatory across the full width of the rear of the house. To the east, the original rear outshot to no. 15 appears to be in the original position and form but has been finished in a modern render. No. 14 has a full width modern rear extension with half width addition finished in a shallow pitched slate roof with rooflights and French doors to the rear.



SITE PHOTOGRAPHS



Extended rear outshot to no. 17 to the west



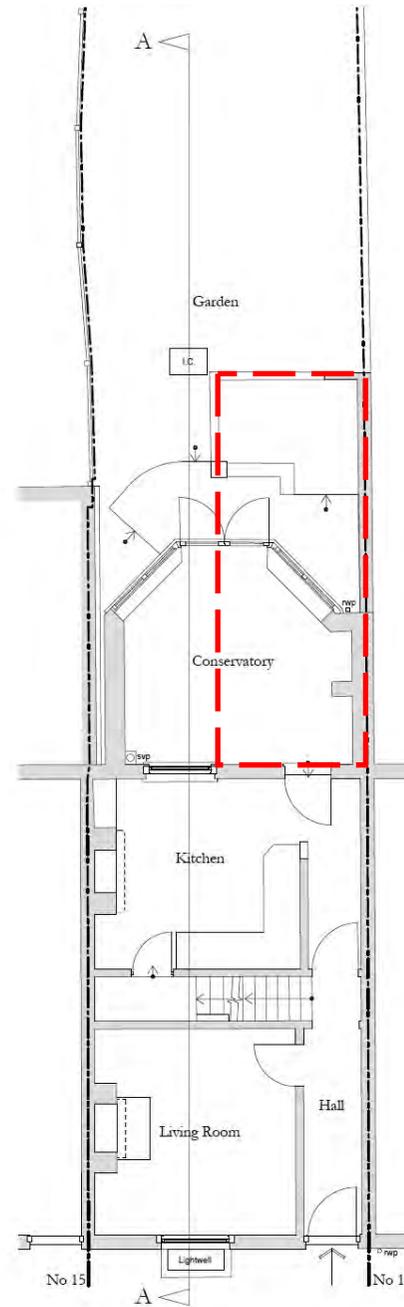
Rear outshot to no. 15 and 14 to the east

5.0 DESCRIPTION OF ACCOMMODATION

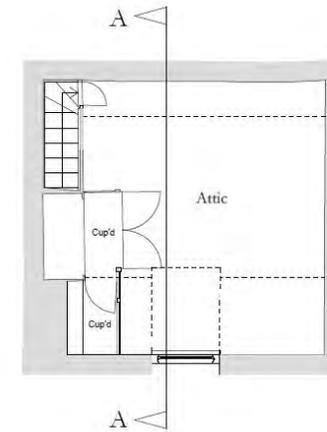
The accommodation comprises a narrow entrance corridor leading to the front reception room, currently used as a living room, and the rear reception room currently used as a kitchen with a short length of modern partition forming a corridor leading to the door to the rear conservatory. A stair to the first floor is located between the two reception rooms with a stair below leading to the basement located to the front with a pavement light. The basement is finished in brick with a vinyl floor with modern window to the pavement lightwell.

The modern conservatory is built off the original wall to the west with a brick plinth to the rear supporting canted timber framed glazed walls, central French doors to the rear and a glazed hipped roof form. The existing rear ground floor window has been replaced with a 2 over 2 sliding sash and is masked to the top corner by the conservatory construction. The existing rear door has evidently been repositioned (as suggested by the brickwork lacking Queen's's closers) to accommodate either an earlier extension or the new conservatory and is also partly obscured in the top corner by the conservatory and contains modern joinery. To the east, the conservatory closely abuts the rear extension to no. 15 and the gutter of no. 15 oversails the notional boundary line with the junction crudely weathered.

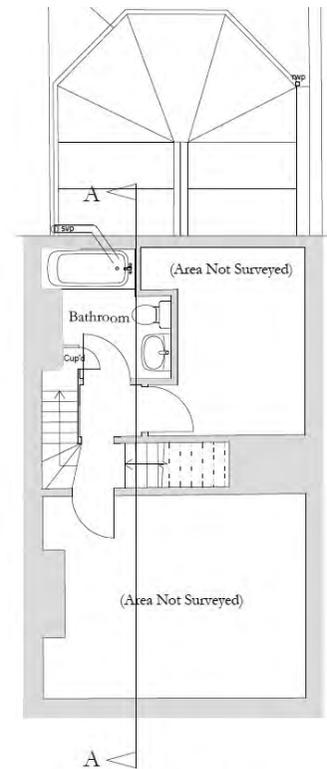
To the first floor is a small landing leading to two bedrooms, the rear one of which has been subdivided with modern partitions to form a bathroom and an attic stair leads to a further bedroom with dormer window to the front and modern built in cupboards.



Ground Floor Plan



Second Floor Plan



First Floor Plan



INTERIOR PHOTOGRAPHS



Cellar



Kitchen showing modern partition



Kitchen showing modern partition and replacement rear joinery



Kitchen showing altered fireplace

INTERIOR PHOTOGRAPHS



Conservatory looking towards rear of house



Conservatory looking towards no. 17



Front reception room showing fireplace to be replaced and new dado height panelling

INTERIOR PHOTOGRAPHS



First floor landing looking into bathroom



Attic bedroom and modern cupboard

6.0 PROPOSED DEVELOPMENT

Cellar

To be converted into a utility room, comprising the following works:

- Tank the walls with a Newtonite type tanking system lined with plasterboard finish with sump as required and investigate floor construction and replace with DPC and concrete slab to specialist recommendations.
- Install mechanical extract vent into modern window opening or adjacent wall space vented into lightwell to suit.
- Install kitchen units and worktop with sink and white goods and install new drainage pump and waste pipes connected to existing soil vent pipe to rear under floor boards to rear room (existing kitchen).

