



S M I T H




G R O U P

GRIFFIN STREET_Heritage Statement

This document has been prepared by Smith Group on behalf of our clients Noel & James, of, 5 Griffin Street, Deal, Kent.

CONFIDENTIAL

This document has been designed to be printed and viewed as a single sided A3 landscape document.

	<p>Unit 7, Deal Business Park, Southwall Road, Deal, Kent, CT14 9FH.</p> <p>01304 351 445</p> <p>info@smithgrouppltd.co.uk</p> <p>www.smithgrouppltd.co.uk</p>	<p>First published by Smith Group (Kent) Limited.</p> <p>The title 'architect' is protected - you can verify my registered status @ www.architects-register.org.uk</p> <p>Smith Group (Kent) Limited is a limited company registered in England and Wales No: 13778644.</p> <p>This document and all drawings and all attached files are to be treated as confidential and are for the intended recipient only. If you have received this document in error, you're kindly requested to delete it. Distribution or copying of this message is strictly prohibited. Do not scale from any of these drawings. All drawings / images in this document unless otherwise noted, are the copyright of Smith Group (Kent) Limited and should not be copied or reproduced without written consent. All rights reserved.</p>	<p>Prepared by: Smith Group</p> <p>Checked by: TS</p> <p>Date Issued: 18/03/2024</p> <p>Revision: A</p>	  <p>REG NO: 099174K</p>
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01 INTRODUCTION

This Heritage Statement accompanies a detailed planning application submitted by Smith Group on behalf of our client for the erection of a new rear balcony and new window for:

5 Griffin Street, Deal, Kent, CT14 6LH.

The application seeks for the approval of planning consent for the following proposed scope of works, but not limited to:

- Exterior balcony & new glazed doorway
- New window to landing

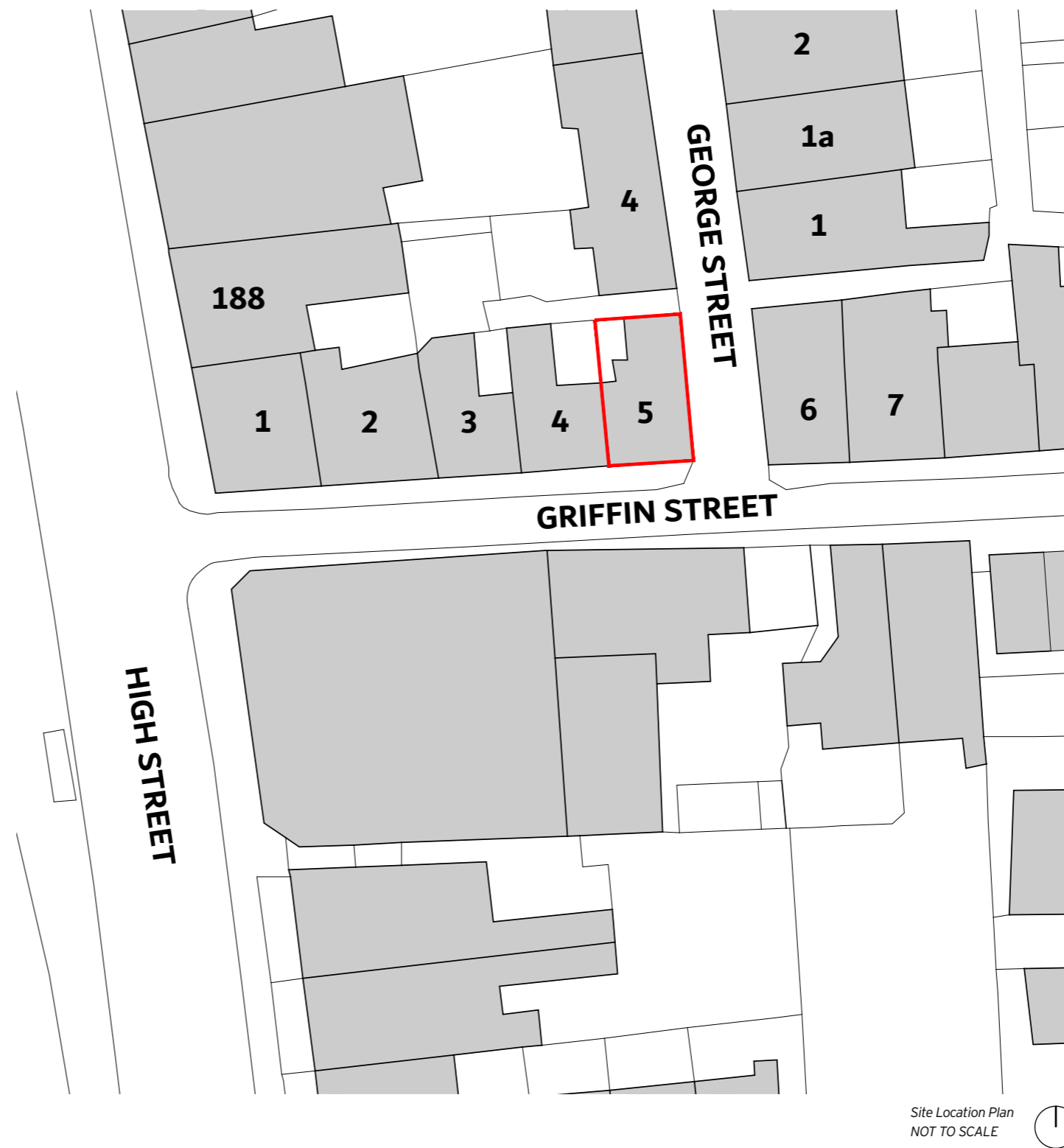
This Heritage Statement aims to provide a brief explanation of the design principles, which have informed the scheme and how access issues have been dealt with. This report will analyse important areas of the site and should be read together with the accompanying set of planning drawings and photographs included within this document.

The property is a Grade II listed building, it is also located within a conservation area. It has no nearby protected trees to consider.

The proposals will take into careful consideration the effect and appearance of the existing house, the local neighbourhood, adjacent buildings and their occupants through a sensitive approach to scale, design and materiality.

Brief

- 01 Rear balcony/terrace
- 02 Opening rear glass door
- 03 In keeping with rest of the house
- 04 New window to master bedroom/hallway landing



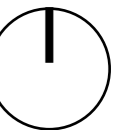
01 INTRODUCTION



Site Location Plan
DO NOT SCALE



 Indicates Site Boundary



02 EXISTING SITE

The site is a residential dwelling along Griffin Street, Deal, Kent. The site is a small rectangular plot in form. The house is an end of terrace house, it is currently four storey and shares a rear alleyway with the neighbour which is used to access the rear garden for each neighbour, accessible from George Street.

