

Design and Access and Heritage Statement

Property Address - 1 South Road, Kingsdown, Kent, CT14 8AQ

Outline Proposal

Refurbishment and restoration of existing windows, doors and building fabric to property exterior. Alterations to existing single story rear extension to include like for like replacement of roof, 2no. new rooflights and the introduction of inward, garden facing, windows and doors to suit reconfigurations to interior layout. Addition of window to first floor rear elevation 2no. new rooflights to rear roof.

Introduction

This report will discuss the site and location; details of the proposal and justification; relevant legislation, policies, and guidance; identify the significance of any heritage assets, and then evaluate the impact of the proposals.

The proposed scheme has been a collaborative process between owner and designer. Interventions are considered and respond to existing context, vernacular, local building language and materiality. Sensitive restoration is at the heart of the proposals with the owner passionate about the site and restoring the property to its former glory whilst making considered tweaks to ready to property to be a comfortable family home for many years to come.

The design has been reached through numerous conversations, site visits and the testing of ideas. The resulting outcome informed by the constraints and opportunities the site offers.

Site and Location

The site is number 1 South Road. The end property located at the western end of terrace on the beach at Kingsdown.

It comprises a 2-storey end of terrace house with a rear extension and entrance porch. The house was constructed circa 1850 with the rear extension believed to have been built in two phases post 1919.

The front elevation and side elevation are rendered, painted white. The rear of the house is a painted brick, all under a slate roof. The rear extension has a stepped roof and is formed of two parts, the central lower section is a painted brick, the rear portion and rear elevation a painted render as the main house. The extension comprises of a slate gabled roof. Please refer to site images (Fig. 1-6). The site falls within the Kingsdown Conservation Area.



Fig.1 - Terrace. Site to far left of image.



Fig. 2 - Terrace. View looking toward the sea.



Fig. 3 - Front of property.



Fig. 4 - View of house long down neighbouring side-road.



Fig. 5 - Rear view of house and extension from side road.



Fig. 6 - Rear view of house.

Relevant Legislation, Guidance and Policies

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to preserving the character and appearance of conservation areas.

Policies and Guidance

National Planning Policy Framework (NPPF)

Section 12: Achieving well-designed places – This states that proposals should be ‘sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change’.

Section 16: Conserving and enhancing the historic environment – This highlights the need to conserve heritage assets ‘in a manner appropriate to their significance’.

National Planning Practice Guide

The National Planning Practice Guide, offers more detailed advice on conserving and enhancing the historic environment, and states that ‘The conservation of heritage assets in a manner appropriate to their significance is a core planning principle’. ‘Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every-day use, to as yet undiscovered, undesignated buried remains of archaeological interest’.

Historic England Advice

Further national guidance is provided by Historic England in ‘Making Changes to Heritage Assets’ February 2016. This provides more detailed guidance on alterations to heritage assets, the aim of which is to ‘recognise and reinforce the historic significance of places, while accommodating the change necessary to ensure that people can continue to use and enjoy them’.

Heritage Strategy

The Dover District Heritage Strategy 2013 sets out a strategy for shaping and dealing with the District’s heritage assets, and proposals which have an impact on them. It states that ‘Heritage assets have been shaped by people responding to the local environment, but will also help to shape that environment in the future. They have a significant role to play in creating a sense of place and acting as a catalyst for regeneration’.

Kent Design Guide

This sets out criteria to be taken into account, such as respecting the scale, local materials, style, details and colours of surrounding buildings. Context is of major importance and the positive features of the area should be identified and reinforced in any new proposal.

National Design Guide

This highlights the importance of development responding to local history, context, heritage and the local vernacular.

Kingsdown Conservation Area Appraisal 2015

This document seeks to highlight the significance of the conservation area, and what makes it special.

Kingsdown Conservation Area

The Kingsdown Conservation Area was originally designated in 1970, and was subsequently extended in 1994 and 2016. A Conservation Area Appraisal has been produced for the area, which was adopted as a 'local development document' by Dover District Council on 5th October 2015. As the conservation area covers such a wide and diverse area, it divides the area into 3 sub-areas, these being lower, middle and upper Kingsdown. The site falls within the lower area.

The special character and significance of this part of the conservation area revolves around a number of key elements which can be summarized as follows;

- An area of high-density terraced housing.
- Generally, 2 storeys of brick construction, with rendered and painted front elevations, under slate roofs with chimney stacks, all set behind small front gardens.
- Narrow alleyways between the gardens and between the sides of houses.
- Front elevations of the buildings have a formal and regimented appearance, with various styles of sash windows, and porches under low pitched roofs. However, in stark contrast to this the rear elevations have a far more organic appearance, with a wide variety of extensions, window and door designs. Several have roof lights.
- Distinctive shingle roads with no formal foot paths.
- Views out of the conservation area of the sea and cliffs are particularly important to its special character.
- There is a whole range of beach huts fronting the sea together with fishing paraphernalia.

Details of the Proposed

The overriding approach to the works is to refurbish and restore in keeping with the historic sensitivities of the site. The more significant works concern alterations to the rear of the property. Care has been taken to keep these below the boundary line and out of public view with exception of work to the rear elevation upper floor and roof of the main house. Works will adopt traditional techniques and local materiality.

Outline of works:

Refurbish timber sash windows, entrance door and porch to front elevation.

Replace timber windows to the side elevation like for like in appearance with new timber triple glazed units offering improved thermal qualities.

