

# Design, Access and Heritage Statement

Site: 12 School Road, Sandwich

Proposed: Erection of a single-story side/rear extension and creation of off-street parking in Paradise Row



Prepared by Les Kinnear – December 2023

## **Design and Access and Heritage Statement**

### **Site: 12 School Road Sandwich**

**Introduction** This report will discuss the site and location, details of the proposal and justification

**Site and Location** This site is located on the corner of School Road and Paradise Row which is to the west of the historic town of Sandwich

It is an end of terrace two story building of yellow stock brick construction under a Kent peg tile roof. It dates back to early C20th. A rear bathroom/kitchen yellow stock brick extension with a slate roof has been added at later date. (See Figs 1-3)

The garden wall is a yellow stock brick construction and has no heritage significance. Incorporated in it was a timber gate for vehicle access. Part of the wall has been demolished due to its poor condition and was in danger of collapsing. The timber gate has also been removed for the same reason. (See Figs 5-7) The wall removed was once part of a larger vehicle access entrance. It was poorly constructed and consisted of a mixture of single skin bricks together with breeze blocks on the internal side in an attempt to stop it from moving.

The house is not listed but falls within the Sandwich Walled Town Conservation Area.

**Assessment of the proposal** The overriding aim of the proposal is to work and to respect the character of the building and this part of the conservation area, whilst at the same time improving the quality of the accommodation, making it fit for family living in the 21<sup>st</sup> Century

It should be noted that the existing accommodation has one bathroom upstairs which can only be accessed by entering the rear bedroom. The garden wall and access gate will be in keeping with the adjacent property in Paradise Row. (See Fig.8). By returning the vehicle access gate back to how it once was will reduce pressure for parking in the surrounding streets.

Currently the parking in Paradise Row and School Road could be potentially life threatening to residents and pedestrians. Vehicle access can only be made by mounting the kerb. (See Figs.9-10)

I have witnessed parents and young children stepping off the pavement and standing between the parked cars whilst on their way to the near by school. Both roads are impossible for the emergency services to access. The property has been hit many times due to

the vehicles turning whilst mounted on the kerbs in School Road and Paradise Row. (See Fig. 4)

In terms of design approach, it was decided that the proposed extension from the side elevation in Paradise Row would not detract from the original property.

The materials would be yellow stock under a flat zinc roof. The rear extension roof will be slate to match existing.

**Details of the Proposal and Justification** Full details of the proposals are given on the plans accompanying this application. In summary they include.

The provision of a single-story rear extension, this would be of yellow stock brick construction under a flat zinc roof.

This would provide a kitchen/dining room as well as a down stairs WC. The existing internal layout would be re-arranged in order to make the best possible use of space available. The removal of chimney breasts will help to achieve this. A new corridor and door entrance to the bathroom up stairs will provide privacy to the rear bedroom. Rigid insulation boards will be added to all external walls inside and floor areas.

At the side of the property in Paradise Row the existing vehicle entrance will be slightly widened. The gate will

be of traditional materials painted black and will be similar to the adjacent property.

**Conclusion** These proposals would significantly improve the use and enjoyment of the property without detracting from the character or appearance of this part of the conservation area. It will secure the optimal viable use of the building, making it fit for purpose for living in the 21<sup>st</sup> Century.

It is therefore considered that the proposed works would meet the requirements of the Planning (listed Building and Conservation Areas) Act 1990.

Les Kinnear



Fig1 Front Elevation



Fig 2 Side Elevation



Fig. 3 Rear Side Elevation

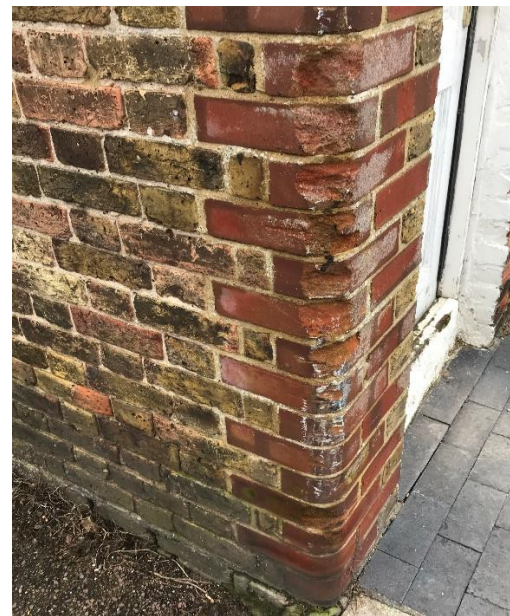


Fig. 4 Vehicle Damaged  
Wall



Fig. 5 Demolished Wall



Fig. 6 Vehicle Access Gate



Fig 7. Demolished Wall



Fig.8 Adjacent Gate



Fig. 9 Car Driving Down Paradise Row



Fig. 10 Car Driving Down School Road