

# 59 St Dunstan's Street

## Canterbury

## Kent,

## CT2 8BS

## Heritage Statement

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## SUMMARY

*This heritage statement relating to proposed changes to the listed building at 59 St Dunstan's Street, Canterbury Kent, CT2 8BS (TR 14376 58217) was commissioned by Ron Cardy in October 2023. An informed account of the phasing of the buildings on the property following a site visit and some desk-based research.*

*Significantly, though part of a group frontage listed as an early post-medieval terrace, it is clear on inspection that No 59 is a nineteenth-century infill building within an earlier carriage way to the rear of the adjacent older buildings. There is evidence to the rear of some older brickwork, perhaps eighteenth-century in origin, forming the south-west and south-east walls of an outbuilding. These walls appear to have been used more than once for construction of outbuildings, with a likely later nineteenth century phase represented by the south-west gable, followed by much rebuilding of the rest of the structure, apparently in recent times.*

*The buildings lie within a Conservation Area and the setting of other extant heritage assets (listed buildings) nearby. In and of themselves, such contexts entail very high degrees of archaeological and historical interest, and considerable architectural and associated aesthetic interest too in NPPF terms, along with equally high evidential, historical, aesthetic and communal values in terms of Conservation Principles.*

*In response to pre-application advice (De Grussa, March 2023) the initially proposed dormers within the extension have been swapped for and conservation standard rooflights, and plans for a flat roof have been adjusted so the roof will be hipped. These aspects prevent harm to the setting of listed buildings and the Conservation Area as a whole. Moreover, as noted in pre-application advice (ibid), there is a negligible impact to the Conservation Area given the location of the proposed extension.*

*Eighteenth- to nineteenth-century elements and fabric of the building do have some archaeological, historic, and even architectural interest, however, and certainly some evidential and historical value. There is a requirement to remove and modify some of this fabric, as well as uncovering more of it, so preservation by record is the best mitigation here, entailing recording by an archaeologist at English Heritage Level 1.*

*Other changes to windows and doors are considered not to have implications for anything of historic significance, in tandem with the pre-application advice (ibid).*

*No objections are raised in the pre-application advice (ibid) in relation to the proposed boundary wall, and the materials and design will match the recommendations reclaimed bricks, lime mortar, and matching of bond to existing walls in the location.*

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## 1. INTRODUCTION

- 1.1 This heritage statement, relating to proposed changes to the listed building at 59 St Dunstan's Street, Canterbury Kent, CT2 8BS (TR 14376 58217; Figs 1–5) was commissioned by Ron Cardy in October 2023. An informed account of the phasing of the buildings on the property following a site visit and some desk-based research.
- 1.2 This statement is developed from an assessment of significance of the building(s) to be affected, as well as the setting of the same, and the Conservation Area, by various criteria, gives details of proposed changes, and sets out appropriate mitigation strategies, indexed to specific changes and the significance of the heritage assets concerned in each case.

## 2. POLICY AND RESEARCH FRAMEWORKS

- 2.1 This document has been prepared in accordance with national and local policy regarding heritage assets and with reference to research frameworks.

### *National policy*

- 2.2 The *National Planning Policy Framework* (NPPF) sets out a series of core planning principles designed to underpin plan-making and decision-taking within the planning system. Paragraph 189 (NPPF 2021, 55) states that heritage assets are:

*an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.*

- 2.3 When determining planning applications, the following paragraphs (*ibid*, 56–8) are pertinent:

*194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary...*

*195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*

*196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

*197. In determining applications, local planning authorities should take account of:*

*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

*b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

*c) the desirability of new development making a positive contribution to local character and distinctiveness.*

*198. In considering any applications to remove or alter a historic statue, plaque, memorial, or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.*

*Considering potential impacts*

*199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

*200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

*a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

*201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

*a) the nature of the heritage asset prevents all reasonable uses of the site; and*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

*202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

*203. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*204. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*

*205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

*206. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*

*207. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 200 or less than substantial harm under paragraph 201, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.*

*208. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.*

2.7 Section 7 of the *Planning (Listed Buildings and Conservation Areas) Act 1990* (Legislation on-line) requires consent to be obtained for any works to either the exterior or interior of a listed building or curtilage listed building, including for its demolition, alteration or extension in any manner which would affect its character as a building of special architectural or historic interest. It is an offence under Section 9 of the 1990 Act to carry out works that require listed building consent without such a consent being obtained.

