

Design & Access Statement

53 Cossington Road
Canterbury
CT1 3HU

February 2024



Figure 1 - Photograph of street elevation (Jan '24)

This design & access statement outlines the proposals for a restoration and double storey rear extension to no.53 Cossington Road, a two-bedroomed, end of terrace Victorian property, near the city centre of Canterbury.



*This document has been prepared by Jennifer Bennell Ltd.
on behalf of Mr. Skender Miftari*

INTRODUCTION

Mr. Miftari purchased no.53 Cossington Road at auction in October 2023 as an investment property and self-build project. Once purchased, it became apparent that the property had significant structural issues. In November 2023 Mr. Miftari appointed a structural engineer (AJ Locke Consulting Engineers) to undertake a non-intrusive survey & provide outline recommendations for repair and remediation works required to ensure the property is safely habitable [report appended].

Due to seasonal and progressive subsidence as well as inadequate rainwater disposal, the single storey rear wing as well as the rear and side walls are considered by the structural engineer to be damaged beyond repair. These areas of the building are therefore in need of complete demolition and reconstruction with new foundations to ensure the property is structurally sound [refer to structural report, pg2 & demolition plan no. 210]. The roof will evidently require dismantling and rebuilding following the reconstruction of the main walls. Despite this frustrating conclusion, Mr. Miftari is admirably willing to take on the necessary remedial works to protect the building's future.

The design proposals look to make the most of these necessary structural works, by at the same time improving the layout of the building and making it more appealing to the current property market. The proposals also look to greatly improve the appearance of the property, by restoring some of its original characteristics, to be overall more appropriate for the conservation area in which it sits.



Figure 2 – Google Street view along Cossington Road (looking south west). Application site marked with a red arrow.

HERITAGE

Although not listed, 53 Cossington Road is in the Canterbury (Old Dover Road, Oaten Hill & St Lawrence) Conservation Area and is regarded a 'Positive Building'. The character of the Cossington Road area demonstrates the Victorian residential expansion of Canterbury in the mid-19th century, which was directly related to the arrival of the railways in the early-19th century ¹.

