



Proposed Residential Development at:
THE OLD COACH HOUSE, 112 CANTERBURY ROAD, BIRCHINGTON, KENT, CT7 9AH

+ **DESIGN & HERITAGE STATEMENT**

The following Design and Heritage Statement has been produced in support of a Full Planning Application and Listed Building Consent for the proposed works to The Old Coach House, 211 Canterbury Road, Birchington, Kent, CT7 9AH.

The submission follows an earlier planning application that was recently granted by Thanet District Council for the *Change of use from single storey commercial unit (Class E) to 1 No 1-bed dwelling together with associated access, parking, landscaping, cycling and bin stores, together with the introduction of an EV charging point, following demolition of existing front extension and roof covering and north western wall of front storage area Ref: F/TH/23/1126.*

This proposal now seeks to add a single storey extension to the extant planning application, and reconfigure the layout to include a second bedroom.

This supporting document will be illustrating how the requirements and parameters of the proposed works will be met in terms of use, amount of development, layout and scale and describes the design ethos underpinning the scheme.



Site Location



(www.google.com - Google Maps)

The application site lies within the civil parish of Birchington, and adjacent to the District Centre of Birchington.

No. 211, The Old Coach House, is set back from Canterbury Road, and located at the end of a private driveway. To the south, the property is adjoined to No. 215 Grove House, a Grade II Listed building, and linked to No. 215a which fronts Canterbury Road to the north.

The Old Coach House falls within the Birchington Conservation Area, designated 2010. Whilst the Coach House itself is not listed, it would have once formed as an existing outbuilding to Grove House, a Grade II Listed building.

The site is currently used as commercial floorspace for an IT support provider, and has direct vehicular access onto the A28 Canterbury Road, with off street parking for two vehicles. However, the recently approved planning application Ref: F/TH/23/1126 has established the change of use to residential.

The property is a single storey brick structure with interlocking concrete roof tiles. To the west, the brick facade is exposed, whilst to the east the brickwork is painted white. The property has been extended over the years, with a white uPVC clad lean to extension, which currently occupies the kitchen, WC and store room. A large and deteriorated timber frame and corrugated plastic roof covers the existing driveway and parking area.

Situated within the District Centre of Birchington, the application site is located within a highly sustainable location. The nearest bus stop lies approximately 40m to the west of the site, with regular services to Canterbury, Margate and Westwood Cross shopping centre. A main-line railway station with services to Ramsgate and London Victoria lies approximately half a kilometre away to the north. As a popular seaside resort, the area offers a range of attractions and local amenities within easy walking distance from the site, including restaurants, libraries and parks.

As noted, the proposed application site is located within the Birchington Conservation Area, and adjoined to Grove House, a Grade II Listed dwelling house. The details of the listed building are as follows:

Entry Name: Grove House
 Listed Date: 22 - Feb - 1973
 Grade: II
 Source: Historic England
 List Entry Number: 1203367
 HER Number: TR 36 NW 1067

Details:

CANTERBURY ROAD 1. 1380 (South Side) BIRCHINGTON-ON-SEA No 215 (Grove House) TR 36 NW 9/86

II GV

2. Mid C18. 2 storeys and attics brown brick with red brick dressings. Renewed tiled roof with 2 hipped dormers. Shaped Dutch gables at the ends. 3 Sun fireplaques, 3 sashes with glazing bars intact. 2 3-light canted bays on ground floor. Central doorcase with panelled door and cast iron trellis-work porch.

