

## **Appendix 2**

Nelson Street, Deal Conservation Area Appraisal

Draft

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## 1. Introduction

### 1.1. Background

The Nelson Street Conservation Area lies to the north and west of Deal High Street. It consists of 5 streets plus St. Andrew's Church and its grounds and small sections of West Street, Union Road and St. Andrew's Road. The conservation area contains about 200 buildings, of which five are Grade II listed and it was designated on the 21st July 1977. This appraisal was carried out during 2015.

Originally the site of large market gardens established in the 18<sup>th</sup> century to respond to the growth of shipping in the Downs off Deal and the development of the Dockyard, **and the location of the Deal Workhouse**, the area developed in the first half of the 19<sup>th</sup> century. This was largely in response to population growth during the Napoleonic wars when it grew by nearly 50%. The original town centre stretching from Elizabeth Carter House in South Street to the Town Hall could no longer accommodate the burgeoning population with new needs for employment and housing.

An appraisal is intended to provide an understanding of the special interest of a conservation area and to set out options and recommendations to help ensure that any changes are informed by an understanding of the local character and distinctiveness of the conservation area. ~~When this appraisal is adopted by Dover District Council (DDC) it~~ **This appraisal is** will become a material consideration in the determination of applications for planning permission within and adjacent to the conservation area.

This appraisal looks at the following issues:

1. The origins and evolution of the area under consideration.
2. The current boundary of the area and any review that should be made of that.
3. The positive and negative factors that contribute to or detract from the current condition of the conservation area.
4. Any recommendations that will protect and enhance the conservation area. Any changes proposed must sustain and enhance the historic environment and its heritage.

### 1.2. Planning Policy Context

The Planning (Listed Building and Conservation Areas) Act 1990 sets out the statutory definition of a Conservation Area, which is "an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance" (s.69(1)). Dover District currently has 57 designated Conservation Areas.

There is a requirement under the legislation to review Conservation Areas "from time to time" to ensure that the boundary captures all the area that is of special interest and to assist in developing plans for the management of change within the conservation area. This is further endorsed by the National Planning Policy Framework (2012) which urges the need to ensure that an area justifies the designation because of its special architectural or historic character or appearance.

The Dover District Heritage Strategy (2013) presents the districts Heritage Assets as Themes; Theme 13 dealing with conservation areas. The districts conservation areas are considered to be heritage assets of **outstanding significance**, and in addition to being attractive places to live and work, contribute to the economic wealth of the district by being a magnet for visitors. Seven Conservation Areas lie within the area that the Deal Society undertook to monitor - four of these lie in the Town of Deal and three lie within the Parish of Walmer.

A methodology was developed for the Heritage Strategy enabling a rapid desk-based assessment of the general condition of the districts conservation areas and was applied to 19 of the conservation areas. The results of this overview, using a “traffic-light” system to classify their condition, indicate that of the 57 conservation areas in the district 12 of these conservation areas were identified as ‘performing well’ and achieved a green light, six achieved an amber light, requiring some enhancement, and one area required considerable enhancement or potential “de-designation” as a conservation area, due to the substantial loss of its character of special interest.

Theme 13 prescribes methods and techniques by which an area’s condition may be measured, assessed and managed; Article 4(2) Direction is one method. An Article 4(2) Direction removes permitted development rights from residential properties to ensure that certain changes, such as the replacement of windows, is managed to ensure that the change is appropriate to the special character of the conservation area. Article 4 Directions have been applied so far to two of the 19 conservation areas, one of them being the Middle Street Conservation Area in Deal.

The Heritage Strategy also suggested the formulation of a system for the assessment of a conservation areas condition such as that developed and adopted by the Oxford City Council, endorsed by Historic England and used by the Oxford Preservation Trust. That system has been used in this character appraisal, further informed by best practice guidance within the Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management (Feb 2016).

### **1.3. Community Involvement**

This character appraisal has been prepared by The Deal Society in close liaison with DDC. The Dover District Heritage Strategy highlights the importance of local community involvement in the protection of the historic environment. There are two specific areas where that involvement is encouraged. First of all, local civic groups are encouraged to develop appraisals of conservation areas within their locality. Secondly, the production of a List of Heritage Assets is encouraged. This appraisal is, therefore, consistent with the aspirations of the Heritage Strategy. (For a more detailed analysis of the Strategy see 1.2).