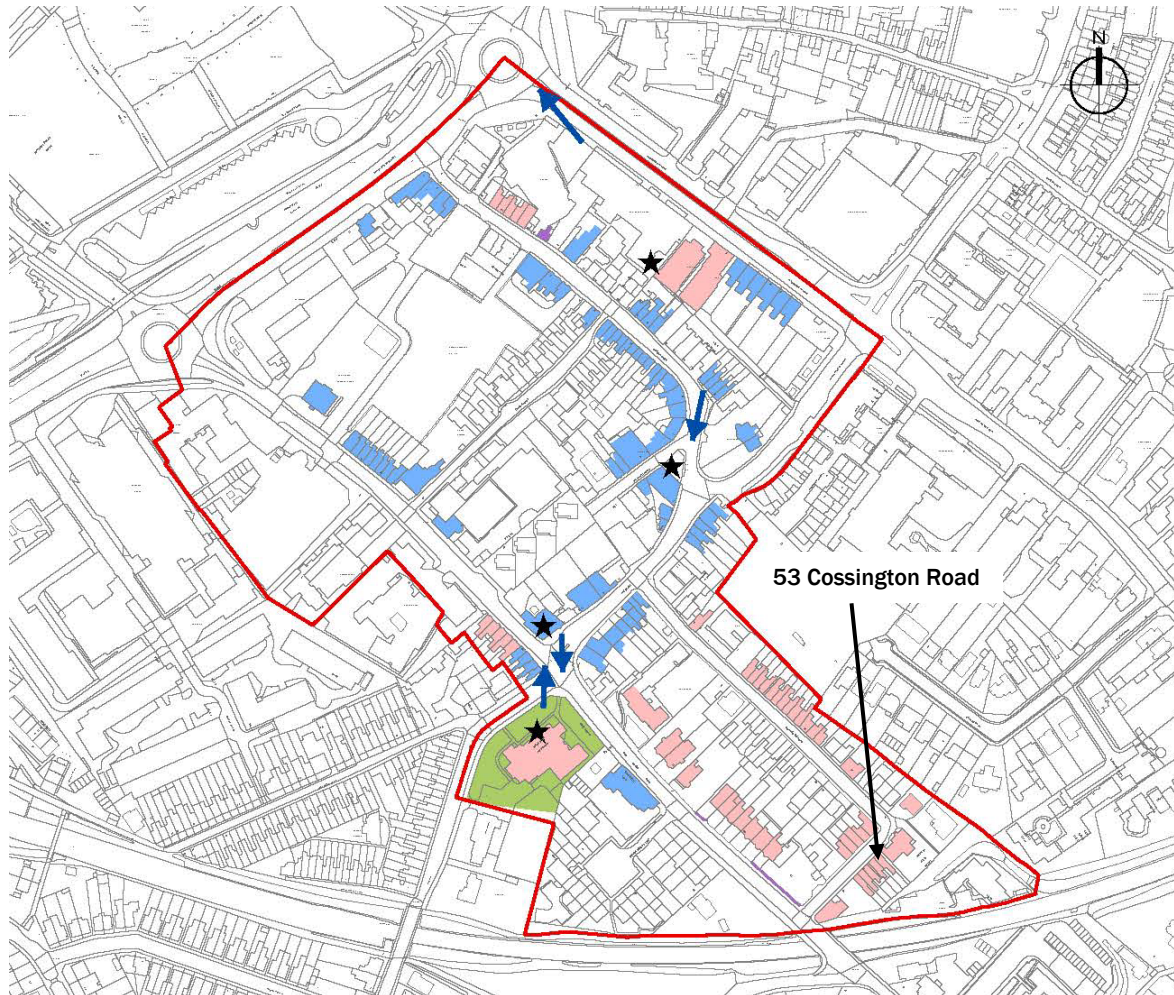


Figure 3 - Oaten Hill & Old Dover Road Character Area (Canterbury Conservation Area Appraisal Feb '23, pg.133). Blue = Listed Buildings, Pink = Positive Buildings.

The proposals outlined in this application aim protect the building's future and enhance the Conservation Area by returning no.53 Cossington Road to be more in line with its original Victorian appearance. The proposed changes to the street elevation are as follows:

- To carefully remove the pebbledash render, returning the façade to exposed red brick with lime mortar (to match adjoining terrace - nos. 55-61)
- To replace the open louvered fanlight windows with sash windows (style akin to original design and neighbour no.55).
- To replace grey uPVC rainwater goods with black and blue painted fascia boards with white (to match adjoining terrace - nos. 55-61).
- Replace the rotten front door with a double-glazed composite door with a traditional panelled appearance (to match neighbour no.55)

¹ Canterbury Conservation Area Appraisal (Parts A & B), Purcell, February 2023, pg132



Figure 4 - Google Street View showing row of terraced houses on Cossington Road, no.s 53 (left) through to no.61 (right).

The site address is also on the outskirts of an Area of Archaeological Importance², so there is potential for archaeological remains to be present within the area. The footprint of the proposed foundations does not extend beyond the ground area that would have been significantly disturbed during the build of the Victorian terrace. However, the applicant is prepared to appoint an archaeologist to carry out a Watching Brief to monitor the excavation of the new foundations.

USE

There is no change of use associated with the proposed works. The property will remain as its current use – C3: Dwelling.

² Canterbury Conservation Area Appraisal (Parts A & B), Purcell, February 2023, pg47

AMOUNT

The proposals include the demolition of the 14sqm existing rear wing (both the original rear wing and the later wing extension) due to it being structurally unsafe. The proposed new extension follows the same outline as the existing rear wing and infills part of the void between the wing and the boundary (6sqm) to the southwest. The extent of this new built element is determined by the location of the existing public sewer that crosses the site.

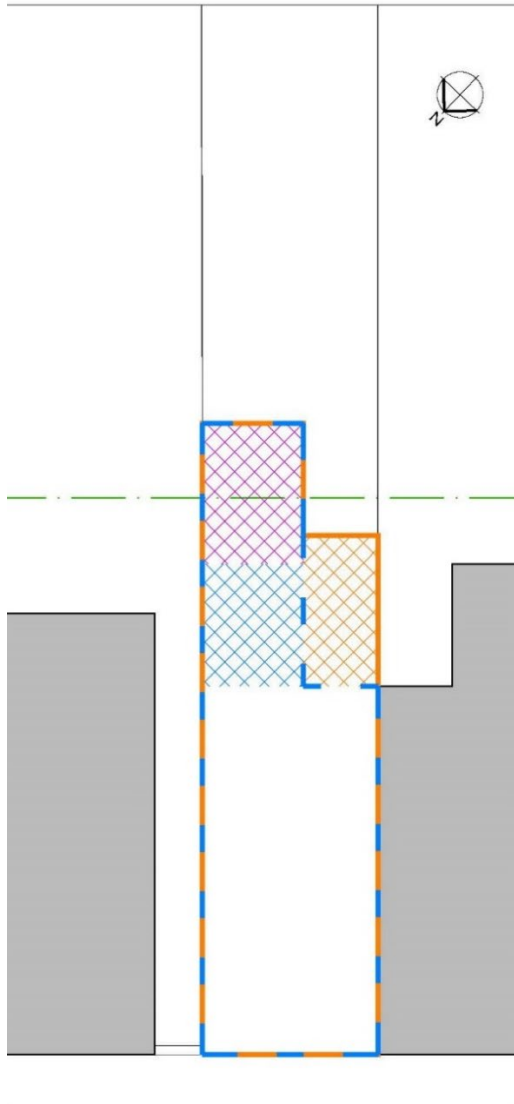


Figure 5 - Building Footprints. Existing Footprint (blue dotted line) Original Rear Wing (blue hatch) Later Wing Extension (purple hatch) Proposed Footprint (orange line) Proposed New Extension (orange hatch) Public sewer (green line).

