



HERITAGE STATMENT
4-6 Park St, Deal CT14 6AQ

CONTENTS

1.0 INTRODUCTION

2.0 SITE & LOCATION

3.0 PLANNING HISTORY

4.0 PROPOSED DEVELOPMENT

5.0 PARK STREET HISTORY

6.0 EFFECTS ON THE CONSERVATION AREA

1.0 INTRODUCTION

1.1
This Heritage Statement has been commissioned by Hardmans Solicitors to support an application for full planning permission for the "Part change of use from Professional Services (Use Class A2) to Residential (Use Class C3) and erection of two-storey rear extension. Insertion of 2no. rear windows into second floor of non-domestic building."

2.0 Site and location

2.1
The application property is located within the Deal Middle Street Conservation area as designated by DDC (FIG.1 & FIG.2).

2.2
The property is situated towards the North end of Park Street terraces, of which none are listed. The existing property is arranged over three floors including a basement. The existing property is currently used as an office for Hardmans solicitors. The current building was formerly separated, and this is evident in separate entrances to the street frontage and separated stairs (FIG.3). The property is sat adjacent to the public pavement with a rendered frontage painted off-white. The roof pitch is sat behind a parapet wall and is not seen from pavement level. The main entrance doorway is arched and recessed into the elevation. To the right hand-side is an additional smaller doorway, that acts as access to the bins and rear of the property. The property has three 6/6 sash windows.

3.0 PLANNING HISTORY

3.1
The property has formerly received full planning permission in 2021 20/01230 for the Part change of use from Professional Services (Use Class A2) to Residential (Use Class C3) and erection of two-storey rear extension. Insertion of 2no. rear windows into second floor of non-domestic building.

These works have not been carried out.

FIG1. Extent of the conservation area.

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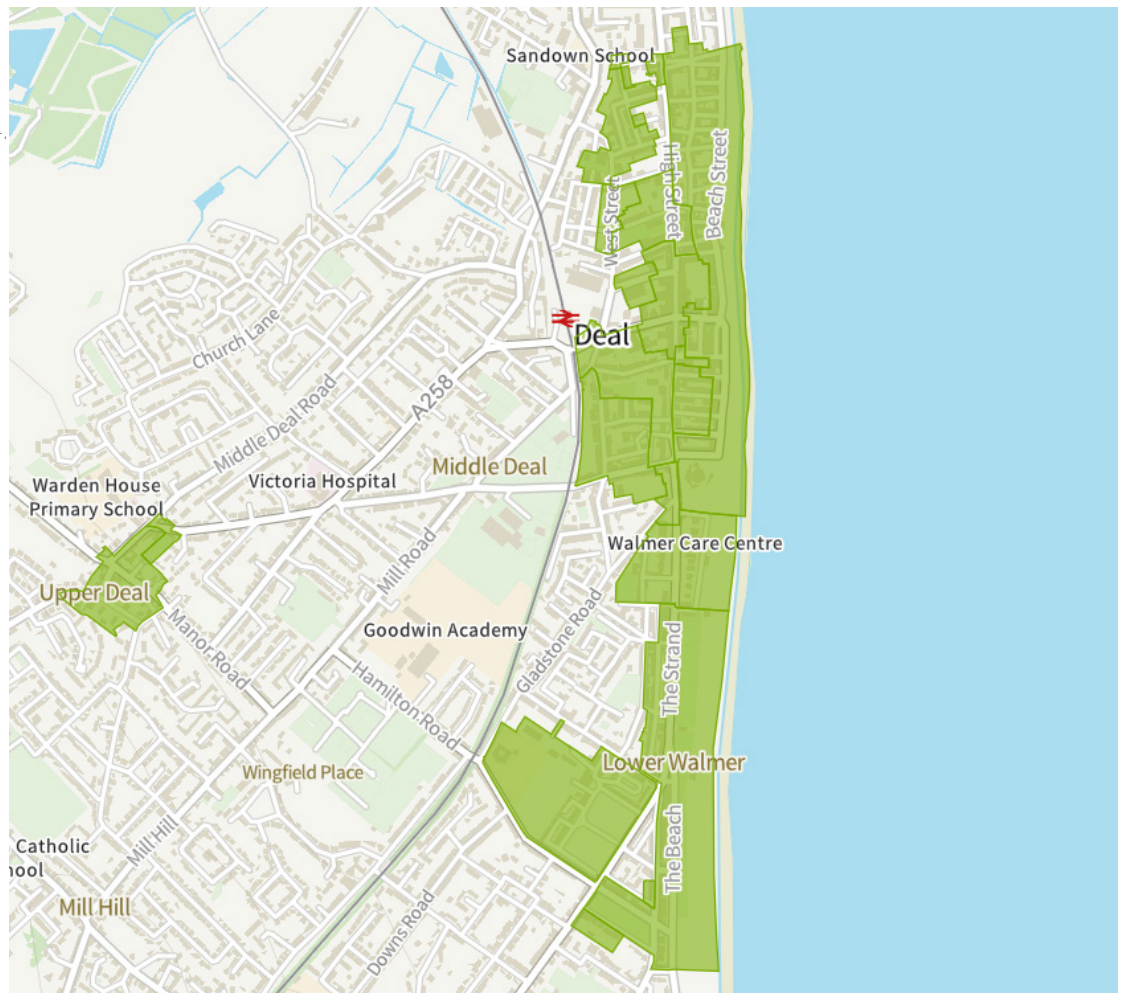
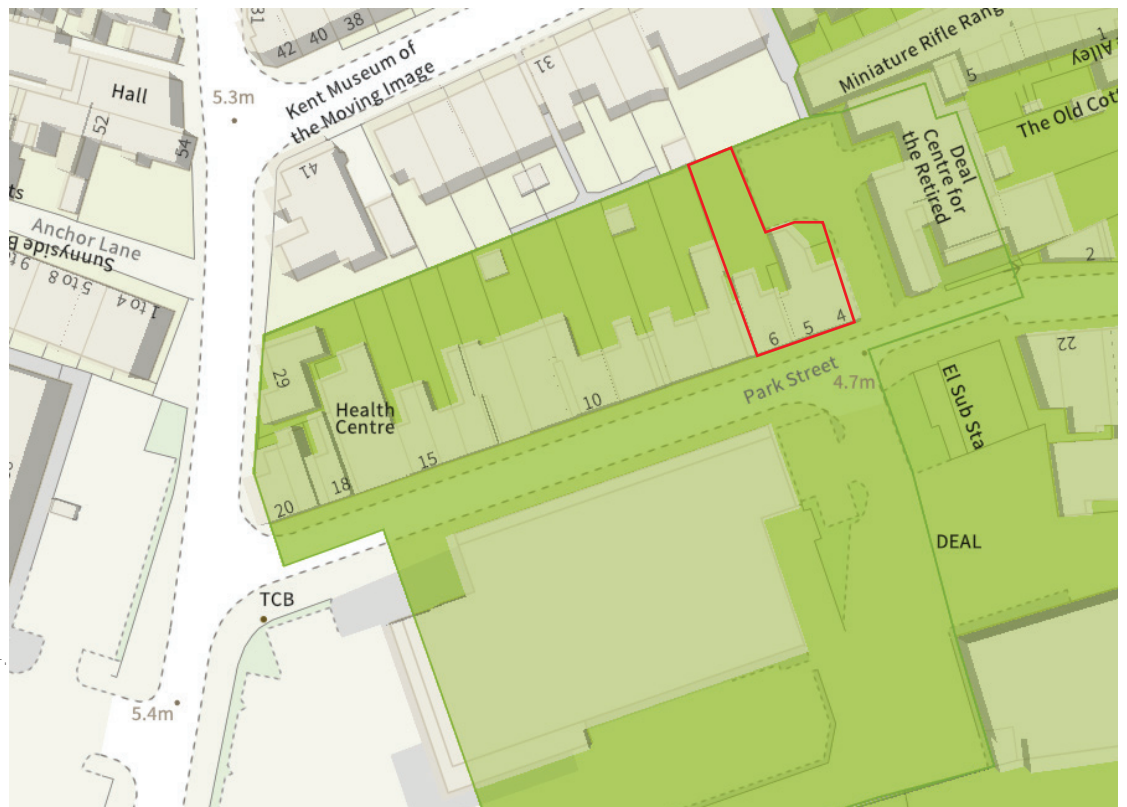