Every resident in this conservation area was informed by letter that the appraisal would be carried out during the summer of 2015. The letter also contained a short questionnaire to which the residents were invited to respond. The local parish magazine and The Deal Society newsletter also had short articles describing the purpose of the appraisal. One third of the residents responded to the questionnaire and the matters raised by them are reflected in the content of this **appraisal report**.

~~The first draft of this appraisal was submitted to DDC in November 2015 in order for a process of public consultation to be agreed.~~

#### 1.4. Summary of Significance

- a. The historical development of the conservation area in the first half of the 19<sup>th</sup> century offers a major clue to its significance. Originally a large group of market gardens, the land was sold off in small plots to meet a housing crisis in the town as the nation engaged in the Napoleonic wars. A large influx of newcomers to meet the demands of the ships offshore created an urgent need for houses and rooms to buy and let. The response to that crisis was immediately seen in the creation of the streets of the conservation area.
- b. The comparatively short historical development gives the area a strong sense of cohesion and continuity. It has remained relatively unchanged since the middle of the 19<sup>th</sup> century. There are a few 20<sup>th</sup> century additions especially in Robert Street but they do not fundamentally affect the overall character of the area.
- c. There is some historical evidence, following the Pavement Act of 1791, that the layout of the streets on a loose grid pattern was a very early example of "town planning". It was a very informal process and the evolution of most of the streets suggests different builders creating small terraces that evolved into the layout seen now.
- d. Most of the streets consist of small terraces and individual houses built to the pavement. This creates a fairly narrow topography. The exception to this is the area around St. Andrew's Church where the large formal space of the churchyard and gardens gives an almost rural feel. That is accentuated by the reinstated railings to the eastern edge of the gardens.
- e. The majority of the houses are brick built, the most common locally available building material in the early 19<sup>th</sup> century. Quite a lot of that brick has been painted. There is a smaller use of rendered brick, again painted in most cases. There are a couple of uses of clapboard.
- f. The views throughout the area are limited, with St. Andrew's forming a focus for some of them. This results in a strong sense of enclosure, of an almost intimate residential community.
- g. Most of the streets were comparatively quiet with a small amount of car traffic and not a lot of pedestrian movement. There was on-road car parking in most of the streets and this did not especially enhance their character - it certainly creates visual dissonance.
- h. The overall character of the area is of a succession of houses and streets mostly built within a small historical timeframe creating little visual noise. It is a settled residential community. Any exceptions to that have been created by the impedimenta of the 20<sup>th</sup> century in the form of increased vehicle movement, telegraph poles and wires, television aerials and excessive street signage, including a large number of redundant signposts.

## **2. The Character Appraisal**

### **2.1. Overview**

The Nelson Street Conservation Area comprises about 200 buildings. These include a church, a public house and a very small number of commercial premises. Located close to the town centre and the seafront, the area is popular with residents who speak of a strong community spirit. The area developed historically through the first half of the 19<sup>th</sup> century in response to housing need and supply and this creates a strong sense of coherence and continuity. Although there is a variety of architectural style and detailing this does not detract from the area's overall cohesion. Most of the streets are low rise terraces punctuated by slightly larger three storey houses. Although that sense of cohesion is very strong, the individuality of both houses and streets also creates variety.

The majority of the properties are well maintained, and with a few exceptions, there is a powerful sense of a community that enjoys living in close proximity to the town centre and the attractions of Deal seafront. The proximity of the area to the town's shops, restaurants, cafes and leisure facilities is highly valued by the residents. There was a small amount of evidence that some of the properties were holiday lets but historical research revealed that the philosophy of "build/buy to let" has always been part of the character of this area.

The gardens around St. Andrew's Church create a refreshing sense of space in what is otherwise a fairly narrow grid of domestic houses.