## *Local policy*

2.8 Applying the same general principles on a local scale, the relevant Canterbury District Local Plan (CCC 2017) policies in this case are HE1 (Historic Environment and Heritage Assets), HE4–5 (Listed Buildings), HE6 (Conservation Areas), and HE8 Heritage Assets in Conservation Areas).

### 3. THE HERITAGE ASSET

#### *Listing description*

2.9 According to the listing description (NHLE 1241871), No 59 is considered to have originally formed part of the sixteenth-century range including Nos 56, 57 and 58. It is a timber-framed building with a narrow frontage now faced with cement. It has two storeys and an attic, with a tiled roof and eaves cornice. It has one window and one gabled dormer, and a bay window on the first floor. Nos 51 to 66 (consecutive) form a group (See Figs 1–2).

2.10 This listing description, however (somewhat typically), gives a very summary overview we would suspect based on a cursory consideration of the frontage only. This must be qualified by evidence from desk-based research and an inspection of the building(s) under consideration.

#### *Overview*

2.11 It is clear on inspection that No 59 itself actually originated as a nineteenth-century infill building, infilling an earlier carriage way to the rear of the adjacent older buildings.

2.12 There is evidence to the rear of some older brickwork, perhaps eighteenth-century in origin, forming the south-west and south-east walls of an outbuilding. These walls appear to have been used more than once for construction of outbuildings, with a likely later nineteenth century phase represented by the south-west gable, followed by much rebuilding of the rest of the structure, apparently in recent times.

#### *Description*

##### **Sixteenth to seventeenth century**

2.13 The space now occupied by the frontage no 59 was formerly a carriageway beside the older buildings adjacent to the north-west, the external walls of which are now enclosed, but clearly visible within the shared passageway (Figs 6–7) and indeed the roof, where mortar for a tile hung gable is apparent (Fig 8). Some of the tiles removed from here may have been included in the new south-east gable (cf. Fig 16).

##### **Eighteenth century**

2.14 The rear building (Figs 3 and 5) is where proposed changes are focussed. There is evidence of some older brickwork (Fig 9), perhaps eighteenth-century in date, forming the some of the north-west, and the south-west and south-east walls. This is in an

approximate English Bond, and we note the closure at the extant south-west corner here. Walls to the south-west are rendered in this corner (probably from later use for keeping animals) so the bond cannot be seen clearly. However, further sections of this walling, including the rear wall are also likely to be of eighteenth-century origin.

## **Nineteenth century**

- 2.15 In the first half of the nineteenth century, a timber framed structure was built within the carriage way at the frontage, re-using old timbers. The re-used timbers can be seen within the ground floor structure and underlying the first floor within the shared access (Figs 10–12), demonstrating that the carriageway remained open but covered by the new structure, and on the first and second floors (Figs 13–16), where they are apparently also boxed in at a later date (Fig 14).
- 2.16 The frame of the roof of building at no 59, along with sundry remnant tile battens, survives within the current roof (Figs 17–20). Again, it is noted that timbers for this were re-used, and that these display numerous nail marks; perhaps more significantly, this roof has a ridge board, which again points to a nineteenth-century build.
- 2.17 The First Edition Ordnance Survey (OS) map (Fig 22; surveyed 1873) shows the infilled building at the frontage and access passage. The thickness of bricks infilling the timber framing on the ground floor (see Fig 10) could suggest the latter stages of Brick Tax, before 1850, a date in keeping with the oriel/first floor bay window (Fig, perhaps imitating other frontage developments of other houses in the group).
- 2.18 The OS map shows a group of buildings to the rear, which are clearly of interest. It would seem there was a late Victorian phase to these buildings at least, as demonstrated by the current south-west gable end (Figs 23–4), where the upper courses are in Flemish bond and look to be of machine-made bricks.