The dwelling is situated on the corner of Griffin Street and George Street within the Deal Conservation Area with many listed and attractive surrounding properties. As with many other properties in the same area, it has limited original features and many newer changes and additions. The site features an existing rear two storey extension, which was granted full planning in 2017.

The front is a relatively simple design with basement and three upper storeys with sliding sash windows on the front and rear elevations, but a solid elevation to George Street, all rendered and painted. There is an existing basement high level window on the front elevation with a pavement area.

The building is Grade II listed but very few original features remain. The house was substantially altered and modernised in the 1970's - 80's, and more recently in 2010s.



**Front of the dwelling.
5 Griffin Street.**



02 EXISTING SITE

EXISTING SITE CONSTRAINTS

The property is situated on Griffin Street. Its use class is all C3 residential and comprises of terraced houses laid out on a traditional street. The property is located on a small plot with minimal level changes from the front to the rear of the house. The house is accessible by foot and car on the front via Griffin Street, there is also access via a gated fence to the rear of the property by foot, from a shared alleyway with the neighbour, which is accessible from George Street..

The scheme aims to contribute to the high quality neighbourhood without comprising the character and appearance of the area.

The proposal has also searched to address Local and National Development Policies, and in particular:

- *National Planning Policy Framework (NPPF)*

- *Dover District Local Plan*

Supplementary Planning Guidance documents

The proposals seek to complement the existing building and its adjacent neighbours. Choice of materials will be carefully considered and managed through already present materials to complement the architectural vision. We believe there is also an opportunity to also add something contemporary.

SURROUNDING AREA & CHARACTER

Griffin Street comprises two - four storey dwellings which are an eclectic mix of housing stocks. Roof forms are generally pitched & hipped, though otherwise of varied form and design. Overall ridge heights are broadly consistent along the road.

There is a variety in the materials used ranging from brick, painted brick, and render. The forms to the front of each of the dwellings are all notably similar in scale and mass with a range of hipped and gabled roofs. But to the rear of the properties, there has been a series of extensions which vastly range in character and appearance, with pitched and hipped roofs, which therefore results in a varied character for the area.



02 EXISTING SITE

Site Photographs



Front of the dwelling.
5 Griffin Street.



Looking West down Griffin
Street towards High Street.



Looking South up Griffin Street
towards Middle Street.



Rear private rear entrance
gate accessing rear of the
property off George Street.



Side of the property.
5 Griffin Street



Looking down George Street
towards the rear access path.



Existing rear extension. Added
previous under planning
application ref: 16/01350.



02 EXISTING SITE

Site Photographs



*Rear of the dwelling showing existing extension and courtyard.
5 Griffin Street.*



Rear of the dwelling showing existing extension and rear access gate from George Street.



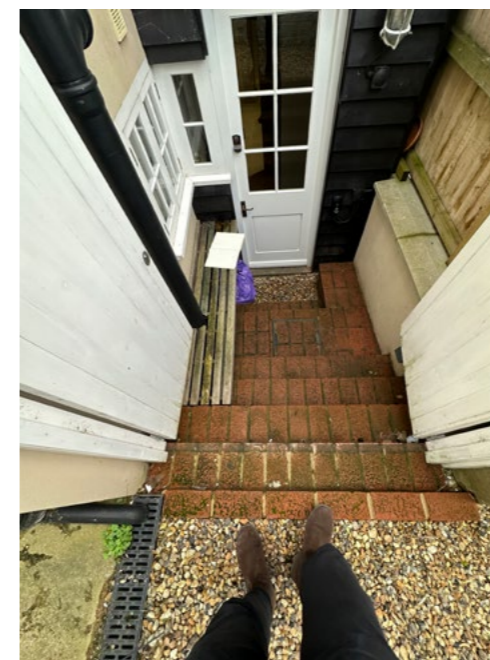
View towards alley from rear doorway.



View from living room looking toward existing window that is proposed to become doorway.



Rear of the dwelling.



Existing courtyard.

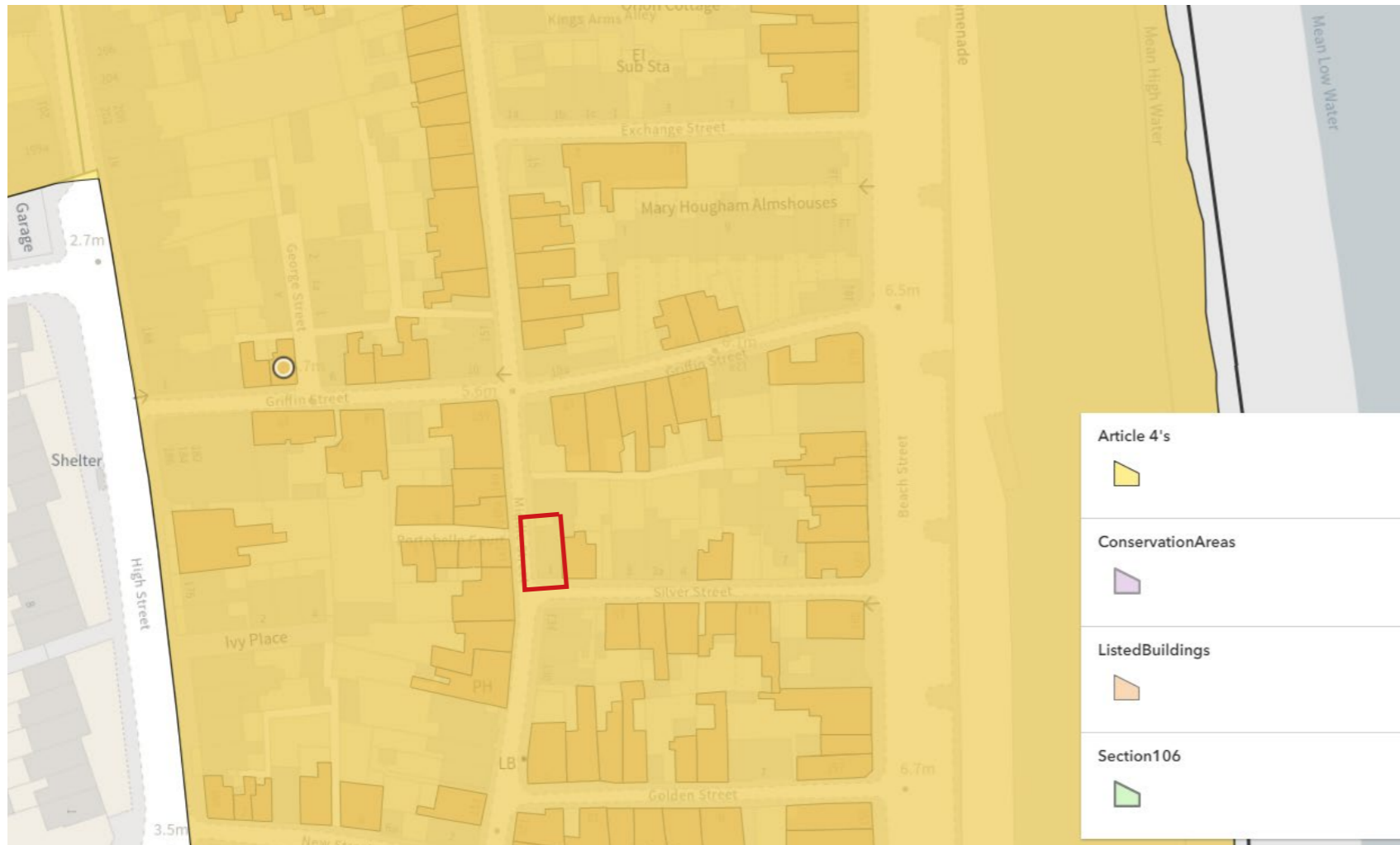


View from second floor landing looking toward position of proposed new window.