### **2.2. Duke Street**

#### *Buildings*

Duke Street was largely constructed between 1806 and 1835. This comparatively short time span has resulted in a consistency and continuity in the style of the buildings. The houses are two or three storey and predominantly constructed from brick. Some brick has been painted and a few houses are rendered. There is one property fronted with clapboard. The houses define the space and the character of the street. They are primarily domestic dwellings although some of them have had commercial or social uses in the past. The overall condition of the houses is good although a small number would benefit from some renovation.

The roofs are largely Kent peg tiled. Valley gutters and parapet walls define the character of a large number of the properties. Shared downpipes add to the visual cohesion of the street. Doors come in a wide variety of styles but semi-circular arches and a repetition of fanlights also contribute to that cohesion. Some window sizes have been changed. Sash and casement windows are the norm. Two of the 41 properties have uPVC windows.

There is a reticence about the whole street - Pevsner might have been describing this street when he wrote: "a succession of domestic buildings each different with nothing making a visual noise".

### *Spaces*

The houses are built up to the pavements and it is this that shapes the character of the street. The pavements on both the north and south sides of the street are even and well maintained. The road surface is patchy. It is a one way street with on-street parking on one side. The parking does create some visual dissonance. It is one of the busiest streets in the conservation area and the fact that the houses are built to the pavement emphasises the traffic noise impact.

Some of the street furniture negatively impacts on the space. The three streetlamps are all different in style and the one way street signs are in poor condition and a visual distraction. There are a number of TV aerials fixed to the front of properties. The telephone wires are visible but on the whole have a harmonious feel.

### *Views and Landscape*

St Andrew's Church creates a focal point to the streetscape looking from east to west. This long straight view and the consistency of the architecture make for a very harmonious urban character. In Duke Street there is no significant roofscape viewed from the ground.

### *Ambience*

The character of the street is defined by two rows of domestic houses built within a short historical timeframe. The vast majority are family houses and the overwhelming impression is of a settled residential community. There is little in the way of trees or plants. It is a reasonably tranquil street although there may be increased traffic flows at certain times of the day. There is a licenced public house in the street and that inevitably has some impact on noise levels at certain times.

## **2.3. Nelson Street**

### *Buildings*

Nelson Street was largely constructed between 1811 and 1835. The Nelson Chapel was built in 1814 and is now a grade II listed domestic residence. A bungalow was built in 1909. With two exceptions the houses are built to the pavement and that is what defines the space. The houses are predominantly two storeys with a small number of ~~three~~ **two storeys with basement**. The main construction material is brick which in a significant number of cases has been painted. A small number have been rendered. The majority of the houses have slate roofs although the earliest buildings, constructed between 1811 and 1814 have Kent peg roofs. Valley gully's and shared downpipes are a feature of the roofscape.

It was noted that 16 out of 41 properties had uPVC windows. There was a range in the style of windows and bow windows featured in a few of the houses. One or two windows had been reconfigured. The doors appear in a wide variety of styles with semi-circular arches giving some continuity and consistency to the street. There were a number of additional decorative features and in one instance features had been added that were out of character with the period.

Some properties had undergone alterations with an additional storey being added. The whole street consists of domestic residences, including the Nelson Chapel. Historically there is evidence of properties being built to let and this usage appears to continue. One property was in a state of serious disrepair.

### *Spaces*

Nelson Street is a straight street built mainly to the pavement. There are, however, a few features that create a different kind of space. The space around the former Nelson Chapel opens up the street and creates limited views to a neighbouring street. One property has a small front garden and there are gardens in front of two cottages in Garden Alley which leads off the street. Dominating the intimate space in Garden Alley is a large monkey puzzle tree located within the rear garden of a dwelling on Water Street. Trees are few and far between in the conservation area, and the monkey puzzle is a rare feature, offering visual respite from the densely built up streets.

The pavements are predominantly paving slabs which have been extensively patched, as has the road surface. The street has two matching street lamps. There are a large number of TV aerials attached to the front of roofs and this creates a discordant note in the street. There are redundant posts for street signage.

There is parking down one side of the street but there appears to be very low levels of vehicle movement and this gives the street a quiet domestic character.

### *Views and Landscape*

The street has one long straight view with not a high level of harmony in the overall street scape. The chimney stacks dominate the roof line and on the east side of the street this creates a sense of overbalance.

