

HERITAGE STATEMENT FOR:

THE ERECTION OF A FOUR STOREY BLOCK CONTAINING 4NO RESIDENTIAL
FLATS TO THE REAR OF 120 SANDGATE ROAD, FOLKESTONE, CT20 2BW

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DM

INTRODUCTION

This statement has been prepared to support a planning application for a block of 2No one-bedroom flats and 2No two-bedroom flat to the rear of 120 Sandgate Road, Folkestone, CT20 2BW.

120 Sandgate Road is located within Folkestone and Bayle Conservation Area, however the building or the site are not listed and the only closest listed structure is the end of terrace block at No. 134. The subject property is not considered within the curtilage of the listed building.

The block is a part of a three storey terrace formed by Nos. 114-134 and is attached to No. 122 to the west and 118 to the east. The building comprises of a commercial unit with shopfront windows on the ground floor and two flats on the upper floors. The entrance to the commercial unit is separate to the entrance to the staircase for the existing flats.

The building is of masonry construction with rendered facades, timber floors and a pitched timber roof structure covered with roofing tiles. There is a half-sunken single storey extension to the rear, accommodating a toilet and kitchenette for the commercial unit on the ground floor.

Majority of the buildings in this terrace have been extended with a mixture of one and two storeys flat roof structures. 120 Sandgate Road is one of the last few buildings in this terrace which has not been extended to the rear.

Overall, the rear of the terrace is incoherent and adds no value to the overall Conservation Area.

In 2008, a greater part of this terrace (Nos. 132-114) was put on 'Enhancement opportunities' list created as part of the Folkestone Conservation Area Appraisal.

PROPOSAL

Planning permission is sought for an erection of a block of 4 flats to the rear of 120 Sandgate Road, Folkestone.

The new block of flats has been proposed as a four-storey detached building, with a 6m courtyard between the existing terrace and proposed block of flats. The new block of flats would be accessed through the service road off Manor Road.

The proposal consists of the following elements:

- Ground floor plinth which raises up on the west façade, visually separating the rendered block above from the timber clad courtyard,
- First and second floor rendered element with a parapet wall,
- Top floor apartment set back from the main parapet wall,

In 2019, a planning permission was granted for a residential development to the rear of No. 114 (approved under reference Y19/1159/FH) and the appearance of the proposal is in keeping with this latest addition.

No works have been proposed to the existing building.

ASSESSMENT OF IMPACT OF THE PROPOSAL ON THE CONSERVATION AREA

As the rear of the existing terrace (114-134 Sandgate Road) has been developed over time in a piecemeal manner, the addition of the block of flats which shares features and a general approach to the development at No. 114, will be a positive contribution to this part of the Conservation Area.

The main rendered block will raise up to the eaves of the existing terrace, with the top floor apartment sitting below the ridge line of the existing roof. This ensures that the proposal is subservient to the main block.

CONCLUSION

It is considered that the proposed block of flats is sensibly designed, proportionate and improved the setting and character of the existing terrace and has got a chance of improving coherency to the rear of the existing block, between No. 114 and 120.

The proposals are considered to positively contribute to the Conservation Area.