02 EXISTING SITE

Site Analysis



Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1254126
Date first listed:	08-Feb-1974
List Entry Name:	5, GRIFFIN STREET
Statutory Address:	5, GRIFFIN STREET

Details:

GRIFFIN STREET 1. 1035 (North Side) No 5 TR 3753 SE 2/279 II GV 2. Early C19. 3 storeys and basement cement rendered. 2:1:1 sashes with glazing bars intact and cambered heads to lower storeys. Left side doorcase with 6 fielded panelled door, the top 2 panels cut away and glazed. Included for group value. Nos 1 to 10 (consec) form a group. Also No 5 forms a group with Nos 3 and 4 George Street.

Listing NGR: TR3767653181

Our site is located within the Conservation Area & is also a Grade II Listed building. Grade II buildings are particularly important buildings of more than special interest. Listed buildings do not have the same permitted development rights as unlisted buildings. This means that full planning permission & listed building consent must be obtained. We will ensure that our proposals are done sympathetically and preserve the building's historical and architectural significance.

 Indicates site boundary.
Image obtained from: <https://doverdc.maps.arcgis.com/apps/inspect/basic/index.html?appid=0b02853d66af432e9f20136484bb9ef1>



02 EXISTING SITE

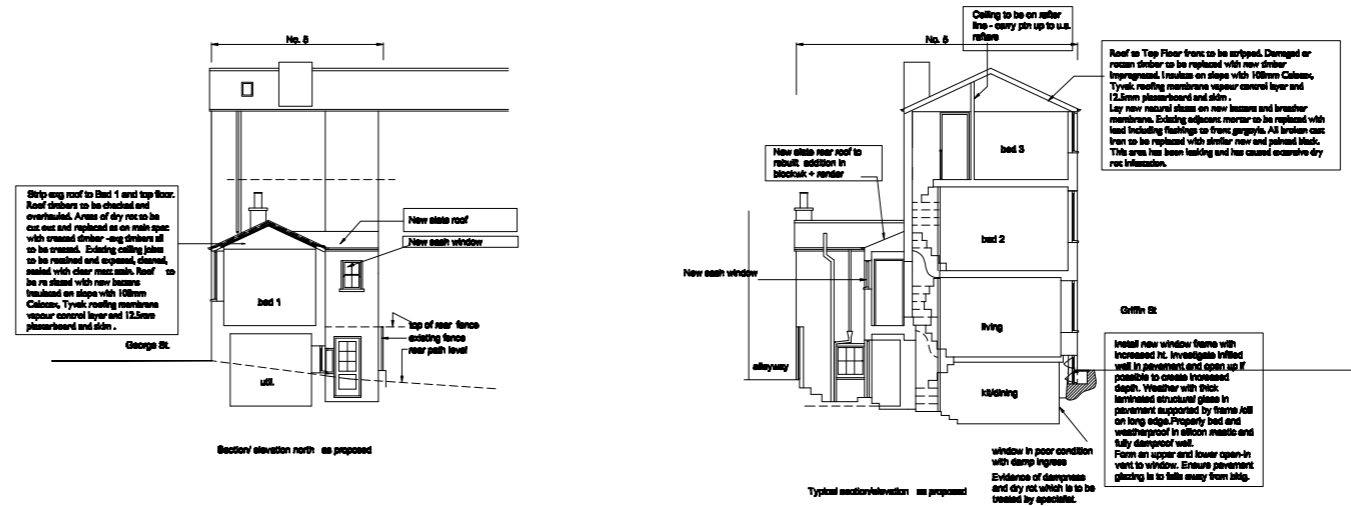
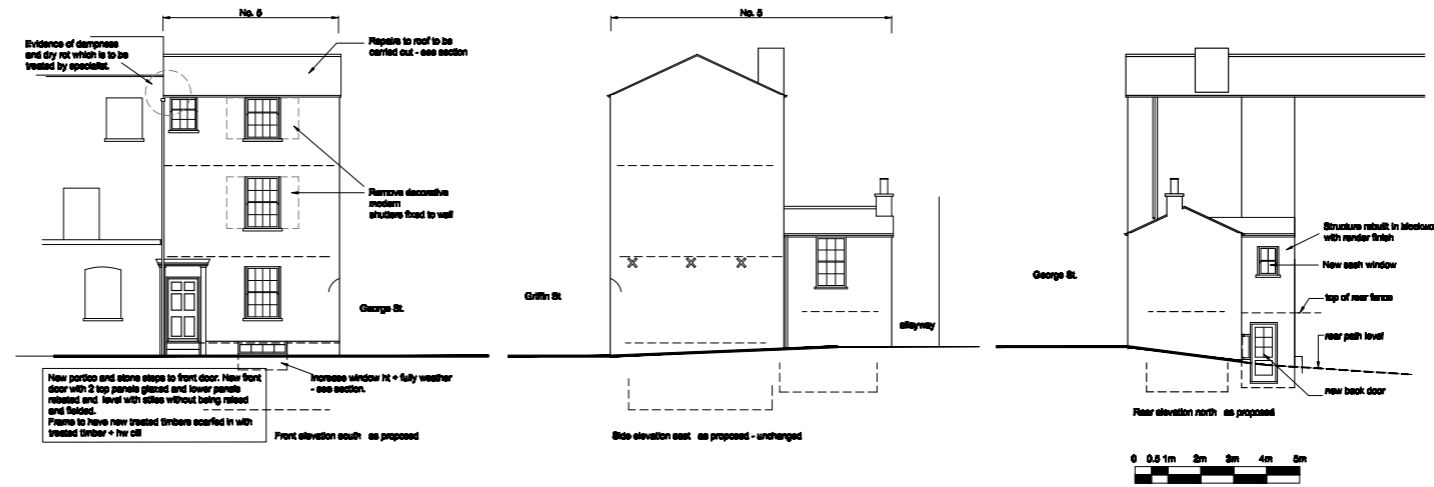
Previous Planning Applications - for the same dwelling (5 Griffin Street)

Planning Reference: 16/01350
Full planning and listed building consent

Decision Date Issued: Wed 12 July 2017

Proposal: Waterproof cellar. Replace rear addition. Replace plaster. Insert partitions to facilitate ensembles and replace door. Remove decorative shutters.