## **Twentieth century**

- 2.19 The most recent development of No 59 is of early twentieth-century vintage, with the infilling of the ground floor, and restructuring of upper stories along with the large second floor dormer and current roof. The flattened angle of the current roof can be seen externally on the gable, along with a further change of tiles.
- 2.20 The outbuilding at the rear has been very largely overhauled in the twentieth century, with stretcher bond brickwork (Figs 25–8) and a relatively recent ridge board roof.

### **4. SIGNIFICANCE OF THE HERITAGE ASSET**

#### *Significance criteria*

#### **NPPF**

- 3.1 Significance criteria for heritage assets can be based on perceived cultural heritage importance, although it should be remembered that even scant or apparently only



locally significant heritage assets will often contribute to specialist, regional or even broader research frameworks.

3.2 The National Planning Policy Framework<sup>1</sup> definition states that in the planning context heritage interest may be archaeological, architectural, artistic or historic...

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.3 In legislation and designation criteria, the terms 'special architectural or historic interest' of a listed building and the 'national importance' of a scheduled monument are used to describe all or part of what, in planning terms, is referred to as the identified heritage asset's significance.

### **Conservation principles**

3.4 Historic England *Conservation Principles* (English Heritage 2008) provide a useful definition of the significance of 'place' in terms of conserving heritage:

*The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve (Ibid, 3.2, 21).*

3.5 In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- *who values the place, and why they do so*
- *how those values relate to its fabric*

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<sup>1</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- *their relative importance*
- *whether associated objects contribute to them*
- *the contribution made by the setting and context of the place*
- *how the place compares with others sharing similar values (ibid, 3.3, 21).*

3.6 English Heritage defined four overall groups of heritage values that should be considered in assessing heritage significance (*ibid*, 7ff): Evidential Value, Historical Value, Aesthetic Value and Communal Value; subdivisions of these, such as Illustrative Value and Social Value, should also be considered (see Table).

Value type	Definition
Evidential value	‘Derives from the potential of a place to yield evidence about past human activity.’
Historical value	‘Derives from the ways in which past people, events and aspects of life can be connected through a place to the present.’ Conservation Principles identifies two main subdivisions of historical value: illustrative value and associative value. Illustrative value depends on the visibility, and perhaps also the intelligibility, of historic features; it ‘has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place.’ Associative value connects the place with important historical figures or events.
Aesthetic value	‘Derives from the ways in which people draw sensory and intellectual stimulation from a place’ and ‘can be the result of the conscious design of a place’ (Design value), or ‘the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.’
Communal value	‘Derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory’ and includes commemorative and symbolic values which ‘reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it.’ It also includes social value, ‘associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence.’

Conservation principles for assessing significance of heritage assets

### The setting of heritage assets

3.7 In this statement the Conservation Area status is considered alongside and as part of the setting of the heritage assets.

3.8 Historic England’s *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3* (2015) proposes a number of steps in defining potential harm to the setting of heritage assets. Sequentially, these are:

- *identify which heritage assets and their settings are affected*

- *assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)*
- *assess the effects of the proposed development, whether beneficial or harmful, on that significance*
- *explore the way to maximise enhancement and avoid or minimise harm*
- *make and document the decision and monitor outcomes (ibid, 6).*

## 5. PROPOSED CHANGES, EFFECTS AND MITIGATION

4.1 The rear building to the property is the focus of proposed changes, namely proposal two, which includes:

- proposed rear extension
- two high level dormer windows within the existing pitched roof
- internal remodelling of the dwelling
- reconstruction of the garden facilitated by a new boundary wall.