A ground floor window of the main house looking to the side road is not original. This will be replaced with a sash to match the period and character of the property. Aperture and position will remain.

Garden wall to be raised by 300mm to improve connection to the rear extension and offer better privacy from the side road.

Alterations to inward (garden) facing windows of rear extension. Existing PVC windows will be removed. New windows will be positioned to relate to new internal layout - A new circular window and door to rear elevation will provide views and access to the garden. A slot window will provide views from the bathroom. A new door and window will serve the kitchen. All doors and windows will be of painted timber construction and triple glazed.

The current roof of the rear extension is in poor condition and in areas no longer fit for purpose. A new roof will be installed on the rear extension to match the materiality and profile of the existing. It will be like for like in terms of appearance except for the addition of a new 'chimney' and two flush roof lights.

The 'chimney' is located at the mid-point of the extension in the location of a historic chimney that has since been removed. It will be topped by a glazed roof light providing natural light to a bathroom below. Refer to figure 7. An early postcard of Kingsdown capturing the site. Part of the historic building profile will be reinstated.



Fig.7 - An early postcard of Kingsdown capturing the site.

The new roof structure will be of timber construction and insulated to better the thermal performance of the structure. It will be finished with slate to match existing. Tiles will be reused where possible and like for like replacement will be sourced where necessary.

Two new conservation style roof lights, one on each portion of the rear single storey extension will provide more natural light to the bedroom and kitchen below. These will finish flush with the roof line will be unseen from roof level.

On the main house, an existing window on the ground floor rear elevation will be replaced with a set of double doors to provide garden access. The existing opening height and width will be maintained. New doors to be of timber construction, solid base with glazed upper portion. They will be of a traditional style.

On the upper floor of the main house, to the rear elevation, an existing window will be repositioned and a new circular window added.

The existing floor configuration has a bathroom and bedroom to the rear of the property. The dividing partition currently falls on the centre of the existing window which leads to an awkward junction. The proposals will see a dedicated window to each of the rooms, improving qualities of natural light and removing the need for a wall to fall against a window. The new window serving the bathroom will be a circular, a gesture to the maritime context. Both will be triple glazed, and timber framed.

Two new roof lights are proposed to rear roof slope of the main house. These will be conservation style roof lights. These will provide natural light in the loft space and allow for improved use and light quality within. The roof space will remain a storage facility.

The house will be re-rendered with a lime-based render due to failings of past but not original concrete render. A recent survey brought this to our attention.

Impact of the proposed on Kingsdown Conservation Area

Throughout its history the building has been altered many times. Alterations have been particularly prominent to the rear, reflecting changing needs and circumstances of various owners. The current proposals continue this process, however the design approach is mindful of the need to respect the character of both the building and conservation area in which it is located. As well as improving the visual qualities of the property the proposed works will make it more comfortable for the homeowner and more energy efficient.

Alterations to outward facing elements look to restore, rejuvenate, and refurbish. The front and side elevation, which are by far the most prominent parts of the building would remain unchanged in appearance.

Significant alterations are to the rear but when reviewing the proposals, it's important to do so within the context, mindful of alterations to neighbouring buildings.

Effort has been made to ensure location and appearance of public facing doors and windows remain as existing. The exception being the additional window to the first-floor rear elevation and the consequential relocation of an existing unit. For the most part changes will not be visible from the public realm.

A slightly new language has been introduced through circular windows to the main house and extension, but these introductions feel appropriate to the maritime location and breathe new life into the building. This is also precedent of this locally. Please refer to context images (Fig. 8-10). Aperture sizes are proportionate and in keeping.

Although new, the new roof profile to the rear extension will remain as existing, all insulation and technical improvements below the existing roofline. Windows will not protrude from the envelope and the silhouette will remain as existing. The new chimney is a reinstatement of old and its introduction justified because of this.

The proposed roof lights on roof slope of the main house would sit flush with the plane of the roof and would be of a traditional design, with a central vertical glazing bar. There would be minimal loss of any historic fabric and the rooflights would be seen as a minor incidence in the roofscape. The same situation exists on the neighbouring property.



Fig. 8 – Round window on property on North Road



Fig. 9 – Round window on rear extension of property on North Road



Fig. 10 – Round window on property on Cliff Road

Effort has been made to keep changes, where appropriate, to the rear of the property. This is in response to the areas Conservation Area Character Appraisal and the acknowledgement that 'the rear elevations have a far more organic appearance, with a wide variety of extensions, window and door designs.'

Conclusion

The overriding approach to the works is to refurbish and restore acknowledging the historic sensitivities of the site whilst bringing the property up to modern standards of energy efficiency and comfort.

The more significant alterations to the rear of the property are carefully considered and sit within Relevant Legislation, Guidance and Policies.

The proposed works will breathe new life into the property and provide a comfortable and characterful home for owners to enjoy who are passionate about the area.

Appendices

Report to be read in conjunction with Historic Building Survey '**Building Survey – 1 South Road**' which will provide an in-depth account into the condition and make-up of the property.

Report to be read in conjunction with existing and proposed drawings submitted as part of the planning application:

Drawing 1	Site Location and Block Plan
Drawing 2	Existing Plans
Drawing 3	Existing Elevations
Drawing 4	Existing Sections
Drawing 5	Proposed Plans
Drawing 6	Proposed Elevations
Drawing 7	Proposed Sections