

HERITAGE STATEMENT

Project Number:

2025-2127

Project:

Hafod, Dungeness Road, Dungeness, Romney Marsh, Kent, TN29 9ND

Proposal:

Residential extension including canopy structure referencing railway heritage

Date:

10th September 2025

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1. Introduction

1.1 This Heritage Statement accompanies a full planning application for a modest residential extension and canopy structure at Hafod, located within the Dungeness Conservation Area. The proposal seeks to reinforce the site's historic railway identity through sensitive design and minimal intervention, enhancing the legibility of heritage assets while respecting the unique character of the surrounding landscape.

2. Heritage Significance of the Site

2.1 Hafod is situated within a nationally recognised landscape of layered narratives—maritime, military, and railway. The site includes two rare railway carriages:

- GER 393 Six-wheel Luggage Composite (1887) – retained for ancillary residential use.
- LSWR Four-wheel Luggage and Fruit Van (1898) – embedded within the main dwelling.

2.2 Both carriages are listed on the Railway Heritage Register and contribute materially to the architectural and historic interest of the Dungeness Conservation Area. Their presence exemplifies the interwar tradition of adaptive reuse, a defining feature of Dungeness's built form.

2.3 The site lies less than 100 metres from the southern loop of the Romney, Hythe and Dymchurch Railway (RHDR), a nationally significant miniature railway. This proximity strengthens the site's connection to the wider railway heritage and informs the design of the proposed canopy structure.

3. Conservation Area Context

3.1 The Dungeness Conservation Area is characterised by:

- Low-density, visually porous structures, often adapted from railway rolling stock.
- A unique socio-economic history, where self-built dwellings emerged from railway and fishing origins.
- A fragile, transient aesthetic, with buildings that reflect individualism and creative reuse.
- Ecological sensitivity, as part of a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

3.2 The Conservation Area Appraisal (2006) highlights the architectural value of railway carriage conversions and their contribution to the area's special interest. Hafod's carriages are part of this legacy and are integral to the narrative layering that defines Dungeness.

4. Description of the Proposal

4.1 The proposal includes:

- A single-storey extension to the main dwelling.
- A canopy structure referencing RHDR station architecture, sheltering the GER carriage.
- Internal reconfiguration to improve residential amenity.

4.2 The canopy will be supported by four posts secured into the gravelled foreshore. This intervention is modest, reversible, and located within the established residential curtilage. No excavation, lighting, or hard surfacing is proposed.

5. Assessment of Impact

Positive Contributions

- Reinforces railway heritage through contextual design referencing RHDR platform shelters.
- Improves legibility of the GER carriage as a non-designated heritage asset.
- Respects scale and materials, ensuring visual subordination to existing structures.
- Avoids ecological harm, with hand-installed posts and no disruption to sensitive habitats.

Policy Compliance

National Planning Policy Framework (2024)

- Paragraph 131: Sympathetic design.
- Paragraph 199: Conservation of heritage assets.
- Paragraph 203: Balanced judgement for non-designated assets.

Local Policy (Folkestone & Hythe Local Plan)

- HE1: Conservation of heritage assets.
- CSD1: Context-sensitive design.
- HB1: Compatible residential extensions.
- NE2: Protection of biodiversity.

Conservation Area Appraisal Alignment

- Supports the preservation and enhancement of character through modest, heritage-led development.
- Avoids suburban creep, maintaining the area's eccentric and layered identity.
- Reflects the evolutionary nature of Dungeness architecture, where individuality and narrative are valued.

6. Conclusion

- 6.1 The proposed extension and canopy structure at Hafod represent a proportionate and sensitive evolution of the site. The design reinforces the site's railway heritage, respects the layered character of the Dungeness Conservation Area, and complies with national and local planning policy. The intervention is modest, reversible, and operationally justified, contributing positively to the architectural and historic interest of the area.
- 6.2 Planning permission is respectfully sought.