Decision: Grant Planning Permission



LYNN DAVIS ARCHITECTS
West Street Barn, Pigeonhole, Southwick, Dist CT14 0QH

Job	5 Griffin Street, Dist CT14 4LH	
Scale	1:100 @ A3	Drawn Geoff Love
Drawing No	GS/SK/02	Date Nov 2016
		Revision C

Drawing courtesy of Lynn Davis Architects.

For full drawings - please go to Dover District Council Planning Portal.



02 EXISTING SITE

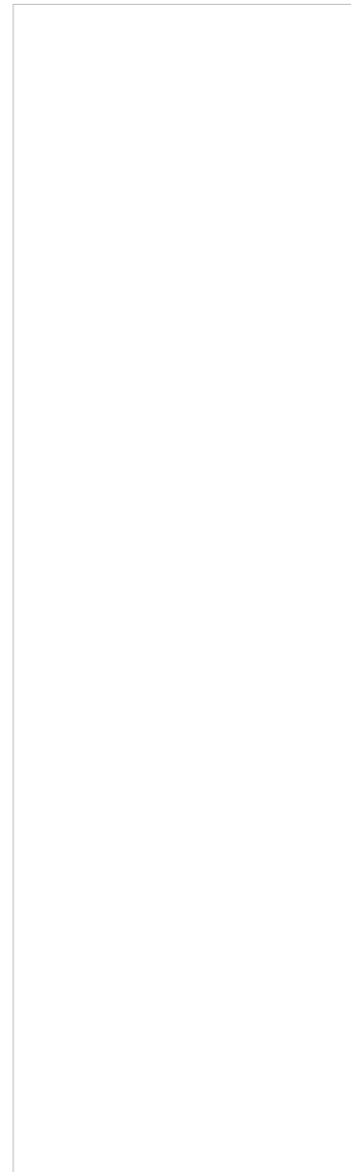
Previous Planning Applications - for the same dwelling (5 Griffin Street)

Planning Reference: 18/00529
Full planning and listed building consent

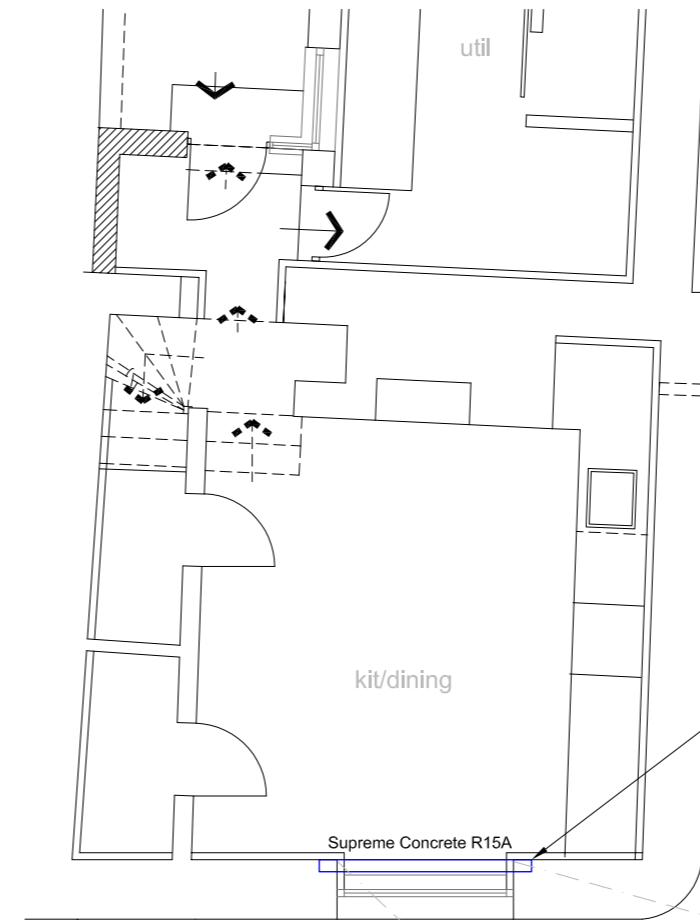
Decision Date Issued: Wed 25 July 2018

Proposal: To replace the existing timber window lintels at basement, ground & first floor level with concrete lintels

Decision: **Grant Planning Permission**

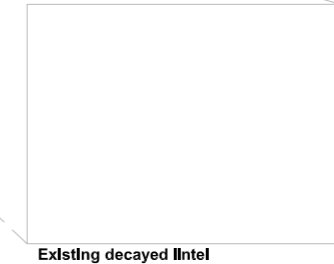


Front Elevation
 Showing cracking between window openings



Basement Plan
 Scale 1:50

Similar to the Grd. Floor opening the existing timber lintel above the basement window is severely decayed and is not deemed to be in a serviceable condition. The proposal is to replace this existing timber wall plate with a 100x140dp Pre-cast concrete lintel.



Existing decayed lintel

Project Notes:

Do not Scale. All dimensions to be checked on site and any discrepancies brought to the attention of the architect and engineer.

Member lengths to be determined on site by contractor - taking into account the bearing conditions.

Where the drawing is derived from third party drawings SCGreen Ltd. do not take any responsibility for the accuracy or compliance of any imported information or details.

This drawing to be read in conjunction with all relevant engineer's, architect's and designer's drawings and schedules.

All workmanship and methods of construction should comply with all relevant Codes of Practice, British Standards, the current edition of The Building Regulations and good building practice.

The building contractor is to undertake Investigatory/exploratory works to satisfy himself that all structural requirements have been included in these designs and that he has priced for all necessary structural works whether included in these designs or not. Neither the architect, designer or structural engineer can be held responsible for any additional works required over and above these designs. It is the contractor's responsibility to ensure all necessary structural works have been included in his price.

Revisions	
Drawing Status	Approval / Construction
S.C.Green Ltd.	
<i>Consulting Structural Engineers</i>	
Honeywood House Honeywood Rd, Whitfield Dover Kent CT16 3EH tel: 01304 827883 email: info@scgreen.co.uk	
Client	Stephen Waring
Project Title	Structural Improvements at 5 Griffin Street, Deal
Drawing Title	Basement Plan & External Elevations
Scale 1:50	Drawing Number
Date Jan 2018	5415/A3/04

Drawing courtesy of S.C.Green.

For full drawings - please go to Dover District Council Planning Portal.



