

7th March 2024

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Ref:2227A

On behalf of **Target Carbon Management**

The property is located at:
Braunton, (Semi-Detached to Prospect House)
Wellington Road,
Deal,
Kent,
CT14 7AL

HERITAGE STATEMENT – March2024



Re. Planning Application for the renovation and 3 storey extension to existing semi-detached dwelling.



1.0 Introduction

This Heritage Statement supports a Planning Application for a three-storey side extension and general improvement works of a three-storey story semi-detached existing dwelling.

This Heritage Statement will cover the historical background to the application and provide the necessary information to a planning officer at this early stage.

2.0 Description

The site comprises of one semi-detached three storey brick 'end-terrace aesthetic' dwelling. The dwelling is a mid-20th century addition to Prospect House. Prospect House is not a listed building, but still requires this Heritage Statement.



Figure 1 Image of Prospect House taken from the Public Highway

Prospect House and Braunton are located on the border of the Deal - Victoria Road & Wellington Road conservation area and Middle Street Conservation Area, Deal. The entire structures are within the former, and the front garden / yard access in the later.



Victoria Road to the East of Prospect House, which later becomes Deal High Street to the North was once called Prospect Place. Prospect House once faced onto Prospect Place (once Victoria Road), but land between the Prospect house and Prospect place was sold and converted into commercial properties in the Victorian era. This part of Deal was once called Victoria Town, but this name has now fallen from popularity.





Figure 2 Image looking north along Prospect Place, now Victoria Road





Figure 3 Prospect House is a period property that isn't listed. Access is along a narrow alley behind restaurant refuse storage bins

Prospect House is a period property that has been surrounded by commercial buildings to the East on Deal high Street. Prospect House is not listed, but it is historic and may very well be listed in the future. Any structural and aesthetic changes to Braunton are sympathetic and respectful of the original Prospect House.

Braunton is semi-attached to Prospect House. The relationship of the two is best described casually as 'conjoined twins', with Prospect House being the principal well-formed and dominant twin of heritage, and Braunton currently being the homunculus attached to it.

They share the same primary mansard clay tiled roof, however, differ in all other aspects.

Braunton, the property we propose to be altered, appears to be built / converted in the 1980s. It has been built in modern brick, which has now been painted white.

The existing square aluminium windows do not match the fenestration pattern or structural dimensions of the original Prospect House timber sash units with 8 over 8 glazing panes.



The roof dormer also doesn't match with the dormers of Prospect House, nor does the front door.

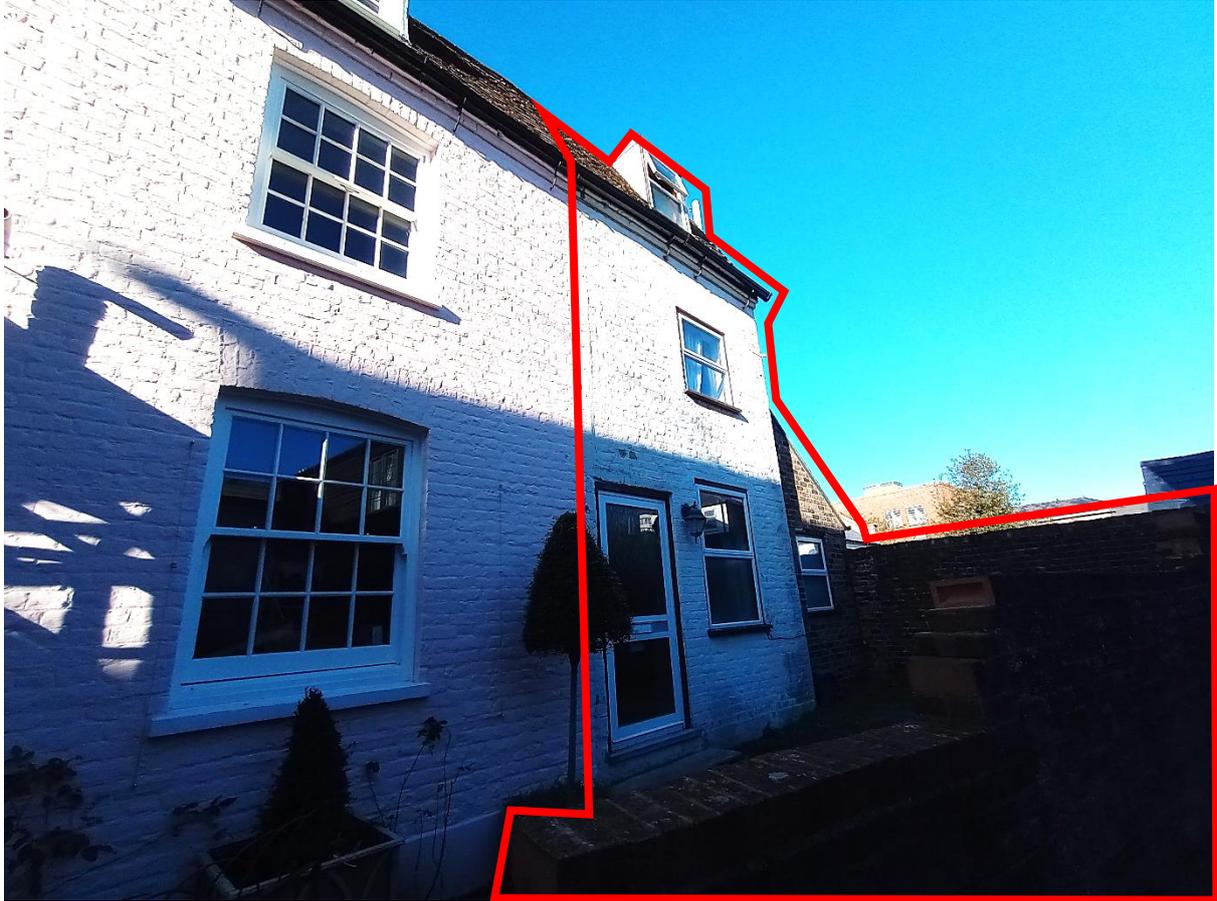


Figure 4 Braunton extension has windows and doors that do not match. The brick perimeter wall is failing structurally





Figure 5 Rear Elevation of Braunton. Prospect House is to the right. Braunton was extended in the mid-20th century to the side and rear. Head heights are insufficient.