### *Ambience*

The overwhelming character is of a quiet domestic street with minimal levels of road and pedestrian traffic. The domestic buildings define its essential character.

## **2.4. Water Street**

### *Buildings*

Unlike elsewhere in this conservation area Water Street is a gently winding street. It takes its name from the Waterworks that were established at the junction with Lower Street (now the High Street) by the Waterworks Act in 1699. The majority of the houses are built to the pavement but at the lower end of the north side small garden spaces to the front of the houses give a distinctive variety to the street. The houses, built between 1806 and the 1840s, are predominantly two storeys with a few ~~three storeys~~ **two storeys with basements, steps leading to the front entrance door and curved boundary walls between each property**. Although there is considerable variety in architectural style the street has continuity and coherence. One building (Duke House) is Grade II listed.

The houses are all built of bricks. There is a small amount of render, Artex and pebbledash and in a number of cases the brick has been painted. The roofs are a mixture of slates and Kent peg tiles. On the north side of the street the chimney stacks are imposing and create a dominant note in the street. There was one dominant pediment which seemed over heavy for the house's facade.

There were 15 of the 37 properties with uPVC windows but it was noted that in some cases they were of a more sympathetic design. There was considerable variation in style but the soldier arches above the windows made for a strong sense of continuity in the street. The doors, too, were very varied but the arches above them gave the same sense of rhythm and continuity.



All of the properties are now used as domestic residences but there were clues to previous commercial uses. Earlier uses as a bakery, a builders and undertakers and a marine store were reflected in the architecture. The overall condition of the properties was generally good.

### *Spaces*

The small spaces in front of the houses at the lower north side extend the sense of space in the street. The steps up to the front doors, the curving walls leading down to gate pillars and the small spaces in front of the houses all contribute to that sense of space. A small courtyard to the south of the street also creates a pleasing interlude. The pavements are largely paving slabs but some use of tarmac was noted. There were four modern streetlights and one traditional one. The telegraph posts and wires appeared intrusive and there were a number of redundant metal signposts. There is parking down one side of the road but traffic seemed to be very low. Overall the street had a quiet domestic character.

### *Views and Landscape*

The street slowly unfolds when viewed from the eastern end. There is little focus to the street and at the west end a rather ugly outbuilding detracts from the overall quality of the conservation area. TV aerials to the front of houses and poorly maintained chimney stacks also detract. However the overall streetscape is cohesive with the exception of the space at the west end of the street.

### *Ambience*

Again this is a quiet domestic street with very low levels of pedestrian and motor traffic. A few architectural references to earlier commercial activity give some distinctiveness and add character. But it is the early 19<sup>th</sup> century domestic residences that define its essential character.

## **2.5. Princes Street**

### *Buildings*

Only part of Princes Street lies within the conservation area boundary; numbers 1 and 3 are Grade II listed. About a third of the street, which is very similar to the houses within the conservation area, lies outside of it. The houses are predominantly two storey cottages built to the pavement. A row of four cottages on the east side was built in 1925 as residences for the printing industry. On the west side of the street there are three double fronted houses. Most of the properties, built of brick, were constructed between 1830 and 1850. The houses are domestic residences and there is little residual evidence of previous commercial use although one was identified as having been a pork butcher.

There are a significant number of properties where the brick has been painted. The 1925 cottages appear to have their original render, some of it painted. The overall condition of the properties was more variable than in other parts of the conservation area.

There was uniformity about the roofs with a mixture of Kent pegs and slates. There were 14 of the 27 residences with uPVC windows, some of them of a more sympathetic design. The soldier arch over the windows again created a sense of uniformity as did the round arches over the doors. There was a mixture of door styles sometimes creating a lack of harmony. This street does not show the same level of cohesion and continuity as other parts of the conservation area, which is particularly apparent with the later built cottages. The buildings in the street illustrate the way that developments over time can create a dissonance.

### *Spaces*

The houses are built up to the pavements and this creates a narrow enclosed space. The pavements on both the east and west sides were in comparatively good repair and were constructed from paving slabs. The road surface was patchy. There is parking on one side of the road which creates some visual dissonance.