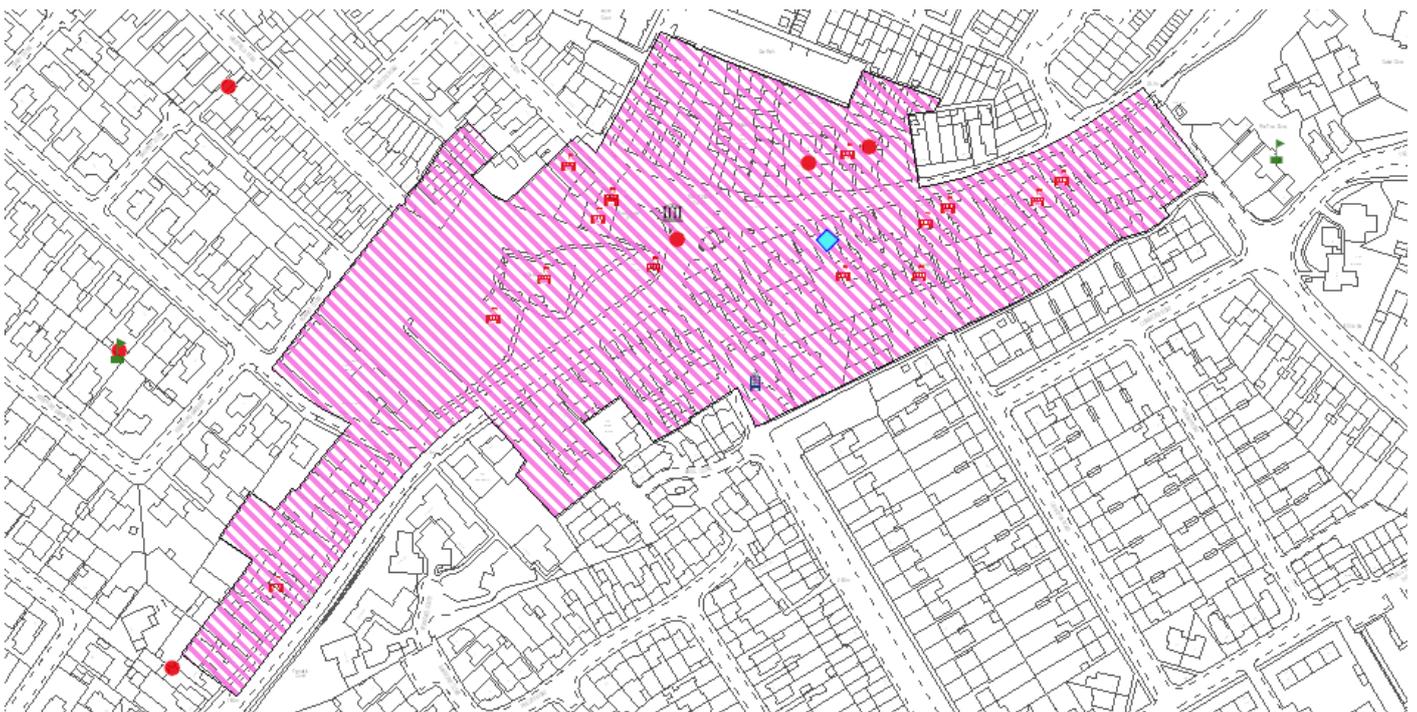
No 215 forms a group with Nos 3 and 5 The Square

Listing NGR: TR3032569035

BIRCHINGTON CONSERVATION AREA (Designated 2010)

The Birchington Conservation Area can be characterized by a variety of buildings reflecting different periods. Buildings within the area generally consist of red brick, with some buff coloured decorative features or rendered blocks, and some use of flint within boundary walls. Most buildings are two or three storeys in height, giving the village a domestic scale. There are occasional glimpses of dwellings behind the main roads, and some as "infill" developments such as Walnut Tree Close and 212 Canterbury Road that reflects the intensification of development from the Victorian era through the 20th Century.

A very strong element within the Birchington built environment is the number of green spaces within developments. Often these are small, they may contain trees and flower beds that break up the street and provide space for residents to enjoy.



Birchington Conservation Area (Extract from Kent County Council's Heritage Mapping Service)

The principle of development for the change of use from single storey commercial unit to residential was established as part of the extant planning permission Ref: F/TH/23/1126. Planning is now being sought to extend the existing structure with a single storey extension, and reconfigure the internal layout to provide two bed accommodation, together with associated access, parking and amenity space.

It was considered as part of the consented scheme, that the existing extension and canopy were not befitting of the neighbouring listed building in either date, material or nature, and its removal considered an improvement. The proposal would also seek to remove the inappropriate and poor-quality structure which negatively abuts the listed building, and replace it with a modest and sympathetic single storey extension, that will allow for the reconfiguration of the internal layout to provide two bed accommodation, together with kitchen, living dining space, bathroom and external garden amenity.

The proposed position of the extension has been sensitively considered to be set away from the listed building by approximately 3 metres, and separated by private garden space to improve the built impact upon the listed building, enhancing the visual appearance of Grove House. The extension will not be prominent, and will provide a positive frontage when viewed from the main highway. The development is therefore considered to result in a suitably sized and sensitive addition to the existing property, that is considered to improve the overall character and appearance of the site and wider Conservation area.

The current extension and lean to store room provides a footprint of approximately 31sqm. The proposed single storey extension will have a footprint of approximately 25sqm, significantly reducing the overall mass and bulk when compared to the existing, and providing a scale and height that remains subservient to the Old Coach House. The existing boundary wall to the east will be retained, but levelled in height as part of the proposals to screen the new extension when viewed from Walnut Tree Close.

The development will utilise existing openings where possible to ensure the structural integrity of the original building is retained. The proposed addition of double glazed windows and French doors will be located entirely at ground floor level, and have been designed and located to allow a sufficient level of natural light and ventilation to enter the internal spaces. Its simplistic form and modest scale will not cause any detrimental harm in regards to overlooking or loss of light to neighbouring properties and their amenities.