02 EXISTING SITE

Precedent Studies from Local Area



A House situated on the same street as the site (Griffin Street) - showing a rear terrace area & balustrade.
Image courtesy of Google Maps



B House situated on an adjacent road nearby (Silver Street) - showing a rear terrace area & balustrade.
Image courtesy of Google Maps



KEY PLAN.
DO NOT SCALE

 Indicates Site Boundary



02 EXISTING SITE

Precedent Studies from Local Area



A House situated on the same street as the site (Griffin Street) - showing a rear terrace area & balustrade.
Image courtesy of Google Maps



D House situated next door to our site - showing a rear terrace area & balustrade.
Image courtesy of Google Maps



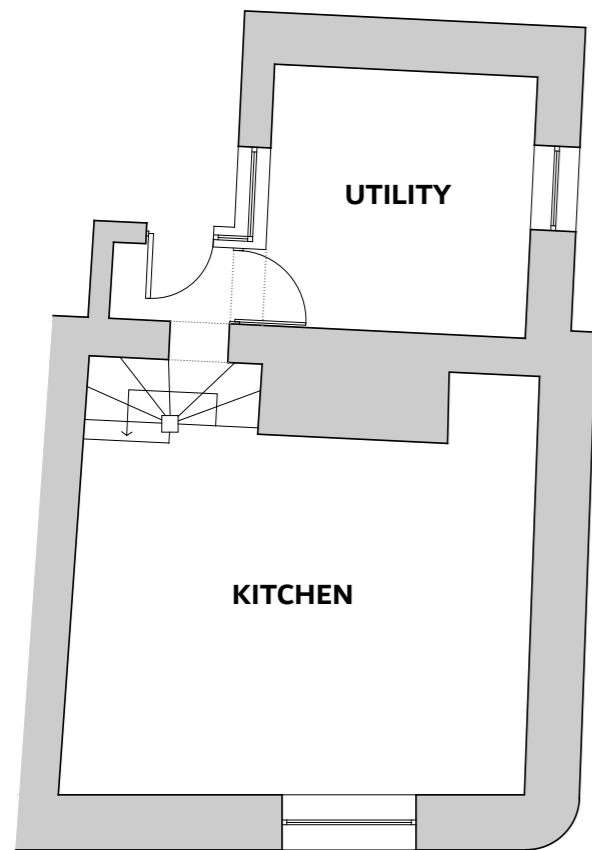
KEY PLAN.
DO NOT SCALE

 Indicates Site Boundary

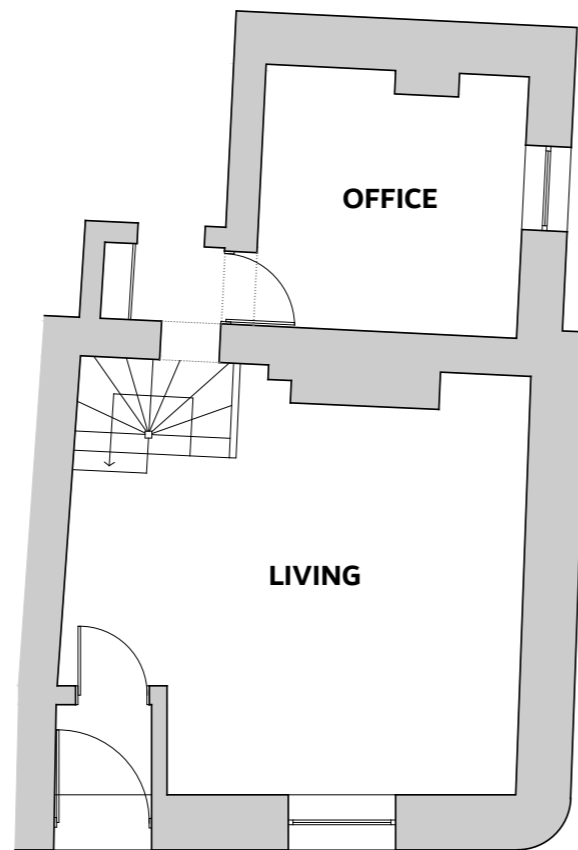


02 EXISTING SITE

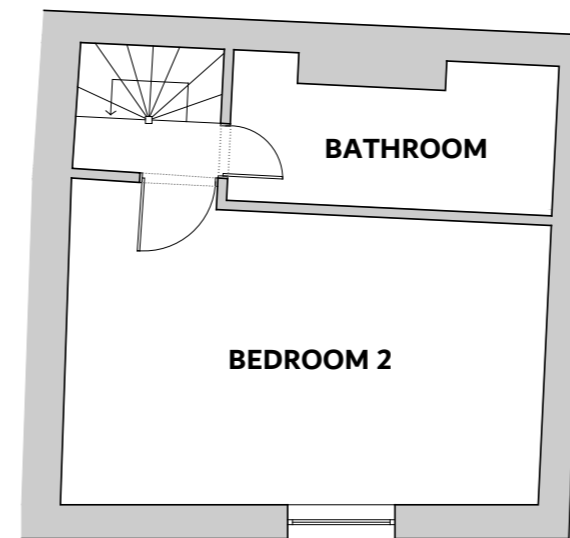
Existing Floor Plans



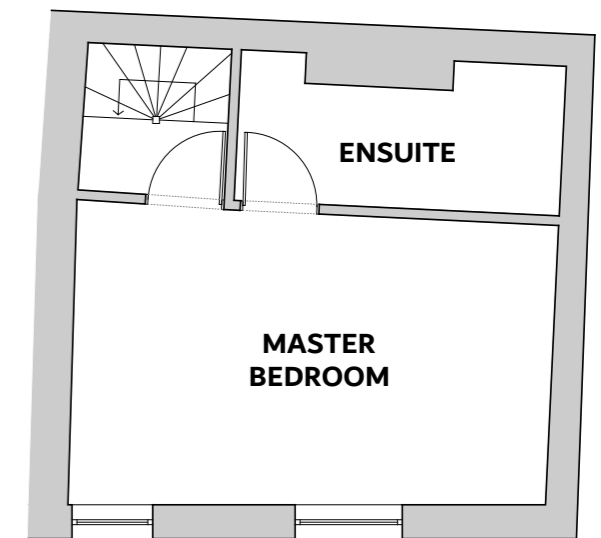
Existing Lower Ground Floor Plan
DO NOT SCALE