The street furniture also contributes to that dissonance. The street lights are modern in design and do little to enhance the street. TV aerials were less intrusive than in some other parts of the conservation area. The telephone lines were visible but created a better sense of harmony than in other parts of the area.

### *Views and Landscape*

The straight view with houses built up to the pavement creates a sense of coherence.

### *Ambience*

The vast majority of the houses are small domestic residences and the overall impression is of a quiet residential community. Little traffic movement was evident and there was little evidence of intrusive noise.

## **2.6. Robert Street**

### *Buildings*

The east and west sides of Robert Street vary in character. Only two properties on the east side fall within the conservation area boundary. On the west side there are properties built in the first half of the 19<sup>th</sup> century built to the pavement and there is also a terrace of houses built in 1977. On the east side, but lying outside of the conservation area, is a similar terrace of 20<sup>th</sup> century houses.

The overall effect lacks continuity. The size and scale of the properties is appropriate to the street. Most are brick built but with some use of render and pebbledash. The row of modern houses on the west side replaced a large house which had been the Bell Inn. A property on the east side was the Alhambra Music Hall historically and a property on the corner of Robert Street and Water Street had been the Duke of Wellington public house; all the properties are now domestic residences.

There is little sense of continuity in the roofscape on the east side but the west side has coherence first in the terrace of 20<sup>th</sup> century houses and in the group of 19<sup>th</sup> century properties. There were 11 of the 15 houses with uPVC windows. In one case changes to the shape of the windows had been achieved by very poor render. The doors in the 20<sup>th</sup> century terrace created a pleasing sense of unification. This street had quite a high proportion of houses where the condition of the facades was not good.

### *Spaces*

A small car park to the west of the street and a large vista with gardens outside the conservation area creates a good sense of space in the middle of the street. The railings to the front of the modern terrace, often enclosing flower pots and shrubs, also added to the sense of space. With only a small number of the houses built up to the pavement this creates a very different sense of space to some of the other streets in the area. The use of tarmac for the pavement surfaces, a very patchy road and cars parked on both sides of the road did little to enhance the character of this street. The two streetlights on iron brackets and three telegraph poles also contributed to the lack of visual harmony.

### *Views and Landscape*

The streetscape is varied and muddled with disrupted views. The view out of the east side of the street towards Clarence Place on the High Street is pleasing. It adds to the character of the conservation area without being part of it.

### *Ambience*

The character of the street is defined by groups of 19<sup>th</sup> and 20<sup>th</sup> century houses all of which are domestic residences. Again the character is of a settled domestic community with little pedestrian or traffic disruption. There were six properties within the street that were not within the conservation area, it was very difficult to understand why that was the case.

## **2.7. St Andrew's Church, St Andrew's Road, Union Road, West Street**

### *Buildings*

**Following the demolition of the late Eighteenth Century Deal Workhouse, St. Andrew's Church** was built 1848-1850 and consecrated in 1850, it is Grade II listed. The church, built of Caen stone, was a response to the economic depression that affected Deal after the Napoleonic wars and the increasing poverty among the boatmen of Deal. It is still popularly known as "The Boatmen's Church". The church is a prominent and dominant feature on the western side of the conservation area. The building suffered from some Second World War damage; earlier photographs show a slate roof but it is now tiled. A window to the back of the church has been filled with flint stones. **The west boundary wall to St Andrew's Church is shown on the tithe map and is possibly related to the Workhouse.**

The original Queen Anne Rectory stood on the corner of Union Road and the High Street. It was demolished in 1964 and replaced by a brick built "executive style" house adjacent to the church sometime in the 1960's. Unusually this was built on land already consecrated for burials. The site for both the church and the rectory was the original site of the Deal workhouses.

A small portion of St. Andrew's Road immediately adjacent to the church gates falls within the conservation area boundary. The houses, which vary from a late 18<sup>th</sup> century cottage to small terraces built in the 1880's are largely brick built. Some of the brick has been painted. There were five of the ten houses with uPVC windows varying in quality and design. The doors are also diverse. The condition of the houses varied considerably especially on the west side of the road.

There are two buildings in Union Road within the conservation area boundary. The first is in use as a veterinary surgery. Originally a brick built 19<sup>th</sup> century commercial building it has been developed on both sides with 20<sup>th</sup> century brick extensions and garages. The second is a large garage on the corner of St. Andrew's Road and Union Road.