In line with the Thanet District Council Local Plan 2020, the residential development is expected to incorporate garden space in order to provide a safe "doorstep" play area for young children. As proposed within the consented planning application, the development seeks to incorporate external garden space in place of the existing storage shed. The inclusion of a garden within the development, provides an area of green space for the residents to enjoy, and promotes on site planting to provide ecological enhancement to the site. The inclusion of residential amenity is not considered to create any additional harmful noise that is already experienced from the site's commercial use, and will therefore provide a betterment in terms of the living conditions of neighbouring properties, and surveillance within the area. This has been accepted through the consented application.

As noted within the consented application Ref: F/TH/23/1126, the site currently provides sufficient space for parking two vehicles. In line with Kent County Councils car parking standards, the development seeks to maintain two off road parking spaces within the existing driveway, and the provision of an electric vehicle charging point.

As part of the consented planning application, it was considered by Kent County Council Highways and Transportation, that *'the proposed change of use will see a reduction in vehicle movements using this access. Whilst it is not ideal that a vehicle has to reverse onto the A28, this is the existing means of using the access, and there is good visibility in the prevalent direction of traffic. In addition there is the provision of double yellow lines on the A28, which prevents any on street parking in this location, which means the available visibility is maintained'*. Furthermore, given that the existing driveway is used for commercial purposes, there is likely to be a decrease in vehicular activity and foot traffic.

The proposed unit will have a floorspace of approximately 68sqm, in line with the Nationally Described Space Standards for a 2 bedroom, 3 person dwelling, and will make allowance for additional insulation to ensure Building Regulations and energy efficiency levels are met. As a result, the development will provide a sufficient usable space to facilitate comfortable living standards, and deliver a high quality and inclusive design that is sustainable and compatible with neighbouring building and spaces.

5.0 + APPEARANCE & MATERIALS

As per the consented application Ref: F/TH/23/1126, there are no proposed changes to the external materials of the Old Coach House. The removal of the low quality uPVC clad extension and timber frame canopy, will allow for a modest size extension that has been sympathetically designed to improve the overall visual aesthetic of the site, and enhance the buildings visual connection to the garden.

The inclusion of doubled glazed windows and French doors will make the building appearance more residential in character, and the replacement of the existing uPVC windows and doors with timber and aluminium frames will be more appropriate with the appearance of the Old Coach House and adjoining listed building.

The choice of external materials will ensure continuity and high-quality architectural design, finish and detailing is carried through to the extension which is sympathetic to the character of the host dwelling and surrounding context.

The palette of materials are as follows;

- Joinery to be a combination of timber and aluminium
- Slate roof of existing Coach House
- Facing brick with parapet roof (painted white to match existing)
- Dark grey single ply membrane roof (or similar to extension)

6.0 + ACCESS

Vehicular access off Canterbury Road, and the existing off street parking provision for two car parking spaces will remain unchanged. As stated within the consented application Ref: F/TH/23/1126, given there is an existing driveway for off-street parking, and the building is currently used for commercial purposes, there is likely to be a reduction in vehicular activity and foot traffic. As such, the proposed dwelling is not considered to have an adverse impact on highway safety or parking in the surrounding area.

Cycle storage as per the consented scheme is to be located within the shed area of the proposed garden, and an EV charging point will be installed within the driveway.

Bin storage will be located to the front of the property in a dedicated bin store integrated into the design, and taken to the kerbside on collection days.

7.0 + CONCLUSION

The site is situated within a urban area, in a sustainable location close to shops, schools, transport links and amenities.

In line with the consented scheme and Local Plan policies, the proposed development is considered to make a positive contribution to the local character and distinctiveness of the area. Its design and layout seeks to reinforce the local character of the site and adjacent listed building, by delivering a high quality design that respects the scale, massing, density, and materials of neighbouring buildings and spaces.

The proposed development would provide a two bedroom dwelling that is of a high quality design, and complimentary to the adjacent listed building and surrounding residential properties. A mix of materials contributes to the design, whilst the inclusion of garden space, cycle and bin storage will be of benefit to the future occupiers of the property.

It is considered that the proposed works will offer an overall improvement to the appearance of the site, whilst sensitively enhancing the appearance and setting of the nearby listed property. The proposed extension is considered to have a positive impact on the character of the Old Coach House and wider Conservation area, and is not considered to harm the residential amenity of neighbouring properties, nor adversely impact highway safety.

Whilst some harm is acknowledged and involved with proposed works and alterations, the benefits of the scheme and positive contribution towards the Old Coach House and surrounding area is considered to outweigh any such harm.

For all reasons set out throughout this document, we consider the scheme to be acceptable to warrant positive recommendation.