FIG2. Park Street Boundary.

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4.0 Proposed Development

4.1

The application seeks approval to change Part change of use from Professional Services (Use Class A2) to Residential (Use Class C3)

4.2

The erection of two-storey rear extension. Insertion of 2no. rear windows into second floor of the proposed non-domestic building.

5.0 Park Street History

5.1

As displayed in the Ordnance survey map of 1870, Park Street was not as densely built as it is today. The 1870 map (*fig.3*) shows further terraces next to 5-6 where the car park is today. The formal street façade was in contrast to the looser façade to the rear of the terraces. It is evident that extensions to the terraces were added, creating a stepped rear façade which is part of the historic character of the terraces and the area.



FIG.3 Ordnance Survey Data 1870

6.0 Effects on the Conservation area

6.1

The application for change of use will have no effect on the conservation area. As displayed in the existing and proposed elevations no changes to the street-front will be made. Access for the proposed dwelling can be made through the existing door.

6.2

The erection of two-storey rear extension. The existing property already has a two storey-extension, in which the ridge height sits lower than the neighbouring dwelling. The existing extension also sits further back than the neighbouring dwellings. The proposed extension will sit in line with the neighbouring offices extension, and will still remain further back than the adjacent property extension. As two storey extensions have already set precedents on these terraces, we believe it will not look out of character for the terraces. Due to the density of the area, the two-storey extension will only be viewable from the private carpark and from the rear gardens of the properties on Stanhope Road which are outside of the conservation area.

6.3

The insertion of two windows to the office will add symmetry to the rear elevation of the properties. Improving the air quality and natural light, is more desired than mechanical and electrical means. These windows will only be viewable from the private carpark and from the rear gardens of the properties on Stanhope Road which are outside of the conservation area.



FIG.4 Proposed and existing Elevation



FIG.5 Proposed and existing GA