The buildings in West Street that fall within the conservation area boundary are varied. On the west side of the street there is Stafford Terrace, probably mid 19<sup>th</sup> century, a small commercial building and a small Victorian cottage. On the east side there is a range of small cottages from the late 18<sup>th</sup> and early 19<sup>th</sup> century, a number of small early 19<sup>th</sup> century cottages hidden behind high garden walls, a pair of 1980s houses and a very substantial commercial building which probably dates from the late 18<sup>th</sup> century. Some of the properties, especially Stafford Terrace, have been rendered but the dominant material is brick.

In total there were 16 of the 24 properties with uPVC windows varying in quality and design. 99-109 (odd numbers) West Street has a gently curving roofline with a

continuous Kent peg tile roof which is particularly pleasing. The windows in the large commercial building at the north-west boundary of the area have all been replaced with uPVC type.

### *Spaces*

The gardens surrounding St Andrew's Church create a very pleasing formal space in a conservation area that has few open spaces. There are also a higher percentage of gaps between buildings in this part of the conservation area in marked contrast to the houses built up to the pavement in other parts. The new railings, Calgary and seats that have been installed to the eastern frontage of the church grounds in 2014-15 are a major enhancement of the conservation area.

The pavements in these streets were fairly well maintained paving slabs with the exception of West Street where tarmac had been laid over extensive areas of pavement. This did little to improve the appearance of a conservation area. The roads were reasonably well maintained.

There were a significant number of redundant sign posts which did little to enhance the area as well as a very poor metal bollard at the corner of St. Andrew's Road and Union Road.

### *Views and Landscape*

St. Andrew's Church forms a focal point for this part of the conservation area and figures in a varied range of views from different parts of this conservation area. Both the streetscape and the roofscape are more varied in each part of this section of the conservation area partly because of the way in which the boundary is drawn. This is especially the case on West Street.

### *Ambience*

The churchyard affords an oasis in the middle of a built up urban area. Although there is more road traffic in West Street than other parts of the conservation area, the other roads had a sense of domestic quiet and calm. The activities of the area also offer more variety with worship at the church, commercial activity in Union Road and West Street as well as a significant and varied number of domestic residences. All these activities add additional significance to the overall character of the conservation area.

## **3. Management Plan**

### **3.1. Vulnerabilities and Negative Features**

- a. Although the overall standard of maintenance was good there was some evidence of a few properties not reaching the standards expected of a conservation area. In a few cases there was also evidence of building work not consistent with the historic character of the property. There was only one property, located in Nelson Street, which was considered to diminish the quality of the conservation area.
- b. There are a number of buildings that are not listed but are of some architectural or historic interest.
- c. The lack of planning control over the replacement of windows and doors was very evident. The very high number of uPVC windows is a matter of concern. In some cases the windows had been replaced in a sympathetic manner but there were a significant number of replacements where the style was completely alien to the historic character of the property. This also applied to a lesser degree to the replacement of doors.

- d. There were a few examples where unsympathetic features had been added. These distracted from the historic and heritage significance of the property.
- e. The majority of street lights were modern and the disparity of styles detracted from the character of a conservation area. In some streets the television aerials on the front of buildings spoiled the roofline. There was a refreshing absence of visible satellite antenna.
- f. A significant number of disused signposts did nothing to enhance the character of the area. On the corner of St. Andrew's Road and Union Road a metal bollard, in very poor condition, was a visual eyesore.
- g. The pavements and roads were reasonably maintained although some residents would dispute this view. The exception was West Street where the use of tarmac diminished the character of the conservation area. This equally applied to small areas of pavement where paving slabs had been lifted and replaced with tarmac.

## **3.2. Recommendations**

### **3.2.1. Extensions of Boundary**

One of the tasks of this appraisal has been to review the conservation area boundary in order to ensure that those buildings in it justify their inclusion, and to see if it is appropriate to extend the boundary to include additional buildings.

