**59 ST DUNSATNS STREET, CANTERBURY, CT2 8BS
DESIGN AND ACCESS STATEMENT**

This statement is in support of a Listed Building Consent application for the above premises and should be read in conjunction with the submitted drawings, photographs and location plans.

Originally the premises comprised of only the three-storey front part of the buildings, however, at some point in the recent past the rear single storey building was purchased from the owners of 58 St. Dunstans Street and added to the title deeds. The courtyard to the rear of no. 58 incorporates a right of way to no. 59 giving access to a previous external w.c.

The present owner bought the premise in 2021 and then in 2022 purchased the land directly at the rear and to the right-hand side of the rear from the owners of no. 56 St. Dunstans Street. This land was also added to the single title and is now marked on the location in red outline. Whilst the land is now open, there was previously a structure of some sort on the portion directly to the rear of the existing ground floor building at no. 59.

At present the existing buildings are linked by a passage under the staircase which is only 1.5m high making circulation within the house very tortuous. Since the two buildings were merged the rear ground floor section has been used as a second bedroom and the front three storey section comprises a small lounge, bedroom, bathroom and kitchen.

This application seeks to gain consent for an extension to the rear ground floor building along with some internal alterations, and the enclosure of the newly purchased land to form a boundary wall between nos. 58 and 56 St. Dunstans Street.

To remodel the accommodation into a functional three-bedroom family house the owner wishes to extend the rear building into the area of the previous structure making the whole of the rear into a kitchen and living room with access to the new garden. Further alterations at first and second floor will form two additional bedrooms and also provide a protected fire escape route from the upper floors to the street door. In order to connect the two sections of the premise excavated steps will allow full height access under the staircase. The existing windows along the flank of the rear building will be infilled to afford privacy to both occupiers and to replace the daylight source with three ‘Conservation style’ roof windows.

The proposals include extending the existing pitched roof and forming a hipped end to the rear boundary. The roof will be covered with reclaimed clay tiles to match the existing roof covering and lead sheet roofing over the flat roof area and valley gutters.

The new external walls will be built using second hand matching bricks which are already on the premises (see accompanying photographs) and set in 1:1:6 cement lime mortar flush pointed.

The resulting house will be a quirky, modest but comfortable dwelling with a compact picturesque garden.

Internally it is proposed to open the rear g.f. building ceilings, which according to the Heritage Statement are a nineteenth century construction and insert insulation and plasterboard finish between the rafters. It is anticipated that some structural works will be required to the brick

walls and this will be assessed as the work proceeds. On completion of remedial works the internal wall surfaces will be covered with smooth finished insulated plasterboard.

The internal floor finishes will be of reclaimed timber boards with adequate insulation and damp proofing below.

The only new external joinery will be two sets of timber framed double doors with gunstock style frames.

Internal doors will be of a similar style to the existing framed and ledged doors.

The design has been prepared to respect the existing features of the building and location to provide a coherent family living space.