Existing building footprint = 47 sqm

Proposed building footprint = **53 sqm**

The proposed footprint will cover 56% of the total area of the curtilage (95 sqm).

At first floor, the rear wall is extended by 3.4m across the full width of the site, adding an extra 10sqm internal floor area.

Refer to drawing no. 2401_201 for the proposed site plan and no. 2401_203 for the proposed first floor plan.

LAYOUT

Although the proposed new rear extension is relatively small, its impact on both the ground and first floor layouts is great. By infilling the void between the ground floor wing and the boundary, an open plan kitchen-living-dining area can fit in the rear of the floorplan, freeing up the front room as an additional bedroom.

By extending the rear wall at first floor, a new family bathroom is created in the centre of the floorplan which can be accessed from the central landing, thus greatly improving the bedroom / bathroom relationship in the property (current bathroom is in the ground floor rear wing).

Refer to drawing no.s 2401_202 & 2401_203 for the proposed floor plans.

SCALE

The scale and typology of the proposed rear extension is in-keeping with the original Victorian terraced house.

- The eaves height and roof line of the proposed double storey element matches that of the original house.
- The small single storey structure protrudes in a similar manner to the original rear wing.



Figure 6 - Photograph from rear garden (nos. 57, 55, 53 & Cossington House Surgery) Jan '24.

CHARACTER & APPEARANCE

Mr. Miftari would like to return no.53 Cossington Road's front elevation to be more in line with its original appearance, as set out in the previous 'Heritage' section. This will greatly enhance the character of the property from the street and the wider conservation area. The materials proposed to be used on the side and rear double storey extension will match the existing – predominantly white smooth render.



Figure 7 - Photo of no. 53 in current poor condition.



Figure 8 - Photo of no.55, exposed red brick, wood-effect uPVC sash window and black composite door.

The small single storey element to the rear is proposed to be a contemporary zinc-clad (vertical standing seam) structure with corner bifold doors, making it an attractive, unique feature. Mr. Miftari is a Zinc Roofing Contractor by trade and is keen to utilise his craft on this self-build project. Zinc is a high-quality material, suitable for a contemporary structure in a conservation area and will complement the restored Victorian property well.



Figure 9 - Photo of Mr. Miftari's own work showing standing seam zinc cladding.

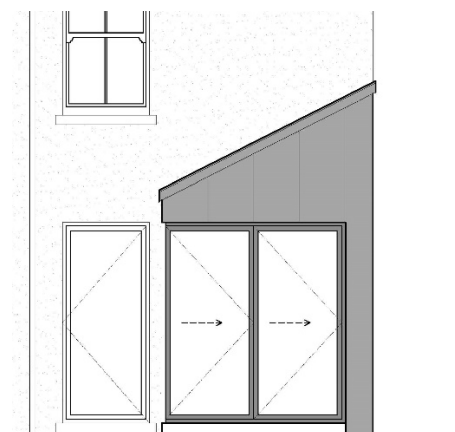


Figure 10 –Proposed zinc structure from rear elevation drawing 204.

Refer to drawing no.s 2401_204, 2401_205 & 2401_206 for the proposed elevations.

LANDSCAPING

There are no major landscaping works proposed to the rear garden apart from re-erecting a new 1.8m high timber and concrete post fence on the boundary line to Cossington House Surgery. A small patio (14sqm) will be laid immediately to the rear of the house and the remainder of the rear garden will be levelled and re-turfed to create a user-friendly, low-maintenance outdoor space.

Refer to drawing no. 2401_201 for the proposed site plan.



Figure 11 - Existing manhole cover at rear of property determining depth of new extension.

Figure 12 - Existing rear garden with no boundary fence to Cossington Road Surgery.

Drawing no.s associated with this planning application:

	<u>Existing</u>		<u>Proposed</u>
2401_100	Location Plan	2401_201	Site Plan
2401_101	Site Plan	2401_202	Ground Floor Plan
2401_102	Ground Floor Plan	2401_203	First Floor & Roof Plan
2401_103	First Floor & Roof Plan	2401_204	Front & Rear Elevations
2401_104	Front & Rear Elevations	2401_205	Side Elevation
2401_105	Side Elevation	2401_206	Rear Side Elevation
2401_106	Rear Side Elevation	2401_210	Demolition Plans