



**Northdown House,
Ashford
Heritage Statement**

Client: Abbey Commercial Limited

AB Heritage Project No:60631

Date:01/04/2019

Northdown House, Ashford Heritage Statement

Client Abbey Commercial Limited
Project Number 60631
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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by FRT Developments, on behalf of their client Abbey Commercial Limited, to produce a Heritage Statement covering proposed development at Northdown House, Station Road, Ashford, Kent.
- 1.1.2 Northdown House is not a heritage asset itself but is located within the Ashford Town Centre Conservation Area, and within the setting of several other Listed buildings and a non-designated notable building.
- 1.1.3 The current proposal is to redevelop the existing first and second floors to provide residential units, along with the associated extension of these floors and creation of a third floor (see Section 1.4). No alterations to the commercial premises on the ground floor are proposed.
- 1.1.4 This report has been requested after pre-application advice provided to Ms Jillian Barr (Graham Simpkin Planning) by Ashford Borough Council (ABC) (pre-application advice ref. 18/00277/INF) (see Section 2.2).

1.2 Statutory Designations

- 1.2.1 Northdown House is a modern building considered to have no heritage value.
- 1.2.2 Ashford Town Centre Conservation Area (CA) had its most recent character appraisal adopted in September 2016. It covers over 20 hectares of the town centre, including the Church and adjoining square and the High Street, comprising the original core of the settlement centred on the original main east-west highway, now the High Street (Tony Fullwood Associates (TFA), 2016).
- 1.2.3 There are also 73 Listed Buildings within a 250m radius from the site, including two directly opposite Northdown House on the High Street; the Grade II Listed 10 High Street (the County Hotel) and the Grade II Listed 12 – 18 High Street.
- 1.2.4 The character appraisal lists the Baptist Church to the rear of the proposed development site as a non-designated notable local building of architectural and historic interest.
- 1.2.5 Assets considered to be at risk of impact from the proposed development will be assessed below (Section 5).

1.3 Site Location & Description

- 1.3.1 The proposed development site is located at 4 Station Road, Ashford, Kent, TN23 1PT (Figure 1). This is centred approximately on National Grid Reference TR 01197 42768.
- 1.3.2 The site covers an area of c. 0.1 hectares and consists of Northdown House, a three-storey office building with ground floor commercial properties (Figures 3 – 5). The site is bounded to the south by parking spaces and access to Station Road, to the north by the High Street and to the west buildings. The site is bounded to the east by Station Road.

1.3.3 The eastern part of the High Street (where the site is located) has closely built street frontages with very few gaps or lanes between the buildings, with commercial premises at street level. The street rises gradually to the west.

1.4 Proposed Development

1.4.1 The current design proposals for Northdown House comprise (Figures 5 – 8):

- The extension and redevelopment of the existing first and second floors;
- Construction of a third-floor roof extension set-back from the front elevation on the existing main roof of the building; and
- Cosmetic alterations to the elevations of the building.

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 189 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

- 2.2.1 Pre-application advice for the proposed development was sought by Jillian Barr of Graham Simpkin Planning. The response document, reference 18/00277/INF, raised the following points (ABC, 2018):

- The proposed development site is located within the Ashford Town Centre Conservation Area. The pre-application advice stated that 'in line with Development Plan policies [ENV13 & 14] and the guidance contained within the NPPF, an enhancement to the Conservation Area should be sought when facilitating the conversion and extension to the existing building';
- The site is also located within the setting of several Listed buildings to the north of the site, west along the High Street, and east across the road on East Hill, as well as Ashford Baptist Church, (a non-designated heritage asset, noted for architectural and historic interest within the Conservation Area).
- The advice also suggested that the design of the proposed additional storey be set-back from the edges of the current roof to reduce its visual impact to the existing roof-line from the High Street, as well as respecting neighbouring roofs; and
- The pre-planning advice commented that, 'Subject to further details relating to the finish, it is considered that enhancements to the building and this important entrance to the Town Centre could be achieved'.

