

**DOVER MARINE HOTEL, WATERLOO CRESCENT, DOVER
PROPOSED INTERNAL ALTERATIONS
DESIGN AND ACCESS AND HERITAGE STATEMENT**



Oliver Chapman MCIOB IHBC

GENERAL

These are proposals for the removal of an internal wall to provide versatile conference/wedding venue facilities and other related internals, and this document is limited to consideration of the relevant issues.

POLICY

The following policy documents have been taken into account in the preparation of this statement:

Paras 128, 129, 131, 132, 134 & 135 of the National Planning Policy Framework.

National Planning Practice Guidance Note 'Conserving and Enhancing the Historic Environment'.

Historic Environment Good Practice Advice in Planning Notes published by Historic England (previously English Heritage).

Dover District Local Plan Adopted 2015 and emerging plan.

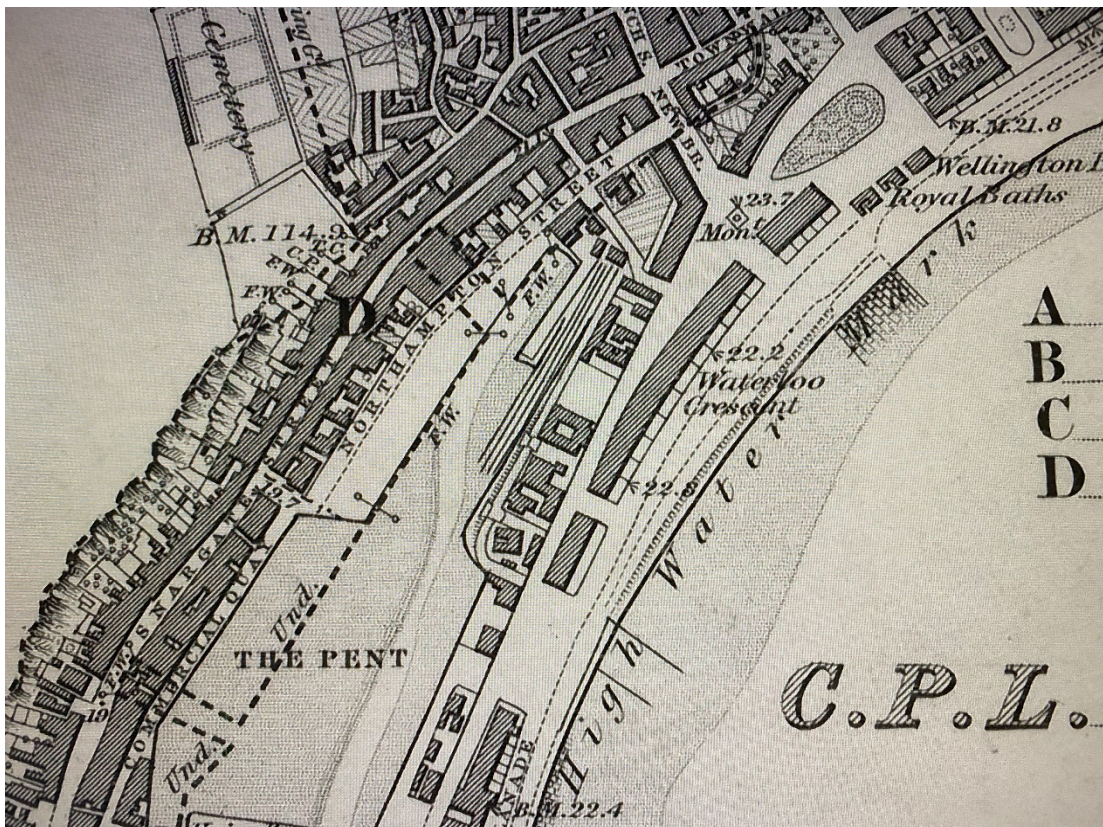
LIST DESCRIPTION

This building was first listed as grade II in 1949, the listing describes it as

'Built in 1834-8 by Philip Hardwick. 3 sections, the centre one containing 19 houses, the outside ones 5 houses each. 5 storeys and basement with area. 3 windows to each house. Stuccoed with rusticated ground floor. Round-headed windows on the ground floor and round-headed doorways. Continuous iron balconies on the 1st floor supported on thin iron columns from the ground floor and with continuous hood over. (This balcony has been replaced by a glazed veranda with balcony over it on No 16). The end houses of each section have curved fronts. These end houses and the 9 centre houses of the main section have Corinthian pilasters from the 1st to 2nd floor supporting tile entablature (which is continued along the houses without pilasters) and above this a stucco-fronted 3rd floor with round-headed windows, plain pilasters between them, cornice and parapet above with mansarded roof containing the attic storey. The other houses have no stucco above the entablature, but 2 storeys arranged in a double mansard, the upper one set back and both fronted with slates, Most glazing bars missing. Entrances at the rear.