Existing Ground Floor Plan
DO NOT SCALE



Existing First Floor Plan
DO NOT SCALE

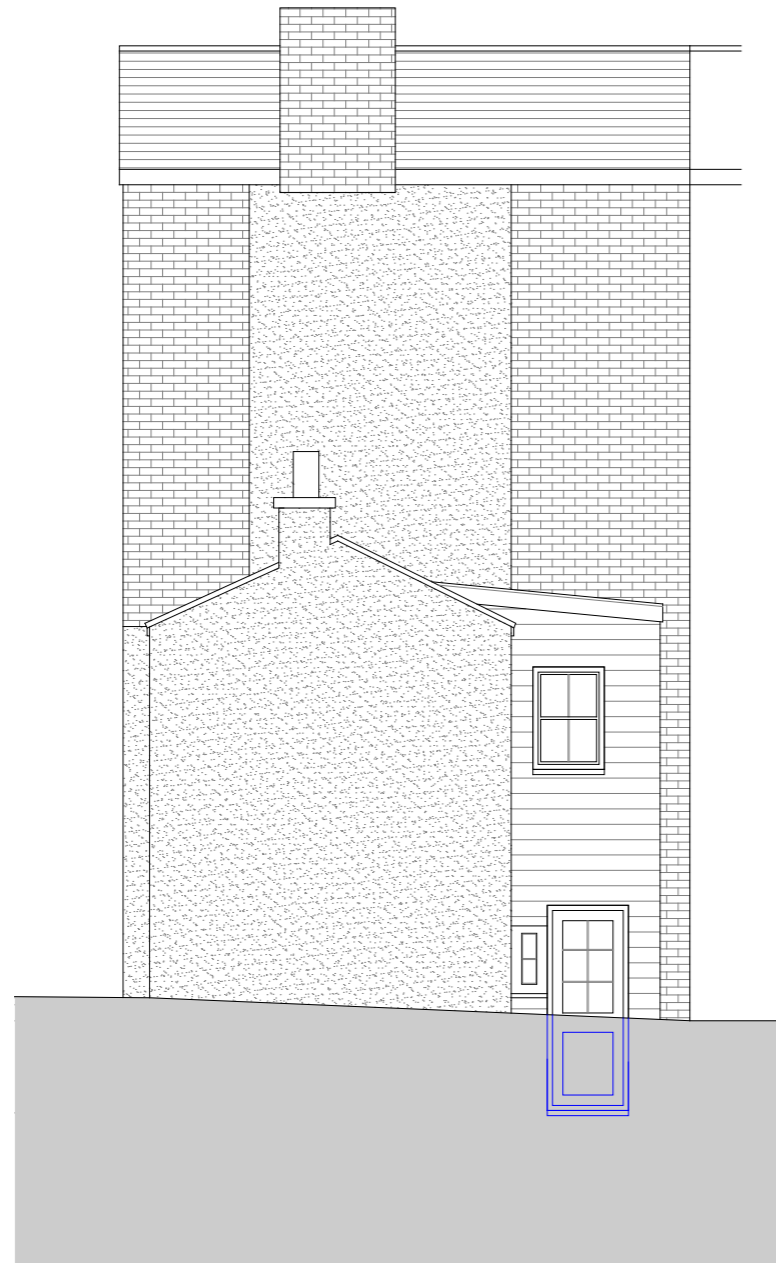


Existing Second Floor Plan
DO NOT SCALE

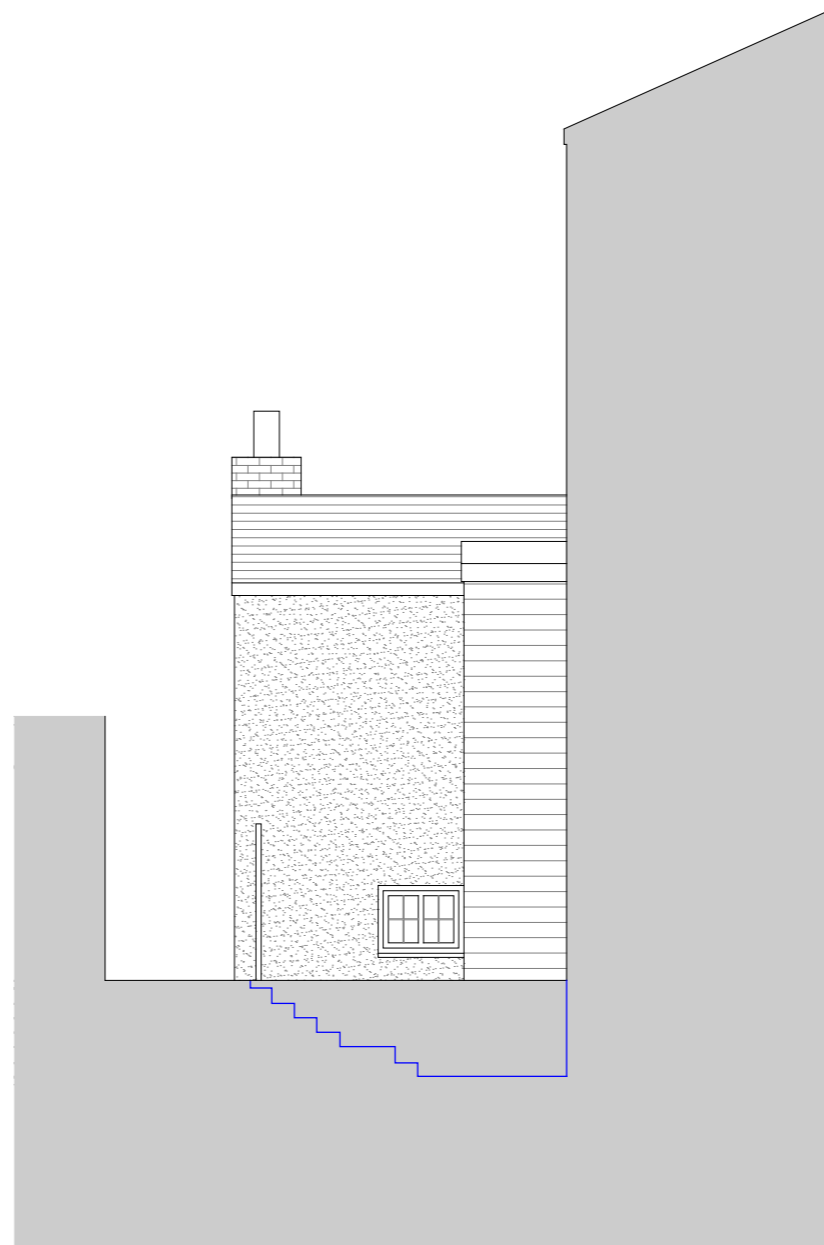


02 EXISTING SITE

Existing Elevations



Existing Rear Elevation
DO NOT SCALE



Existing Side Elevation
DO NOT SCALE



03 PROPOSALS

Proposed New Doorway



Existing Window to Landing
DO NOT SCALE



Proposed New Doorway to Landing
DO NOT SCALE



03 PROPOSALS

Proposed New Window



Existing Wall to Landing
DO NOT SCALE



Proposed New Window to Landing
DO NOT SCALE



03 PROPOSALS

Precedent Studies

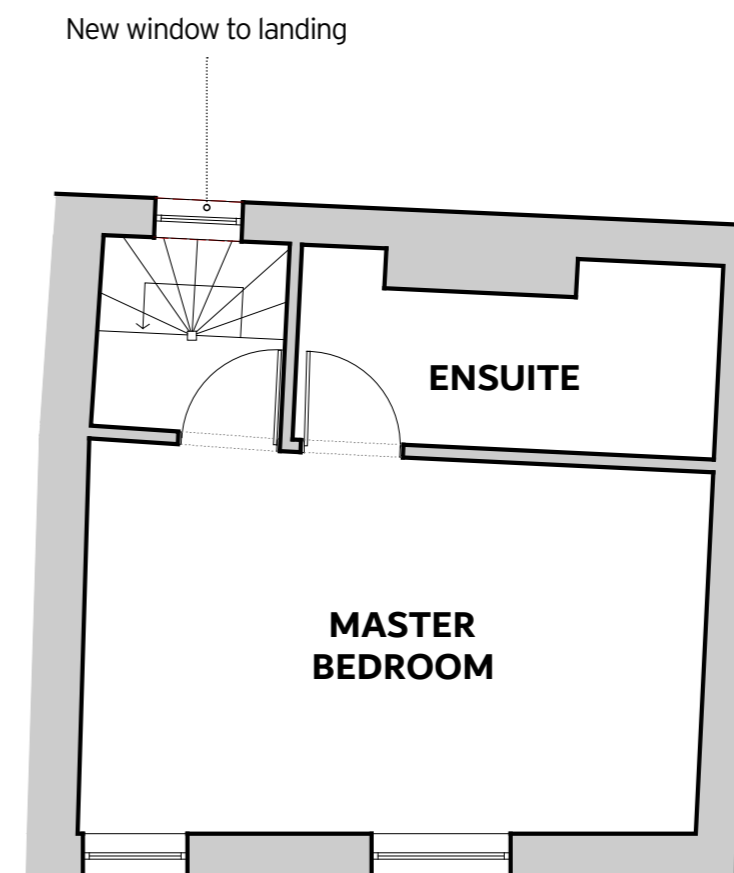


03 PROPOSALS

Proposed Floor Plans



Proposed Ground Floor Plan
DO NOT SCALE

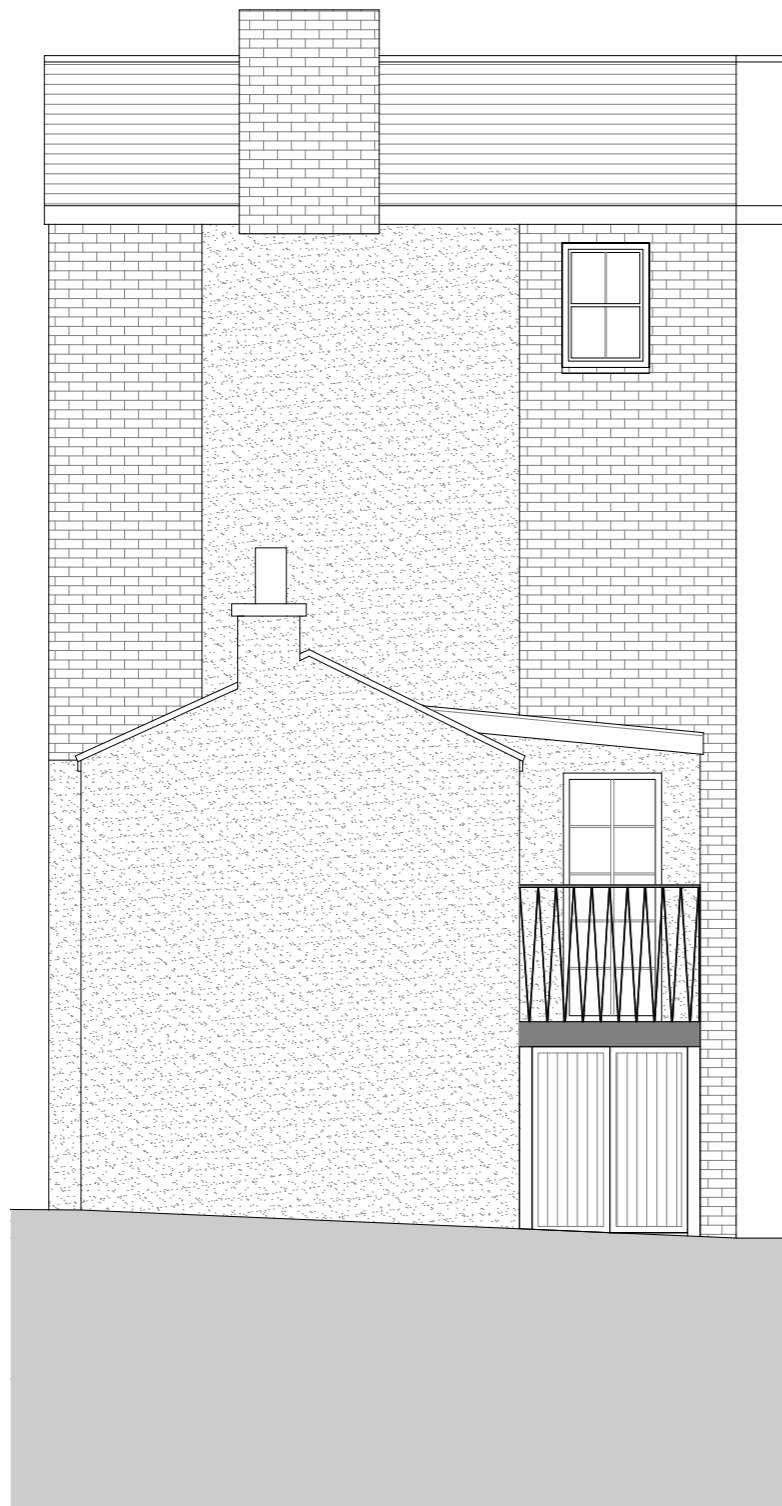


Proposed Second Floor Plan
DO NOT SCALE



03 PROPOSALS

Proposed Elevations



Proposed Front Elevation
DO NOT SCALE



Proposed Side Elevation
DO NOT SCALE



03 PROPOSALS

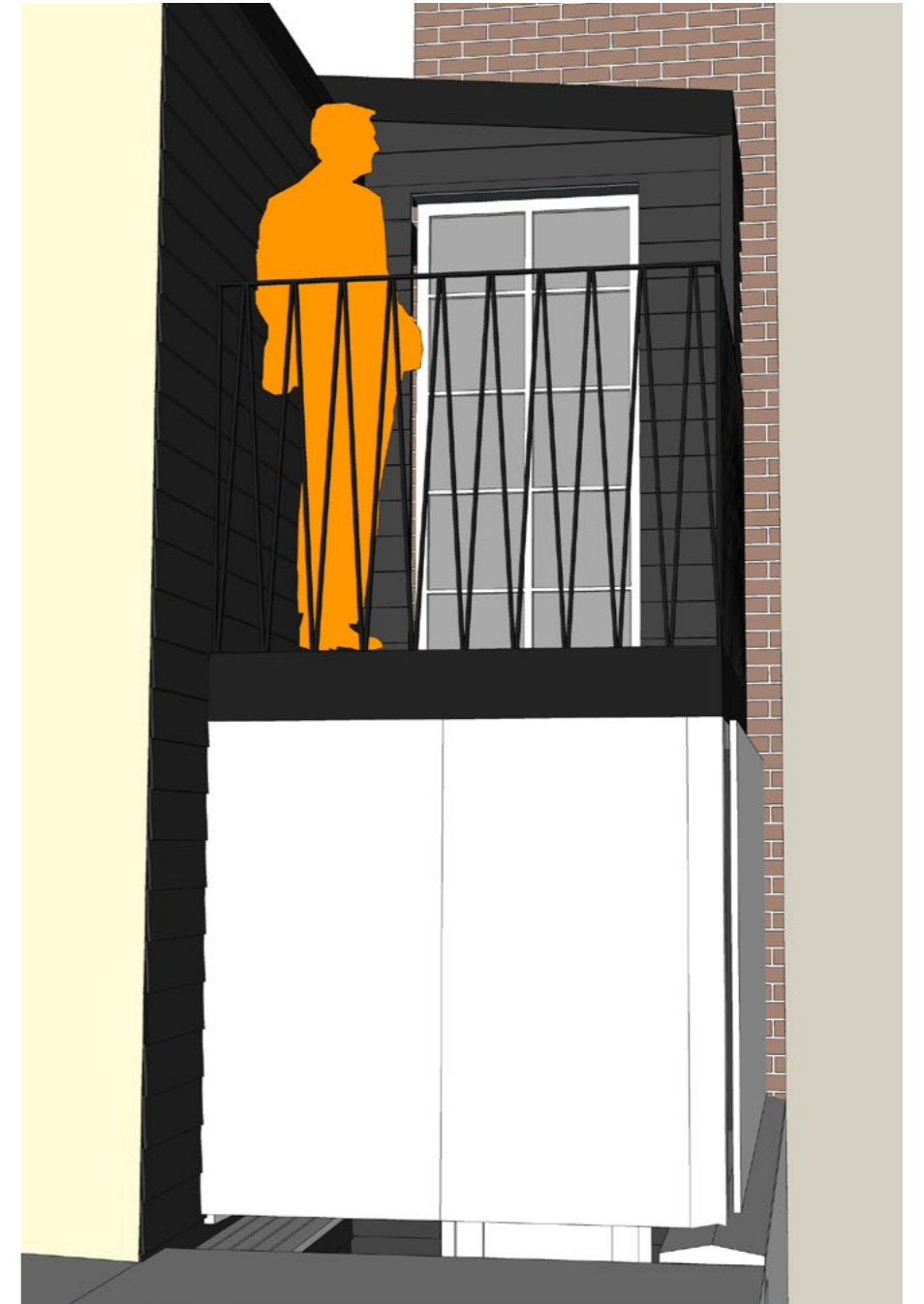
3d Model Perspectives



Existing Perspective
DO NOT SCALE



Proposed Perspective
DO NOT SCALE



Proposed Perspective
DO NOT SCALE



03 PROPOSALS

3d Model Perspectives



Existing Perspective
DO NOT SCALE



Proposed Perspective
DO NOT SCALE



03 PROPOSALS

Precedent Studies



04 HERITAGE STATEMENT

Heritage Statement

OVERVIEW

The design proposal seeks to ensure that the material pallet is in keeping with the balconies shown in the local area, but also complimentary and adding a contemporary design to the area.

The rear terrace looks to improve the dwelling by providing and in-keeping window & doorway which will allow light to flood into the dwelling. The doors and terrace to the first floor will allow shielded views for our client. Furthermore, the window & door proposed will look out on a blank wall, so no overlooking will occur.

USE