Ground Floor

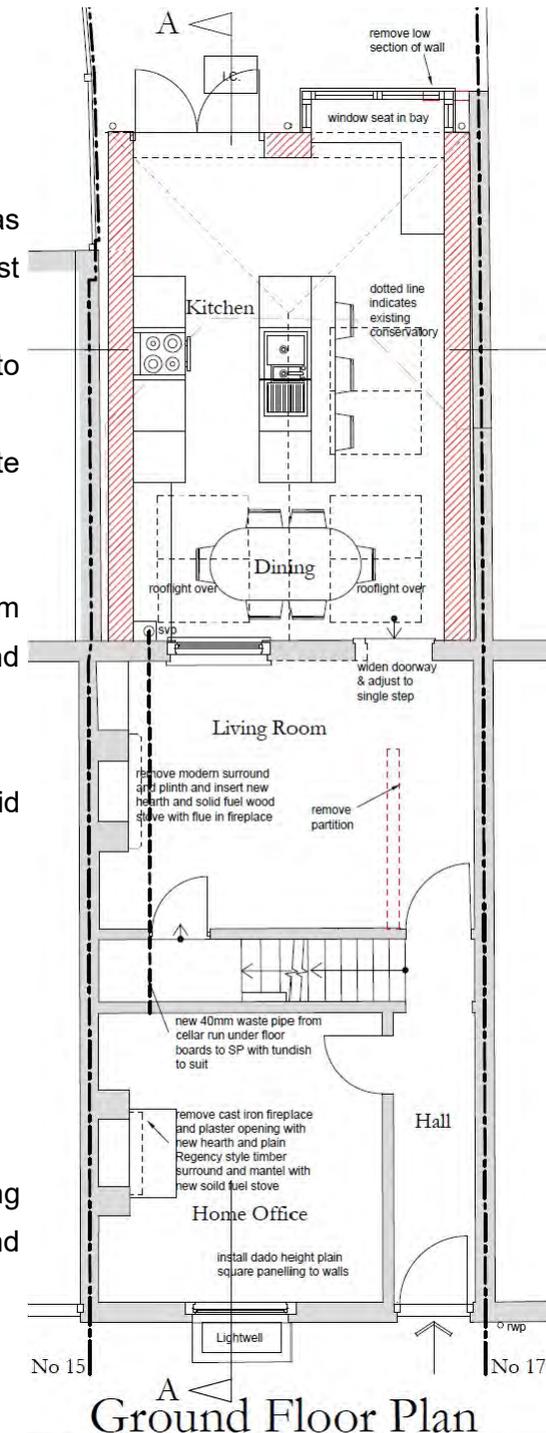
- Demolish the modern conservatory and form new rear single storey, full width brick extension to form a new family kitchen with shallow pitch hipped slate roof, lead finished hips and ridge, rooflights and French doors and bay window to rear.
- Remove modern partial partition to existing kitchen to form sitting room.
- Reinstate hearths and timber surrounds to fireplace to front and rear reception rooms and install solid fuel stoves.
- Adjust position and widen existing altered rear door opening into new extension.
- Install dado height square panelling to front reception room.

First Floor

- Form new cupboard for storage under attic stair with joinery to match existing.
- Explore options to reorder soil pipes to bathroom to remove from exterior.

Attic Floor

- Rebuild existing cupboard with studwork walls finished in beaded match-boarding to match existing with sound proofing in frame and install new en-suite shower-room with WC with macerator unit and 40mm waste pipe to run under floor boards to drop into bathroom to connect to existing SVP at rear.
- Add 2no. conservation style rooflights to rear.



7.0 HERITAGE IMPACT ASSESSMENT

7.1 Statement of Significance

Despite the modern extension, internal and external alterations and loss of some historic joinery to the rear, the house still retains a planform which informs an understanding of its original layout and the character and nature of its use. The house is therefore considered to have **medium** evidential value. However, the modern rear extension has **no evidential value** aside from the extant wall to the west, which appears to be a remnant of the original extension and is to be retained in the proposed development.

7.2 Statement of Justification

The proposed works to the cellar would make the space dry and habitable and would be both reversible and not result in the loss of any historic fabric or diminish the character of the space, which is utilitarian in its nature and use.

The removal of the modern rear conservatory would not result in the loss of any historic fabric. The proposed extension is considered to be traditional in form and appearance using traditional materials. The roof is no higher than the existing conservatory at the ridge and the form only extends to the extent of the original extension as evidenced by the historic wall, albeit full width. The extension is considered to enhance the character and appearance of the rear of the property and wider conservation area by virtue of replacing a modern extension. The form is low at the eaves and is not considered to result in overlooking or any significant shading or overbearing nature affecting the amenity of the neighbouring properties. The proposed conservation rooflights are traditional in appearance.

The proposed internal alterations do not result in the loss of historic fabric or features which inform an understanding of the historic use of the house.

7.3 Conclusion

The proposals are designed to replace a modern conservatory which is not sympathetic to the character and appearance of the house and is not usable for much of the year due to overheating or cold. The replacement with a new extension along with the other proposed internal alterations allows the house to be brought up the standards of modern family living, which includes for a home office within one of the reception rooms. Moreover, the proposals are not considered to result in the loss of any significant historic fabric and are considered to be in keeping with the character and appearance and historic planform of the house. The proposals are therefore considered to preserve and enhance its character and appearance and any special features and will result in less than substantial harm and are considered to enhance the appearance of the conservation area and are therefore considered to be in accordance with the requirements of policies HE4, 5 & 6 of the Local Plan and the NPPF.



South East Elevation