- 2.2.2 Paul Cooke (Assistant Heritage Consultant, AB Heritage) met with Jillian Barr on-site on Tuesday 19th February 2019. During the visit, Ms Barr highlighted the proximity of the Ashford Baptist Church to the south of the site, as well as the Grade II Listed County Hotel to the north (10 High Street, NHLE Listing No. 1071091). Ms Barr also wished to incorporate any heritage feedback from the production of this report into the emerging design proposals.

2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2018

2.3.3 The Kent Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the or Kent HER and National Heritage List for England (NHLE);
- A site visit was undertaken on the 19th February 2019; and
- Additional relevant documentary resources at the Kent History and Library Centre (KHLIC) in Maidstone were accessed on the 6th February 2019. A collection of historic photographs was examined, but none were considered directly relevant to this report.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs;
- Any information on the proposed development site contained in published and historical sources;
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the site visit; and
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

| SCALE OF SITE IMPORTANCE | |
|--------------------------|---|
| NATIONAL | The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well-preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s). |
| REGIONAL | Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds. |
| LOCAL | Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc. |
| NEGLIGIBLE | Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc. |
| UNKNOWN | Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs). |

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

| IMPACT LEVEL | DEFINITION |
|-------------------|---|
| HIGH | Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape. |
| MEDIUM | Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements |
| LOW | Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character. |
| NEGLIGIBLE | Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource. |
| UNCERTAIN | Extent / nature of the resource is unknown, and the magnitude of change cannot be ascertained. |

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

| IMPORTANCE | MAGNITUDE | | | |
|------------|-----------|----------|----------|----------|
| | HIGH | MED | LOW | NEG |
| NATIONAL | Severe | Major | Mod | Minor |
| REGIONAL | Major | Mod | Minor | Not Sig. |
| LOCAL | Mod | Minor | Minor | Not Sig. |
| NEGLIGIBLE | Minor | Not Sig. | Not Sig. | Nt. |

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of FRT Developments and their client Abbey Commercial Limited, and any associated parties they elect to share this information with. Measurements and distances

referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current March 2019 and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. CULTURAL HERITAGE RESOURCE BASELINE

3.1 Historic Development of Site

- 3.1.1 As the development proposals do not involve any below-ground works which might necessitate an archaeological assessment of the site, this section will focus primarily on the later development of Ashford Town, in particular, the area around the site.
- 3.1.2 Ashford town probably originates from a settlement established around AD 893 and is mentioned in the Domesday Survey book in 1086 under the name 'Essetesford' (TFA, 2016).
- 3.1.3 Following on from a street pattern largely established in the medieval period, there are a number of narrow building plots lining much of the High Street, largely following the boundaries defined by the original burgage plots (TFA, 2016).
- 3.1.4 The opening of the railway line between Ashford and London in 1842 saw the town enter a period of population growth and the transition from an agricultural to an industrial economy (TFA, 2016).
- 3.1.5 The 1872 Ashford Town plan (Plate 1) is the first available map to show the site in any detail. The former plot can be seen to consist of multiple properties, including a hotel and pub. The current Baptist Church at the southern edge of the site is not evident, with a smaller chapel and graveyard occupying the plot.
- 3.1.6 Along the north and south sides of the High Street, buildings are visible occupying the locations of Listed Buildings seen on Figure 2, such as 'Whitfield House' now the Grade II Listed County Hotel [AB 1]. Listed buildings to the east of the site can also be seen to be present on Plate 1, such as 'Brook Place' [AB 2] (Figure 2).
- 3.1.7 In the wider area, terraces can be seen in areas which have now been cleared, such as east of the site along either side of Brewer Street / Station Road, or around St. John's Lane, to the south of site (now a car park).