A change of use is not proposed and use will be continued as C3 residential.

AMOUNT

Whilst the proposals will add to the amount of development on the site, the size has been carefully considered to respect the character of the immediate surroundings, and is therefore set back from the main building line.

LAYOUT, SCALE & APPEARANCE

The proposed locations of the balcony would respect the building lines of immediate neighbours and the general pattern of development up and down the Street. The improved internal layout responds directly to the existing topography on site and the terrace would create a levelled connection between internal and external spaces promoting the use of rear amenity by the occupants, whilst still remaining private.

As seen earlier in the document, there are examples of dwellings up and down the road & surrounding area which have done what we have proposed and there are examples of much bigger balconies & terraces. Furthermore, the range of scale in terraces shows that there is no overarching or distinct architectural style and we are improving the conservation area by adding a contemporary addition.

It must also be noted that the terrace will not be seen from the road or any public places. The only place it will be seen, is by the immediate neighbouring buildings rear garden, due to the rear of the property only been accessible by a locked private gate. The existing extension blocks the proposed terrace from view, from the road.

The new terrace achieves a well-balanced appearance adopting simple geometry and architectural detailing with well managed placement of materials. The simple material palette shows a clear intention to utilise high quality products which complement the existing house and the rest of the conservation area. The materials selected deliver a low maintenance solution which will ensure long term durability and robustness to the appearance of the building. The existing rear timber gates will also be re-used.