This review confirms that there are no buildings currently within the conservation area which should be excluded from it, but that the boundary should be extended to include:

- Faber Villa, Robert Street – The building is of significant architectural and historical interest.
- Green area on Clarence Place adjacent to Faber Villa – This area enhances the setting of the conservation area but is not currently part of it.
- The remaining area in Princes Street to the junction with Ark Lane – The similarity in style to the rest of the street argues for its inclusion.

### **3.2.2. Tree Protection Order**

To afford protection to the monkey puzzle tree located in the rear garden of Prospect Cottage, Water Street, and visible from Garden Alley from loss, a Tree Protection Order is recommended.

### **3.2.3. Heritage Assets of Local Importance**

The Government's National Planning Policy Framework states that 'non-designated' (i.e. essentially locally-identified) heritage assets should be taken account of when considering planning applications. A Local List would enable the importance of undesignated local heritage assets to be taken into account in the processing of any planning applications which might have an impact on them or their setting.

A Local List would include buildings, structures, landscape and archaeological features which are of local interest and have no statutory designation. For inclusion within the Local List, the Heritage Asset must comply with at least one of the following criteria set out within the DDC Land Allocations Local Plan (adopted January 2015):

- Historic Interest
- Architectural and Artistic Interest
- Social, Community and Economic Value

- Townscape Character

The following buildings are examples that could be identified as being Heritage Assets of Local Importance:

- Duke Street former Baptist chapel
- Nelson Street former Baptist chapel
- British School, Duke Street
- Le Chalet, Nelson Street
- 2 Princes Street

#### **3.2.4. Article 4(1) Direction**

All local authorities were given the power to impose an Article 4(1) Direction by the Town and Country Planning (General Permitted Development) Order 2015.

It is recommended that an Article 4(1) direction be implemented for the whole of this conservation area.

The regulations governing that Direction are set out in Appendix 1 of this ~~report~~ **appraisal**.

## 4. Appendices

### 4.1. Historical Development

Deal developed when the marshy shore became consolidated enough for building to start. Known as “the sea valley”, it was here, in the 16th century that three castles, Walmer, Deal and Sandown were built to protect the realm.

The original town had been on higher ground in Upper Deal. Lower Deal developed as countless ships sheltered in the Downs, an area of sea between the coast and the Goodwin Sands. The ships required both supplies and pilots and in turn that created the need for dwellings. The first mention of buildings on the beach is 1623 close to Deal Castle.

In 1699 the Waterworks was established at the junction of Water Street and Lower Street (now High Street), hence the name of the street.

In 1786 there were more than 750 houses in Lower Deal. The Napoleonic Wars meant that large numbers of service personnel, tradesmen and ancillary workers were resident in the town. The naval yard became the driver of the local economy. In the late 18<sup>th</sup> century the Archbishop’s lands, leased for farms and market gardens, was increasingly sold off for building.

The Pavement Act of 1791 gave a semblance of order to the layout, paving, lighting and draining of the streets.

Between 1801 and 1811 the population increased from 5420 to 7351. The Nelson Street conservation area is largely a response to that population growth. Between 1806 and 1840 a house building boom happened. Duke Street was named after Duke Hayman, the original owner of the land, and Nelson Street named after Vice Admiral Lord Nelson following the victory at Trafalgar.

The end of the Napoleonic wars meant the departure of many navy personnel and merchants: this resulted in high levels of social deprivation. **The Deal Workhouse was constructed in the late Eighteenth Century.** After 1834 the workhouses were full before the residents were moved to the Eastry Union in 1836. The workhouses were demolished in 1848 and St Andrew’s Church was built on the site and consecrated in 1850.

By 1851 most of what is known as the Nelson Street conservation area was built and the second half of the 19<sup>th</sup> century saw little further development.

In the 20<sup>th</sup> century two small rows of infill housing and a single bungalow were added to the area. In 1977 the area was designated a conservation area.

### 4.2. Map showing proposed boundary changes

*To be inserted*

### 4.3. Planning controls

#### 4.3.1. Article 4(1) Direction

All local authorities were given the power to impose an Article 4(1) Direction by the Town and Country Planning (General Permitted Development) Order 1995.