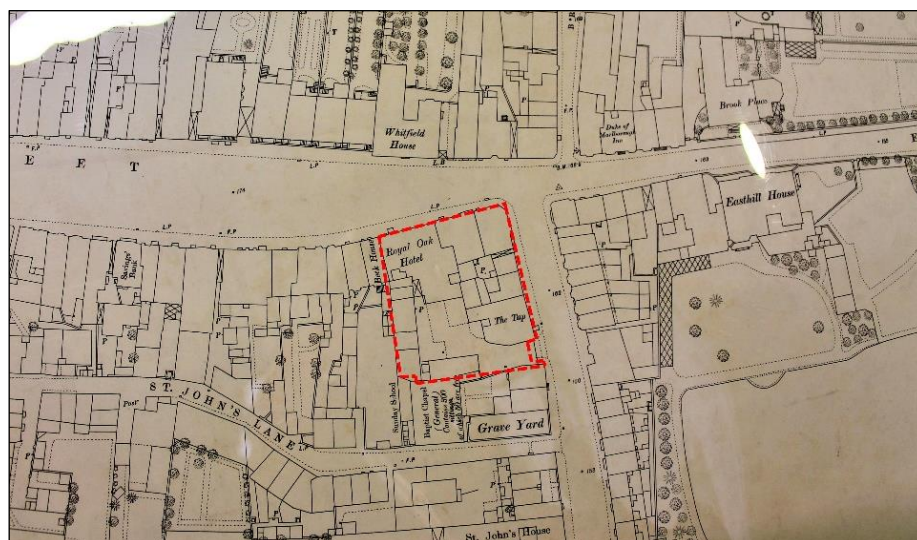


Plate 1: 1872 Ashford Town Plan (KHLC, 2019)

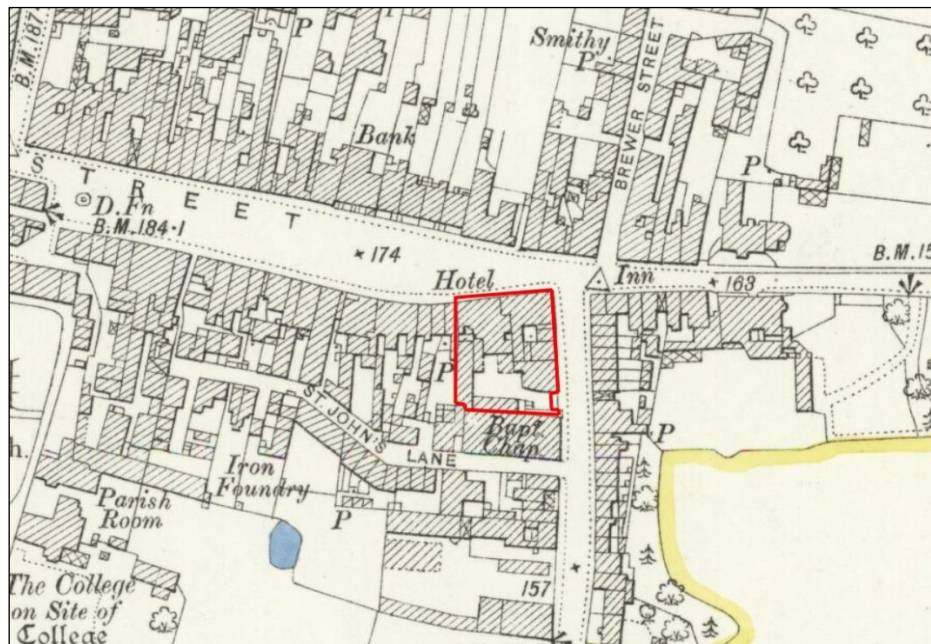


Plate 2: 1898 25" OS map (National Library of Scotland (NLS), 2019)

- 3.1.8 The 1898 OS map (Plate 2) gives a wider view of the area around the site. Located approximately 130m west of Northdown House the Listed Buildings of Middle Row [AB 6] can be seen in the centre of the High Street. Some changes are visible seen in the vicinity of the proposed development; abutting the southern edge of site, the former graveyard and buildings have been replaced by the Ashford Baptist Church [AB 4], while c. 40m east of site, the Grade II* Listed 14 East Hill [AB 3] is depicted similarly to its modern layout (Figure 2).
- 3.1.9 Between the 1898 OS map and the 1935 OS map (Plate 3), there are relatively few changes to the area, beyond small plot changes to the east of Station Road, while the High Street can be seen to have changed little from Plate 1