4.2 In terms of the setting of the building, the, it lies within a Conservation Area and in the setting of other extant heritage assets (listed buildings). These entail very high values of archaeological and historical interest, and considerable architectural and associated aesthetic interest in NPPF terms, along with equally high evidential, historical, aesthetic and communal values in terms of Conservation Principles.

4.3 In response to pre-application advice (de Grussa, March 2023) the initially proposed dormers have been swapped for and conservation standard rooflights, and plans for a flat roof have been adjusted so the roof will be hipped. These aspects prevent harm to the setting of listed buildings and the Conservation Area as a whole. Moreover, as noted in pre-application advice (ibid), there is a negligible impact to the Conservation Area given the location of the proposed extension.

4.4 Eighteenth- to nineteenth-century elements and fabric of the building do have some archaeological, historic, and even architectural interest, however, and certainly some evidential and historical value. There is a requirement to remove and modify some of this fabric, as well as uncovering more of it, so preservation by record is the best mitigation here, entailing recording by an archaeologist at English Heritage Level 1.

4.5 Other changes to windows and doors are considered not to have implications for anything of historic significance, in tandem with the pre-application advice (ibid).

4.6 No objections are raised in the pre-application advice (ibid) in relation to the proposed boundary wall, and the materials and design will match the recommendations reclaimed bricks, lime mortar, and matching of bond to existing walls in the location.

## SOURCES

De Grussa, C. March 29, 2023. Pre-application advice: PRE/22/00334

EH 2008, *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, English Heritage (<https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/conservationprinciplespoliciesandguidanceapril08web/>)

HE 2017, *The Setting of Heritage Assets*, Historic Environment Good Practice Advice in Planning 3, (2nd ed) Historic England (<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>)

HG on-line, *Heritage Gateway*, Institute of Historic Building Conservation, Historic England and Association of Local Government Archaeological Officers (<https://www.heritagegateway.org.uk/gateway/>)

KHER on-line, *Kent Historic Environment Record*, Kent County Council (<https://webapps.kent.gov.uk/KCC.ExploringKentsPast.Web.Sites.Public/Default.aspx>)

NHLE on-line, *National Heritage List for England*, Historic England (<https://historicengland.org.uk/listing/>)

NPPF 2021, *National Planning Policy Framework*, Ministry of Housing, Communities and Local Government ([https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/1004408/NPPF\\_JULY\\_2021.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf))



Figure 1. 59 St Dunstan's Street, in the context of the group of buildings, looking south-west



Figure 2. 59 St Dunstan's Street, in the context of the group of buildings, looking north-east