The Article 4(1) Direction adopted by Dover District Council reinforces the Council's ability to protect the special character of a town. The Direction gives the District Council control over a variety of alterations to unlisted residences. Planning permission is required for changes to windows, doors, roof materials, and chimney stacks, and the construction of external porches, the provision and removal of walls and fences and the provision of hard standings.

These controls do not relate to the whole building, but only to those elevations which front a highway, waterway, or public open space, and which, therefore, affect the public face or faces of the building.

The best way of preserving the character of a building is to repair it using traditional materials. By using traditional materials there is no change to the external appearance and planning consent may not be required.

Direction 4(1) requires the submission of a planning application for the following items of work where the works front a highway, waterway or open space:

- The enlargement, improvement or other alterations of the house. This includes changing windows and doors.
- Any alterations to the roof, including roof lights, dormer windows, the substitution of clay tiles or natural slates with concrete or other materials.
- The erection or construction of a porch outside an external door.
- The provision within the curtilage of a house or any new buildings or any existing ones
- The provision of a hard surface e.g. for car parking in the front garden.
- The erection, alteration or removal of a chimney on the house or on a building within its curtilage.
- The erection, construction maintenance, improvement or alteration of a gate, fence or other means of enclosure.
- The painting of the external masonry (or other walling material) of any part of the house (or building or enclosure within the curtilage of the house). For the avoidance of doubt this does not include the routine painting of masonry or other walling material in the same colour.
- The installation, alteration or replacement of a satellite antenna on a house or within the curtilage of a house.

If the house is listed then Listed Building Consent for both external and internal alterations and extensions is required.

For further information consult the Dover District Council Planning website.

#### **4.3.2. Tree Preservation Order**

Local planning authorities have specific powers to protect trees by making tree preservation orders (TPOs). The order makes it an offence to cut down, top, lop, uproot, wilfully damage or wilfully destroy a tree without the permission of the Local Authority.

Trees are recognised as contributing to the character of a conservation area and are consequently afforded a certain level of protection. Where works are proposed to trees in a conservation area, the Local Authority must be given six weeks notice of the intent to carry out work. The Local Authority then has an opportunity to consider whether an order should be made to protect the tree. A conservation area appraisal can help identify which trees have particular importance to the character and appearance of a conservation area, and may be worthy of greater protection afforded by TPO status.



For further information consult the Dover District Council website.

#### 4.4. Acknowledgement and references

##### Bibliography

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Discovering Deal: Barbara Collins 1969

St Andrew's Church (The Boatmen's Church): Gregory Holyoake 1984

The Life and Times of a Small House in Deal: Andrew Sargent c1999

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#### 4.5. Glossary

**Conservation Area** is an area designated so that the planning authority can control changes within it. They can be defined as "Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". Details can be found in the conservation pages of the DDC website.

**Dover District Council (DDC)** is the planning authority with responsibility for this conservation area. Their website is [www.dover.gov.uk](http://www.dover.gov.uk).

**English Heritage** in this report ~~report~~ **appraisal** refers to the body officially known as the "Historic Buildings and Monuments Commission for England", which is the public body that looks after England's historic environment. It is now known as **Historic England** and their website is [www.historicengland.org.uk](http://www.historicengland.org.uk).

**Heritage Strategy** is a DDC strategy which aims to enable them to achieve their objectives for the protection and enhancement of the historic environment. The strategy documents can be found in the conservation pages of the DDC website.

**Kent County Council (KCC)** is the authority with responsibility for, amongst other things, the highways in this conservation area. That responsibility includes road and pavement surfaces, signage and street lighting. Their website is [www.kent.gov.uk](http://www.kent.gov.uk).

**Listed Building** is one designated as listed in the National Heritage List for England (NHLE). It marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system so that some thought will be taken about its future. There are three categories of listed building: Grade I, Grade II\* and Grade II. Details are on the Historic England website.

**National Planning Policy Framework** is a key part of Government reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth. Details can be found at the government's planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk).

**Non-designated Building** refers to one which is not listed.

**The Deal Society** is the civic society for Deal and Walmer. Their website is [www.thedealsociety.org.uk](http://www.thedealsociety.org.uk).

**uPVC** in this report ~~report~~ **appraisal** refers to windows and doors, generally of aluminium construction, coated with plastic (usually white).