

Heritage Statement

Proposed development

Land to rear of 162 Mongeham Road, Great Mongeham, Deal

CONTENTS

Introduction

The Site

Planning history

Conservation Policy

Local History

Design of development

Effect of development on The Conservation Area

Conclusion

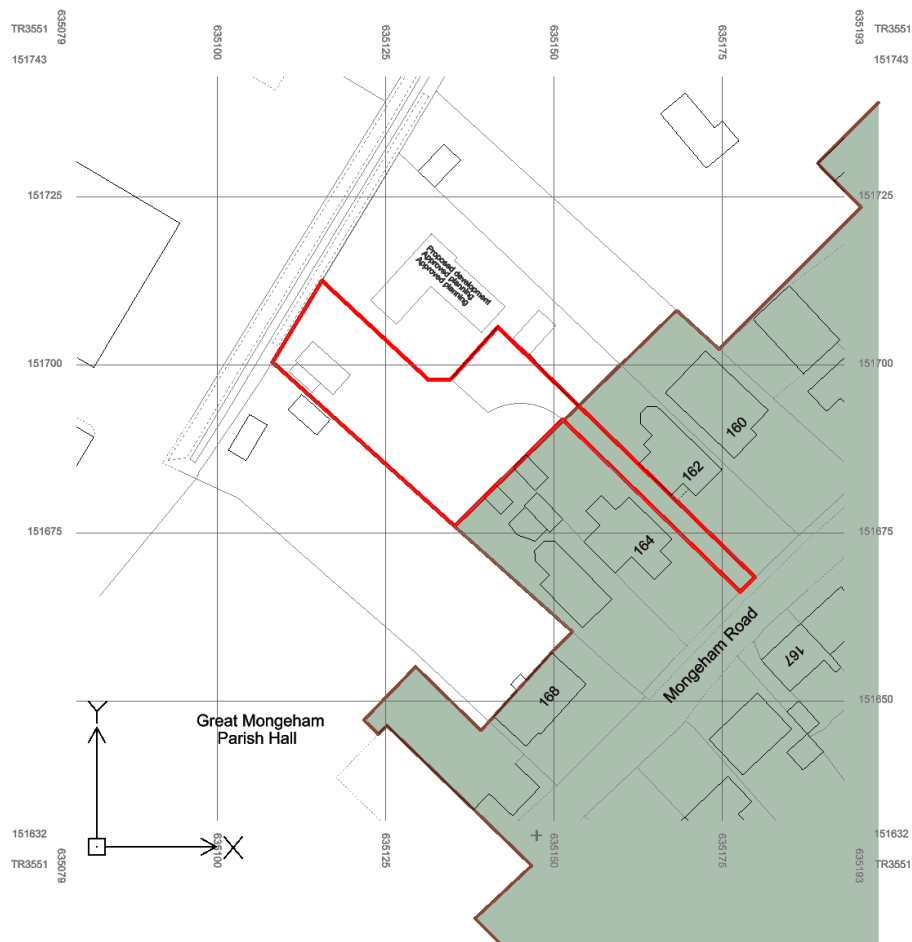
Introduction

This Heritage statement supports our client's planning application to build a detached bungalow on land to the rear of 162 Mongeham Road, Great Mongeham

The site

Dover's interactive Local Plan map identifies the site as being adjacent to the Great Mongeham Conservation Area.

Mongeham Road is generally identified by linear development each side of the street and includes a range of vernacular.



Site edged in red extent of Conservation Area shown hatched

162 Mongeham Road in front of the land is a relatively modern house with red brick elevations and a plain tile roof. The frontage includes a bay window to the ground floor, a gable and side dormer. Next to this No.160 is more recent with a low pitched roof and white boarding over yellow brickwork.

No 164 Mongeham Road is again a relatively modern house with red brick and tile hung elevations with a tiled roof, the house has been extended to the side. 166 is a similar property.

Immediately opposite the existing access is a pair of older cottages.

Parts of the village are much older for instance The Village Bakery (147 Mongeham Road) began as a pair of labourers cottages as can be seen in the map below, dating from 1841
Map Showing adjacent Conservation Area

Planning History

DOV/22/00746 Erection of detached dwelling, car port, vehicular access and parking (existing outbuildings to be demolished). Approved

Conservation Policy

The NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from the heritage asset’s physical presence, but also from its setting”

The Dover District Local Development Framework: Core Strategy 2010, includes two relevant objectives, these being; to ensure that the intrinsic quality of the historic environment is protected and enhanced, and secondly that these assets are used positively to support regeneration.