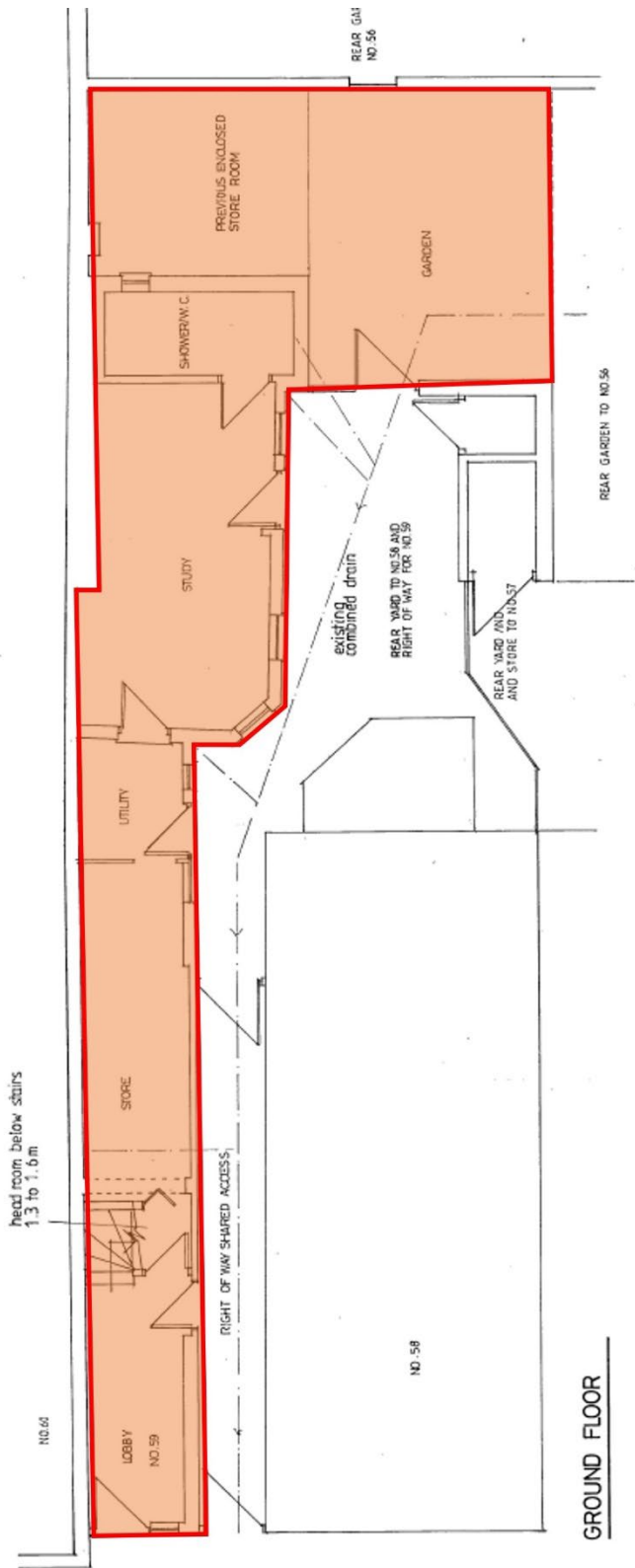


Figure 3. 59 St Dunstan's Street, existing ground floor plan.



Fig 4. 59 St Dunstan's Street frontage





Fig 5. The rear buildings of 59 St Dunstan's Street.





Figure 6. Previously external wall of 58 St Dunstan's Street, within the shared access passage.



Figure 7. Turning corner for the former carriageway on the rear wall of 58 St Dunstan's Street.





Figure 8. Formerly tiled external gable of 58 St Dunstan's Street within the roof space of No 59 (note bracket reinforcing connection of the two buildings).



Figure 9. Eighteenth-century (?) wall at the south-west end of the outbuilding to be developed

