



APX ARCHITECTURE



Design and Access/Heritage Statement

1 a Clifton Crescent
Folkestone Kent
CT20 2EL

Introduction

This design and access/ heritage statement has been prepared in support of an application for replacement windows and inclusion of French doors at 1a Clifton Crescent.

The property is a Grade II listed building that has been split into apartments. Apartment 1A Clifton Crescent is situated in the basement and cannot be readily viewed from the public realm.

Date first listed: 11-Mar-1975 - List Entry Number:1068897

Heritage

Listing Details

1.5281 CLIFTON CRESCENT (South Side) FOLKESTONE Nos 1 and 3 TR 23 NW 10/73 II GV 2. Mid C19 pair.

3 storeys basement and attics stuccoed. Slate mansard roof.

No 1 has a square bay through 3 floors. 3 light sash on the 2nd floor, 2 sashes with verticals only to ground and 1st floors.

Right side doorcase with triglyph frieze over and partially fluted pilasters.

No 3 has a 3 storey matching extension with 1:2:2 windows.

No 1 has a left side elevation 1 storey extension with canted bay end. Rusticated and vermiculated pilasters with Ionic capitals and dentil cornice.

General Description & Historic Building Description and Significance:

Clifton Crescent comprises of 13 buildings arranged in a shallow crescent facing out towards The Leas.

All but one (no9) were originally semi-detached houses but are now converted into flats.

No1 is at the end of the Crescent, it is the right-hand half of a villa pair (as seen from the Leas). This building has, in the past, been converted into apartments.

The proposed alterations involve the changing of windows, and installation of a pair of French doors in place of a window.

Clifton Crescent is one of the centrepiece compositions of the formally planned suburb of West Folkestone laid out during the last quarter of the c19th by Lord Radnor. The 1871 map shows the area largely undeveloped with only a few buildings in Clifton Road and the first pair of villas of Clifton Crescent freshly built, but the roadway yet to be laid out.

By 1897 the crescent was complete and remains much as it did in the c19th with the exception of the unfortunate redevelopment of no33 (Madeira Court) in the 1960s.

1Clifton Crescent is at the end of the crescent with no1 the right hand (east) half of the villa pair. Flat 1A is the basement flat extending across both the original building.



List Entry Number:1068897 - National Grid Reference:TR2210335442*Communal context*

The property

Present Use of the Building

This is a four storey grade II listed building with apartments units.

Impact of the Work

The impact of the proposed joinery replacement works is minimal the building or character of the area.

The refurbishment work and replacement of the window improves the integrity and quality of the listed building and improves its thermal performance and use.

The improvements allow the flat the up to date modern facility of draughtproof windows with good thermal efficiency, they will allow the building to be enjoyed for many years to come.



Current windows in poor state of repair



Apartment 1A Cannot be seen from the Road.

Development Proposals

The application is for the approval of details for the replacement windows to the building, attached to the east of the original villa pair at basement level only.

The original windows are timber vertical sliding sash- a range of windows extending around the south and east sides at basement level (incorporating a door).



Apartment 1A just visible from the Leas.

Specification of Works to be undertaken

Windows to be replaced with Heritage UPVC windows.

Statement of Justification

The type and scale of the development will have little or no detrimental effect on the surrounding area, also we are not altering any external works, and there are no possibilities of archaeological disruption with what has been proposed.