Nos 1 to 30 (consec) Waterloo Crescent form a group.'

The Heritage England reference number is 177820.



Extract of OS 1872

ARCHAEOLOGICAL ASSESMENT.

This is an early listing and clearly sets out that it consists of three blocks of town houses. What is less clear is that it refers to 'nos 1-30' and yet the details state that the blocks consist of 19 houses to the centre block and 5 houses each to the end blocks (a total of 29). Beyond that, the details seem to be reasonably accurate and describe these high status town houses.

They were constructed with the main entrances to Cambridge Road and with balconies, front gardens and access to the sea on the east side.

The use of these buildings has varied over the years from local authority use, offices and hotel. In the course of these changes, most of the internal features have been removed and the compartmentalisation of the original town houses has long been lost with corridors punched through the dividing walls at all levels. Many of the internal partitions are modern and lift shafts have been inserted through the floors.

PLANNING HISTORY

This building is variously known as Protea House, Dover Marina Hotel and Spa, Best Western Hotel and White Cliffs Hotel, and the following is a synopsis of relevant planning history;

23/01030 : Demolition of ground floor load bearing wall.

Dover Marina Hotel And Spa Waterloo Crescent Dover Kent CT17 9BP

Withdrawn

22/01067 and 22/1066 : Works to facilitate conversion of Protea House to form expansion of Dover Marina Hotel to form 24No. ensuite rooms, additional hotel accommodation and bar/function rooms. Works include: Basement: tanking treatment works to storage room. Infill external rear door opening. Insert partitions to form WCs. Ground floor: Remove existing and insert new partitions. Infill openings. Removal of sections of internal load bearing walls. Replacement staircase to Basement. First, Second, Third & Fourth floors : Remove existing and insert new partitions and create new openings to form ensuite guest bedrooms & storage. Infill 2no external openings to NW elevation. External envelope windows, doors and roof repaired & refurbished.

Protea House Dover Marina Hotel And Spa Waterloo Crescent Dover CT17 9BP

Approved

20/01411 : Conversion to residential to include erection of new & removal of existing partitions; creation of new openings; replacement of windows to rear elevation & repair of windows; creation of vent stack and replacement of glazed single storey addition. Works to roof to include replacement of felt to parapet gutters with GRP. (description has changed)

Protea House Waterloo Crescent Dover CT17 9BW

Approved

20/01410 : Change of use and conversion to 9no. self-contained flats, replacement of windows to rear elevation and repair of windows; creation of vent stack, works to the railing to form bin store and replacement of glazed single storey addition.

Protea House Waterloo Crescent Dover CT17 9BW

Approved

18/00498 Removal of internal load bearing wall to form larger conference suite

Best Western Marina Hotel Waterloo Crescent Dover CT17 9BP

Approved

17/01222 Enclosure of first floor balcony to enlarge internal space, and the insertion of a new window

Dover Marina Hotel Waterloo Crescent Dover CT17 9BP

Approved

Blocking 1st floor balcony & installation of window. Internal works to convert to 4no ensuite bedrooms to include removal of existing and erection of new partition walls, creation of new openings and creation of new openings through party wall all to 1st floor.

Dover Marina Hotel Waterloo Crescent Dover CT17 9BP

Approved

92/01189 : Change of use from college annex to offices

Protea House Waterloo Crescent Dover

Approved

Formation of two arch openings on ground floor level

White Cliffs Hotel Waterloo Crescent Dover

Approved

THE PROPOSALS.

The proposals are complicated due to the works approved under refs 22/01066 & 01067 having commenced. For clarity the submission includes plans show the situation prior to these consents, the situation as approved by the consents and what is now proposed.