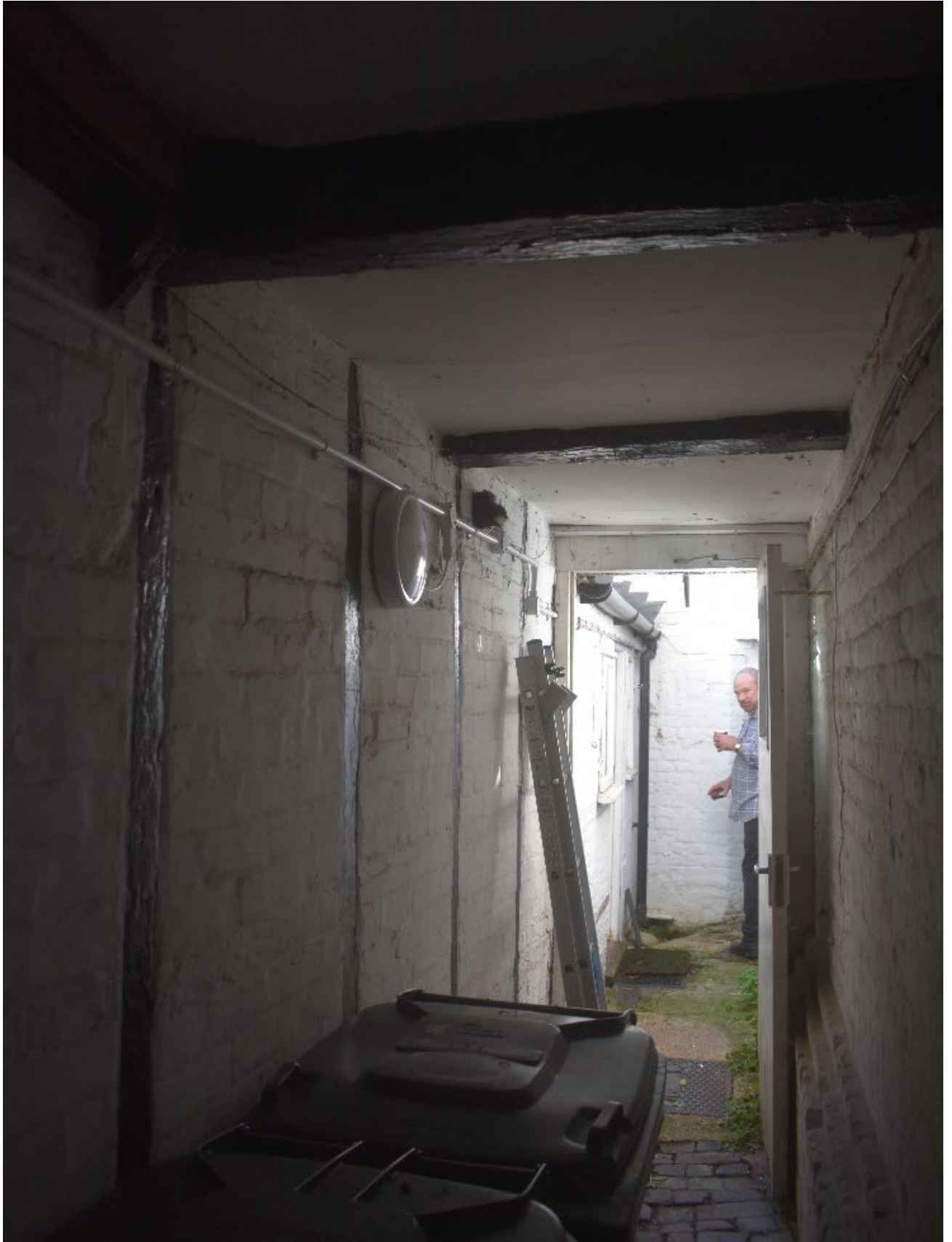


Figure 10. The ground floor timber and brick structure of 59 St Dunstan's Street.





Figure 11. Reclaimed timber to form the first floor of 59 St Dunstan's Street (a former hatch at this location?).



Figure 12. Reclaimed timber to form the first floor of 59 St Dunstan's Street, also suggesting some industrial use.



Figure 13. Reclaimed timber (with holes for mullions) in the timber frame on the first floor



Figure 14. 59 Boxed in earlier timber framing on the first floor



Figure 15. Earlier reclaimed timber frame abutted by later



Figure 16. Detail of earlier reclaimed timber frame abutted by later





Figure 17. The nineteenth-century pitched roof with tile battens (left), within the later roof (right), looking towards south-west gable



Figure 18. The same gable: external view. Note the change of pitch for the new roof to the left of the apex, and variations in tiles.



Figure 19. Nail marks in the reclaimed timber of the nineteenth-century roof within the later roof



Figure 20. The somewhat distorted ridge board of the nineteenth-century roof





Figure 21. The nineteenth-century oriel/bay window, with later dormer above



Figure 22. The First Edition Ordnance Survey Map (Canterbury - Kent XLVI.3.7, surveyed 1873, published c 1881) with the site marked in red.



Figure 23. Late Victorian (?) gable at the south-west end of the rear outbuilding.





Figure 24. Late Victorian (?) gable at the south-west end of the rear outbuilding, noting the change of bond from English to Flemish, and also introduction of machine made bricks and vent.



Figure 25. Modern rebuild of the rear outbuilding



Figure 26–7. Modern rebuild of the rear outbuilding



Figure 28. Modern rebuild of the rear outbuilding: machine sawn timbers and ridge board.