The rear of the two properties differs again. Prospect house has a cat slide roof finished in slate, that finishes at the first floor where 6 over 6 timber sash windows face West. Braunton also has a cat slide roof finished in slate and finishes at ground level. The head room at ground level is barely over 2m making it an unpleasant room for habitation.

There is a room in the cat slide roof on the first floor, but it is damp, cold and mouldy with poor insulation and ventilation.

The applicant is seeking permission for necessary renovation and dwelling extension works to turn a dilapidated non-listed dwelling attached to another non-listed building within a conservation area.

3.0 Design

General Proposal Description

Braunton is orientated east to west, with shared pedestrian access to the south from Wellington Road. The shared pedestrian access is also shared with the bin storage of high street restaurants and shops.



The proposal is to retain the existing footprint of the existing dwelling but reconfigure the layout by extending the single-story side extension upwards to reach the existing top floor.

The existing stairs do not meet building regulations. The proposed layout locates the new improved staircase in a way that makes better use of the existing rooms and floors. The new staircase will ensure safe exit from the second story.

A proposed front porch will provide a light entrance area that will store coats and boots. This lobby will provide access to an external yard where the recycling bins are kept. These bins will be brought through the hallway down to Wellington House.

Design Considerations

Roof

The existing principal roof shared with Prospect house is to be retained. Where the side extension is to be raised up to the 2 floors, the new roof will merge into the principal roof. As the extension is stepped back slightly from front a rear elevation, the new roof will be subservient to the principal one. Where new and existing roof tiles meet, there will be a definitive structural edge defining the two, meaning there will be no unsightly blending of existing and proposed clay tiles. The new clay tiles are to match existing.

The rear of the property proposes a cat slide roof to match Prospect House. The roof will be pitched and finished to match prospect house and will form a new wall to the rear facing West.

Wall

The new rear first floor wall will be finished in white render to match Prospect House, with windows located equally apart from the Prospect House window separation distance. This is to better blend the two units together.

The walls to the side will be built up on the existing brick wall in blockwork but finished in white render. The existing brick to the side extension built in the 1980s is in modern brick and doesn't match the original Prospect House. As white render is already a themed material found on Prospect House, it is deemed suitable to mask the existing modern brick in a white render.

The front elevation is to remain as white painted brick, as Prospect House is painted brick, but of a differing colour.

Windows

The proposed windows are to be replaced with units that match the existing dimensions and fenestration patterns of Prospect House. From outside of the building curtilage and when visible from



public highways, the windows will be matching. On the ground floor rear garden where the public can not see, we propose a French style patio bi-fold doors with glazing bars. We do propose a high-level window on the north elevation, so to draw natural light into the ground floor, however this window will not be seen from any public highway.

SUMMARY

Retaining Existing Footprint: The proposal aims to keep the existing footprint of the dwelling intact. However, the layout will be reconfigured by extending the single-story side extension upwards to reach the existing top floor.

Improved Staircase: The existing stairs do not meet building regulations. The new layout includes an improved staircase that optimizes the use of existing rooms and floors. This new staircase ensures a safe exit from the second story.

Front Porch: A proposed front porch will serve as a light entrance area for storing coats and boots. It will also provide access to an external yard where recycling bins are kept. These bins will be brought through the hallway down to Wellington House.

Roof Design Considerations:

- **Principal Roof Retained:** The existing principal roof, shared with Prospect House, will be retained.
- **Extension Roof Integration:** The side extension, raised to the second floor, will merge into the principal roof. The new roof will be subservient to the principal one, with a definitive structural edge where new and existing roof tiles meet.
- **Matching Clay Tiles:** New clay tiles will match the existing ones.
- **Cat Slide Roof:** The rear of the property proposes a cat slide roof, matching Prospect House. It will form a new wall facing west.

Wall Finishes:

- **Rear First Floor Wall:** Finished in white render to match Prospect House, with windows evenly spaced to blend the two units.
- **Side Walls:** Built up on the existing brick wall using blockwork, but finished in white render. This choice masks the modern brick of the 1980s side extension, which doesn't match the original Prospect House.



Window and Door Finishes:

- Matching Dimensions and Fenestration Patterns: The existing windows will be replaced with units that match the dimensions and fenestration patterns of Prospect House.
- When visible from public highways or outside the building curtilage, the new windows will be consistent with the existing ones.
- In the rear garden on the ground floor, where the public cannot see, French-style patio bi-fold doors with glazing bars are proposed.
- A high-level window on the north elevation is suggested to bring natural light into the ground floor. Importantly, this more modern window type will not be visible from any public highway.
- Roof windows are proposed into the roof facing north.

These design considerations aim to enhance safety, aesthetics, and functionality while maintaining harmony with the existing structure.

