



DESIGN AND ACCESS STATEMENT & HERITAGE IMPACT ASSESSMENT

repainting of external walls to:
115 Middle Street
Deal

For Mr and Mrs Broadley
Issue 01

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Conservation • Design Consultancy • Listed Buildings
Urban Design • Joinery Detailing • Traditional Shopfronts

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1.0 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement and Heritage Impact Assessment has been prepared by Anthony Swaine Architecture Ltd on behalf of Mr and Mrs Broadley to accompany a listed building consent application to change the paint colour to the exterior walls of 115 Middle Street, Deal. The report should be read alongside the drawings.

1.2 PURPOSE OF THE REPORT

The proposed development site is a Grade II Listed residential terraced property located in Middle Street, Deal. The site is located in the Middle Street Conservation Area.

This report sets out to analyse and identify the significance of the proposed development site and its setting in the context of local and national legislation, including explaining how it has evolved over time in order to inform and justify the proposed development.

1.3 STRUCTURE OF THE REPORT

A summary of the Planning Background and relevant legislation and local, regional and national planning policy and guidance is set out in **Section 2**. A detailed description of the site and its setting with historical background is set out in **Section 3** accompanied by photographs followed by **Section 4** which describes the proposed development and finally **Section 5** assesses the significance of the site and setting and seeks to identify the potential heritage impact of the proposed development on the identified heritage assets and where relevant identifies how the proposed development has been designed to mitigate any potential harm or indeed benefits the heritage assets.

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 Dover District Council Local Plan & SPD

On 31st March 2023 the Dover District Planning Authority submitted the Regulation 19 Draft of the Local Plan for examination and the policies and provisions will carry some weight in the decision making process. The following policies are in accordance with the National Planning Policy Framework (NPPF) are considered to apply:

DM 44: Designated and Non-designated Heritage Assets

DM 45: Conservation Areas.

These policies state applications for external alterations will be supported where they preserve or enhance the special architectural or historic character and appearance of individual heritage assets, their setting and the wider area.

The “Dover District Heritage Strategy” 2013 sets out the Council's district wide strategy and its objectives for the protection and enhancement of the historic environment as set out in the District's Core Strategy. The strategy requires applicants to submit an appropriate description of the significance of any heritage assets that may be affected including the contribution of their setting. The impact of the development proposals on the significance of the heritage assets should be sufficiently assessed to ensure the intrinsic quality of the historic environment is protected and enhanced.

2.3 Planning History

22/01565 & 1566 Approved with conditions: Erection of rear extension, alteration to rear external steps, replacement windows and internal alterations.

2.4 Listed Buildings

Section 66 (l) 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.

115 is Grade II listed. The list description is as follows:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1069791

Date first listed: 08-Feb-1974

Statutory Address 1: 115, MIDDLE STREET

County: Kent

District: Dover (District Authority)

Details: MIDDLE STREET 1. 1035 (West Side) No 115 TR 3753 SE 2/62A II GV 2. Late C18 to early C19. 3 storeys and basement stuccoed. Hipped tiled roof. 1 sash with glazing bars intact and wooden cambered architraves. Shutters. Ground floor has inserted bow. Right side doorcase has flat hood on brackets, semi-circular fanlight and 6 fielded panelled door. Nos 105 to 119 (odd) form a group.

National Grid Reference: TR 37696 53031

2.5 Conservation Area

Section 72 of the Planning (Listed Buildings & Conservation Areas) 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 Middle Street Conservation Area was originally designated in 1968 with its boundaries modified to encompass the area between Alfred Square to the north and the castle to the south. Its distinctive character is typified by the central axis of mainly Georgian terraced houses clustered around Middle Street, which change to grander Victorian villas closer to Deal Castle. Protection of the special character of the area has been enhanced by an Article 4(2) Direction which requires a planning application for painting frontages.



Middle Street Conservation Area

3.0 DESCRIPTION OF SITE & SETTING

Middle Street stretches from modern Griffin Street (North) to Sondes Road (South) in the centre of Deal. The street was developed in the 18th and 19th century and exemplifies the growing popularity and gentrification of the defensive coastal town. Although originally commercial, the street is now predominantly residential and comprises a wide variety of 2 and 3 storey town houses directly fronting the sinuous street with a mix of stuccoed and red brick facades with steeply pitched tiled roofs. Many of the properties are painted in a range of muted pastel colours.

