

# HERITAGE STATEMENT FOR ASH HOUSE DOVER COLLEGE

## GENERAL

This application is for the replacement of windows and re-render of ash house and this statement is limited to consideration of the issue relevant to the application.

### Policy

The following policy documents have been taken into account in the preparation of this statement: .

S. 66 of Planning (Listed Buildings and Conservation Areas) Act 1990

Paras 189 to 202 of the National Planning Policy Framework.

National Planning Practice Guidance Note 'Conserving and Enhancing the Historic Environment'.

Historic Environment Good Practice Advice in Planning Notes published by Historic England (previously English Heritage).

Kent Design Guide.

## SITE DESCRIPTION

National Planning Practice Guidance Note 'Conserving and Enhancing the

Ash house sits in the south east corner of the Dover College complex, with a frontage onto Folkestone Road and the right hand flank facing onto Effingham Crescent. Dover suffered substantial shelling during WW2 but the College complex survived relatively untouched despite damage nearby. To the left of ash House is a building known as Headmasters House, which is of similar period, whereas across Effingham Crescent is a modern petrol station.

The front part of ash House fronts Folkestone Road, dates from early C19th, and consists of three storeys and basement. Although this face appears to be of similar age to the

Folkestone Road elevation, the cornice detail is different and it is likely to have been constructed some time later (possibly mid C19th). The left hand elevation is 3 storey plus attic rooms by virtue of the land dropping away from Folkestone Road. There is a further

attached single storey building to the rear.

The building is not listed but is within a conservation area and within the curtilage of the scheduled ancient monument.

## FENESTRATION

The front elevation originally had 8/8 vertical sliding sash windows to the basement, 6/6 sash windows to the ground floor and 3/6 sash windows to the first floor windows. The basement windows are the original but the ground floor windows have been replaced as 2/2 sashes, the first floor windows retain their original format but are replacements.

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The right hand flank windows are all modern replacements but the sizes suggest that they would have been as the front (6/6 to the ground floor and 3/6 above).



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The windows to the left hand flank are all modern replacements but fitted within unusually tall and narrow original openings. These too would have been likely to have been vertical sliding sashes.

### THE PROPOSALS

This building is a residential boarding house sited within the school grounds and provides accommodation for 14 pupils and 2 staff members. The windows in this building are,aregenerally, in poor condition and it is proposed to repair/ replace them as set out below to provide satisfactory internal living conditions.

The windows to the front elevation are a mix of original and C20th replacements. This is the most sensitive elevation and the proposals are to repair these windows 'like for like' and provide internal secondary glazing. These works do not require planning permission and, although mentioned, are not part of the application.

Effingham Crescent elevation. The original windows have all been removed and replaced with modem casement windows with outward. opening top windows. However, they retain the original format. Because these windows are readily visible, it is proposed to replace them all with uPVC vertical sliding sash windows to the detail submitted with the application, with glazing bars to replicate the original format.

The rear elevation. These windows have all been replaced with poor quality timber sash windows. The proposals is to replace these with uPVC casement windows with a single horizontal bar to replicate the original form.

### RE-RENDER.

The render to the whole building is in poor condition and needs to be removed and rerendered with k-render.colour to match existing.

### DISCUSSION

The challenge for the school is to provide comfortable living accommodation for the pupils and staff, whilst balancing the needs to reduce energy and maintain the appearance of the building. The front elevation will remain unchanged. The right hand flank elevation will reinstate the original form of sliding sash windows, albeit in uPVC and the less sensitive area of the left hand flank will have more cost effective and plainer uPVC windows.

### IMPACT OF THE PROPOSALS

It is submitted that by reinstating vertical sliding sash windows to the visible elevations, the proposals would provide a positive enhancement of the setting of the conservation area and Scheduled Ancient Monument.

### ACCESS ISSUES

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There are no access issues with these proposals.

### SUMMARY

The proposals are considered to be reasonable and appropriate and planning permission is requested for them.