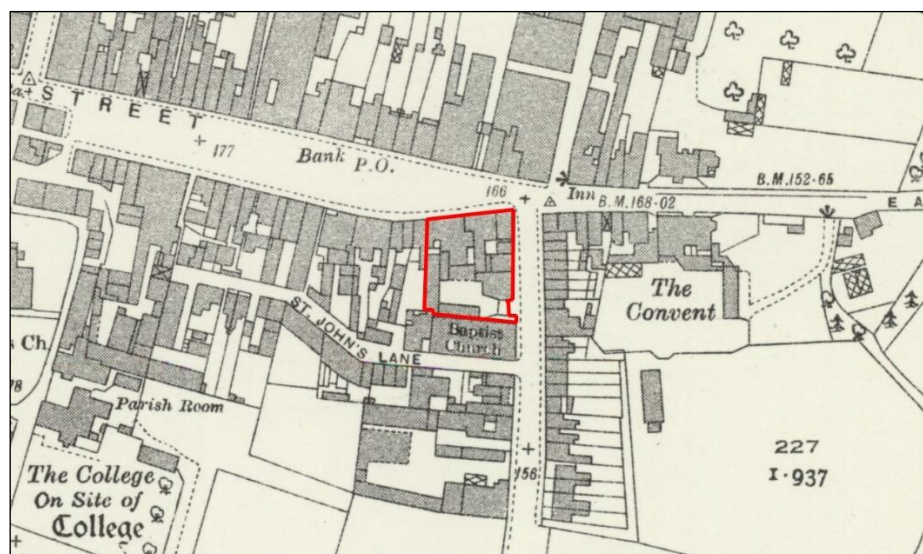


Plate 3: 1935 25" OS map (NLS, 2019)

4. SITE VISIT

4.1 Introduction

- 4.1.1 A site visit was conducted by Paul Cooke (Assistant Heritage Consultant, AB Heritage) on the 19th February 2019. This was to gain a better understanding of the likely heritage impacts of the proposed development.
- 4.1.2 This section of the assessment will be split into parts to demonstrate the existing views to and from Northdown House, in order to understand the likely heritage impacts of the proposed development.

4.2 Roof Top Views from Northdown House

- 4.2.1 For this first section, the position of the reader is on top of the existing flat roof of Northdown House.
- 4.2.2 Photo 1 shows the view to the north-west, across the High Street. The varied rooflines of the northern edge of the High Street is apparent, with the roof of The County Hotel [AB 1] only partially visible at the right of the picture. The white building, 12 – 18 High Street [AB 1] features a large mansard roof extension, similar in external appearance to the roof extension proposed at Northdown House (Figure 2).



Photo 1: View north-west from the roof of Northdown House

- 4.2.3 Photo 2 is taken from the roof looking west along the High Street. This shows the varied ridge heights and rooflines with little discernible hierarchy.
- 4.2.4 Photo 2 demonstrates that the proposed extension will be visible from the Parish Church of St Mary the Virgin, located c. 130m east of the site. However, there are existing tall buildings around the development site, including the partially intervening rear of the former Ashford Mecca Bingo at the left of Photo 2. Given the distance from the site and the availability of only limited views from the church tower, it is considered that the proposal will have only a neutral impact on the setting of the church. Therefore, this will not be assessed further.

- 4.2.5 Views to the east from the rooftop (Photo 3) demonstrate that the falling away of the ground level precludes views to neighbouring buildings in this direction.



Photo 2: View west from the Northdown House roof



Photo 3: View east from Northdown House roof

4.3 Ground Level Views

Northdown House

- 4.3.1 At street level, Northdown House, situated at the eastern end of the High Street and a junction with Station Road / Wellesley Road (Photos 4 & 5), forms a notable building on the High Street.
- 4.3.2 The structure is typical for a construction of the second half of the 20th century. Photos 4 & 5 show the street front elevations with their characteristic modern shop fronts on the ground floor. The upper floors, constructed from brown brick, have a modern arrangement of fenestration arranged horizontally and separated by vertical stone detailing.
- 4.3.3 The rear of the building has a mix of levels and there is a small parking area between the building and the southern edge of the development site boundary (Photo 6).