Local History

It is commonly believed that Great Mongeham may have been a settlement as long ago as the Bronze Age. During construction of a new primary school in 1949 the body of a man and fragments of pots were found which were later dated back to! about 1000BC.

In 1415 Henry V granted the Fogge family of Mongeham the exclusive rights to brew and ship beer to the English soldiers in Calais. Chalk and lime used in the building of Deal Castle in 1538 was quarried from a pit called Pope’s Hole. At the time of the Armada in 1588 Mongeham had a signal beacon which would have been lit to raise the alarm if the Spanish landed. Later, smugglers hid their spoils near the village.

A number of buildings in Mongeham have shaped gable ends. This was a Dutch fashion which is found in several places along the east coast of Kent.

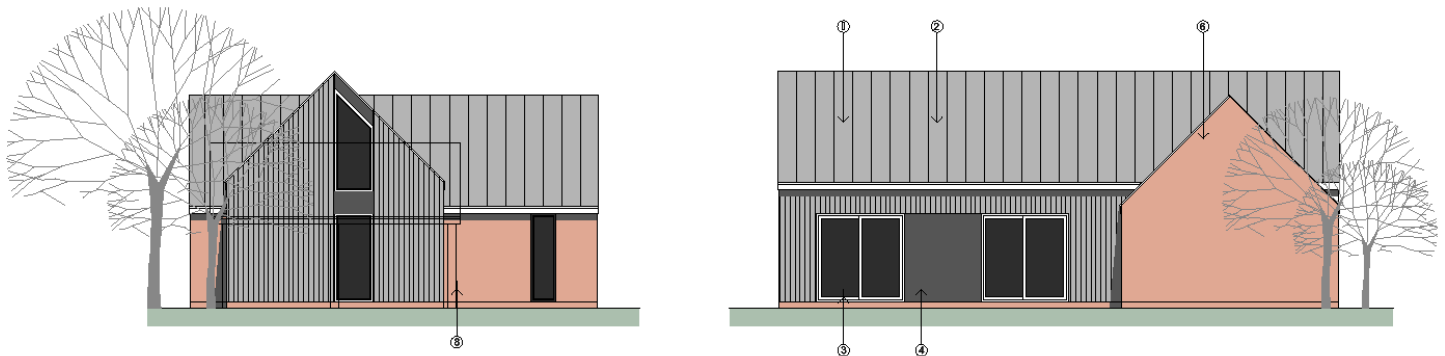
The village church is a Grade:II listed building, with an interesting history. The Saxons built the original church in the 8th century, although the Normans rebuilt it 400 years later. They made further additions and extensions over the next 200 years and added the west tower in the 15th century.

The 16th century the interior was brightly coloured but by 1665 the church was in a state of disrepair. One third of the parishioners belonged to religious sects and did not attend services. The church was restored in 1851 by Victorian architect William Butterfield.

Great Mongeham is close to the Roman road which ran from Dover to Richborough Castle. Archaeologists have discovered Roman pottery and evidence of cremation but we do not know if there was a permanent settlement here at that time. Certainly a settlement existed by AD 761 and was called Mundelingeham. which means "settlement of Mundel's people. By 1195 it was written as Munigeham. It had become Mongeham by 1610.

Design of the development

The proposed dwelling has been designed to be predominantly single storey so as to keep the bulk, scale and massing minimal. The development will thus sit comfortably within the site and not be visible from the wider area or public domain. The building will be finished with vertical timber cladding and raised seam coated metal roof reflecting the appearance of the adjacent approved bungalow. This takes cues from the farm buildings to the rear and will be seen to offer a transition from the built environment to the countryside.



Effect of development on The Conservation Area

Whilst the site lies close to the boundary of the adjacent Conservation Area the existing buildings along Mongeham Road will to a large extent screen the development.

There are no Listed buildings in close proximity to the site.

The retention of boundary hedgerows and careful landscape design will further mitigate and soften the appearance of the development thus reducing its visual impact. Careful consideration has also been given to the massing of the development in relation to its setting and adjacent buildings.

Conclusions

The development site is contained and is separated from the Conservation Area, for this reason the effect of the development is reduced.

The development will not be seen from the public domain

Planning consent has already been given for a detached dwelling within the original curtilage.

There are no Listed Buildings immediately adjacent to the site, thus there is no negative effect on designated heritage assets or their setting.

Development of the site will have a very minimal impact on the conservation Area