CONCLUSION

A small terrace is proposed to allow clients to enjoy a small external area and bring light into their property - it can be seen how no overlooking to any neighbours will occur. The terrace is designed to ensure full access underneath it, so access to the alleyway from the house is maintained as existing.

All the rear terraces & balconies in the surrounding area are idiosyncratic, therefore no precedent is set for any particular design of terrace within the Conservation Area, but it is clear that the principal of having a terrace has been set by other properties. It has been an important element of the brief to ensure that all finishes and materials will complement the existing house.

The proposals seek to deliver good design on all levels secured by a context driven approach, helping to promote and raise the standards of design in the context generally.

We believe the configuration and scale of the terraces along with the minimal pallet of materials proposed, will provide an elegant, contemporary yet simple design in keeping with the character and scale of the surrounding properties. The design of the terrace and the careful location of windows would prevent the proposal impacting negatively on the daylight and views of the neighbouring dwellings and also minimal overlooking. By upgrading the existing property, the proposal ensures the continued use of the existing building for family occupation.

The design put forward responds to National and Local Planning Policy and Guidance. There are no distinct features left of the original house, so we believe that in summary, we feel that this is a highly positive enhancement to the building and we trust the proposals are met with planning approval.





SMITH GROUP *(KENT) LIMITED*

ARCHITECTS. PLANNERS. INTERIOR DESIGNERS.