No. 115 comprises the south end of a short non-uniform terrace of three 3-storey properties directly fronting the street on the west side of Middle Street close to the junction with Farrier Street. A walkway interrupts the terrace to the south which continues as a pair of brick 3 storey town houses.

No. 115 is set over 3 full storeys plus a basement with a steep pitched tiled roof with flush eaves line. The property has an angle storey rear extension and is finished in a mint green painted stucco. To the street elevation, the property has a single window to each floor comprising a flush 4 over 2 8 sash window to the upper floor, a 8 over 8 to the first floor, and an inserted recessed bow window to the ground floor evidently replacing a shopwindow, all flanked by decorative external shutters. The 6 fielded-panelled front door is level with the street and set in a doorcase under a semi-circular fanlight surmounted by a flat hood supported on carved brackets.

To the rear the property is typically more utilitarian in appearance with 2 over 2 flush sashes and a modern casement to the upper floor with a single storey rear extension, also rendered, which is currently in the process of being replaced with a brick extension.



View from Farrier Street



View from Coppin Street (West)



View of Nos. 113 & 115 from Middle Street



View of No. 115 from Middle Street



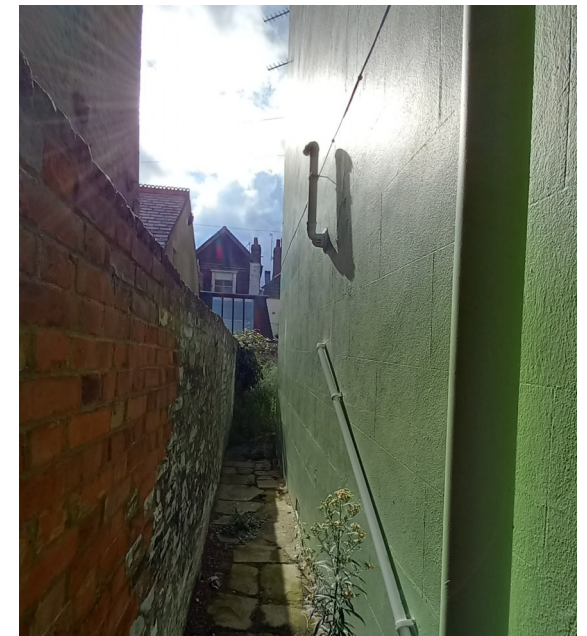
View of Nos. 115 & 117 from Middle Street



Access alleyway between Nos. 113 & 115



Side gate to Garden accessed via Middle Street



Boundary wall looking west to the garden



Rear boundary wall looking North



Western view of the property's rear



Eastern view from boundary wall furthest South



View of the rears of Nos. 117 & 115

4.0 PROPOSED DEVELOPMENT

The applicant would like to repaint the external walls of the property to the front, side and rear in a more muted version of the existing green paint in order to blend in with the pastel shades which characterise other painted brick and stucco properties in the street. The colour proposed is a light olive matt masonry paint as the sample shown below:



5.0 HERITAGE IMPACT ASSESSMENT & CONCLUSION

This section assesses the impact of the works on the significance of the asset, both overall and with particular emphasis on the parts directly affected, along with a mitigation strategy explaining how harm to significance will be avoided or minimised, with any damage weighed against any public benefits.

The site is a domestic property in the northeast of Deal and the northwest of the Middle Street Conservation Area. As part of the Middle Street Conservation Area, the site is in the proximity of seven separately listed buildings and structures—all completed within the C18th and C19th—with many more such like properties occupying the broader expanse of Middle Street.

The replacement of the slightly vivid hue of green paint with a more muted pastel hue is considered to be both in keeping with and in fact would enhance the character and appearance of the heritage asset and its setting in the conservation area in accordance with policies DM 44: Designated and Non-designated Heritage Assets and DM 45: Conservation Areas. This statement is considered to meet the requirements of The Dover District Heritage Strategy 2013.