The change of use element has already been established by the consent 22/01066 and so this application is confined to a listed building consent application for the internal changes.

The proposals are listed below and the location of each is numbered accordingly on the plans. The room labelling is taken from the proposed plans.

Ground floor

1. Removal of wall between Office 1 / Office 2 and Reception / Kitchen
2. Infill balcony to Cambridge Road elevation.
3. Alterations to walls in male/female toilets.
4. New door to opening between 'private room' and 'conference room'
5. Removal of door between lift and stairs and insertion of new walls.
6. Changing door hanging of doors to curved section of wall to 'conference room' to opening outwards.
7. Door to be retained between 'small conference room' & 'meeting room'.
8. Retention of existing staircase.

Basement

9. New door openings and infilling one existing door opening.

DISCUSSION

1. Removal of wall between Office 1 / Office 2 and Reception / Kitchen

This is the major part of the proposed scheme and involves most of the dividing wall and chimney breasts as shown on the drawings. This proposals have evolved from a major re-think of the hotel facilities following withdrawal of application 23/01030 which proposed alterations for form better conference and wedding facilities. Having carried out this review,

it is considered that the current proposals would provide much better facilities for a high end hotel in this location.

The proposals would involve the loss of historic fabric forming the existing brick dividing wall and section of chimney, although it should be noted that the original fireplaces have long since been lost. The proposals include leaving the upper section of walls (including chimneys) to indicate the profile of the wall removed as has been successfully carried out elsewhere in the building. Ultimately, although the bricks would be lost, ultimately the wall could be reinstated in the future if the use of the building were to change.

This proposal causes 'harm' which is considered to be a the mid range of 'less than substantial', which is clearly offset by the improved hotel facilities which would be created and as set out in the supporting business statement.

2. Infill balcony to Cambridge Road elevation.

Changing the use of the space in proposal 1 has necessitated rethinking the best use of the other facilities and infilling this balcony and changing the lavatory facilities (item 3). The balconies are something of a design flaw with weathering problems, such that most have been infilled over the years. The proposal is to infill the area and recess the outer face so that it 'reads' as an infilled opening.

The 'harm' with this element is 'less than substantial which is outweighed by the public benefits of the overall improvements to the hotel facilities.

3. Alterations to walls in male/female toilets.

The proposed works at item 2 above allow for more space and improved facilities to the toilet facilities. The works mostly involve alterations to modern inserted partitions and are considered to cause no 'harm'.

4. New door to opening between 'private room' and 'conference room'.

This opening is part of the previously approved scheme and it is proposed to install a door to provide for the 'private room' to be closed off from the adjacent space.

This element is considered to cause no 'harm'.

5. Removal of door between lift and stairs and insertion of new walls.

The location of the new conference/wedding facilities has required a review of fire safety and these minor changes are related to that. The partitions are modern and there is considered to be no 'harm'.

6. Changing door hanging of doors to curved section of wall to 'conference room' to opening outwards.

It is necessary to convert these doors to outward opening to provide emergency exit in the case of fire. The existing doors are modern and it intended to take the opportunity to install doors of a more appropriate design. The reveals can easily be adapted to provide 'stops' to enable the doors to be hung differently. There is no 'harm' in these proposals and by replacing the doors with a more appropriate design is considered to be a positive enhancement.

7. Door to be retained between 'small conference room' & 'meeting room'.

This door has consent to be removed but this scheme enables it to remain.

This element is considered to be a positive enhancement.

8. Retention of existing staircase.

This staircase has consent to be removed and a new staircase installed. This scheme enables the existing to remain and is considered to be a positive enhancement.

9. New door openings and infilling one existing door opening.

This scheme enables the toilet facilities to be relocated on the ground floor, enabling the basement space to extend the spa facilities. The proposals include minor changes to doors and openings.

The proposal result in minor loss of original fabric and the 'harm' is to the low end of 'less than substantial' which is clearly outweighed by public benefit.

The proposals are either, neutral, positive enhancements or 'less than substantial' and the overall effect is to improve the hotel facilities (as supported by the policy framework) with any 'harm' outweighed by public benefit.

ACCESS ISSUES.

There are no access issues of concern in this case.

SUMMARY.

The proposals are considered to be reasonable and listed building consent is requested for them.