4.3.4 It is not considered to have any architectural or heritage value and therefore will not be assessed further.



Photo 4: General shot of Northdown House (northern elevation)



Photo 5: Northdown House, viewed from Wellesley Road (Baptist Church left of picture)



Photo 6: Rear of Northdown House

The High Street and surroundings

4.3.5 The character of the area around Northdown House, is of a busy commercial / retail centre (Photo 7). This part of the High Street contains many buildings from the 18th – 19th century (some Listed). Ground-floor, modern, glazed shop fronts are ubiquitous, and there are occasional modern buildings (e.g. 2 – 6 High Street) (see the right edge of Photo 5). There are also trees present along this part of the High Street.



Photo 7: General view west along High Street from Northdown House

4.3.6 Photo 7 shows the view west along the High Street from Northdown House. This demonstrates the rising ground to the west and the slight curve of the street. Trees along the High Street limit medium to long distance views, particularly when in full leaf. Visible heritage

assets include the Grade II Listed Buildings the County Hotel and 12 -18 High Street (at the right of the photo) **[AB 1]**, and a group of five Grade II Listed Buildings, 19 – 31 High Street **[AB 5]** (beginning from the bicycles at the left of the photo) (Figure 2).



Photo 8: General view east from Northdown House

- 4.3.7 Photo 8 shows the view east from Northdown House. The ground level drops away to the east which removes long distance views, but a group of five Listed Buildings at the top of East Hill are visible, including the Grade II* Listed Nightingale House (14 East Hill) **[AB 3]** (Figure 2).
- 4.3.8 The ground level also drops away to the south from the High Street, and Photo 9 demonstrates how this, combined with the location of the Ashford Baptist Church (middle of shot behind the car), precludes medium to long distance views of the site.



Photo 9: View from Station Road looking to Northdown House

4.3.9 Photo 10 shows the roofline along the southern side of the High Street towards Northdown House. While the trees present in this part of the High Street restrict wider views to some extent, many of the buildings can be seen to be two stories with an attic / loft space. However, this is by no means a uniform hierarchy; the roofline demonstrates a range of ridge line heights, roof types (gabled and hipped), and chimneys. A few roofs have dormers facing the street. The street frontage itself is varied and shows no evidence of planned design or uniformity.



Photo 10: General view of High Street looking to Northdown House

5. HERITAGE REVIEW

5.1 Identified Key Heritage Assets

5.1.1 Based on the data collected and presented in Sections 3 & 4, we have identified eight key heritage assets (or groups of heritage assets) that will be potentially impacted by the development proposals. These have been given AB numbers and grouped where relevant (Figure 2) based on their Listing entries:

- **[AB 1]:** This group consists of the Grade II Listed Buildings 10 (the County Hotel) and 12 – 18 High Street, located on the north side of the High Street facing Northdown House (NHLE Nos 1071091 & 1184514). Their NHLE entries state: *'Nos 10-18 (even nos) form a group'*.
- **[AB 2]:** This group consists of the Grade II Listed Buildings of 5, 7 & 9 East Hill and an associated wall, located c. 30m east of Northdown House (NHLE Nos 1300162, 1362807 & 1071120). Their NHLE entries state: *'Nos 5 to 9 (odd), wall to south-east of No 9. No 11 and wall to south-east of No 11 form a group'*.
- **[AB 3]:** This group consists of the Grade II* Listed 14 East Hill and its associated Grade II Listed railings and wall, located c. 40m east of Northdown House (NHLE Nos 1071078 & 1362864). Their NHLE entries state: *'No 14 and wall have group value'*.
- **[AB 4]:** This heritage asset consists of the Locally Listed Ashford Baptist Church forming the southern edge of the site (Kent HER code TR 04 SW 473 - MKE104353).
- **[AB 5]:** This group consists of five Grade II Listed Buildings, comprising 19, 19a, 21, 23, 25, 25a, 27, 31 and 31a, located along the south side of the High Street from c. 45m west of Northdown House (NHLE Nos 1184461, 1362830, 1071086, 1184430 & 1071085). Their NHLE entries state: *'Nos 19, 19A, 21 to 25 (odd), 25A, 27, 31 and 31A form a group'*.
- **[AB 6]:** This group consists of two Grade II Listed Buildings, comprising 1 & 1a, and 13 Middle Row, located in the High Street c. 130m west of Northdown House (NHLE Nos 1071065 & 1300042). Their NHLE entries state: *'All the items in Middle Row form a group'*.
- **[AB 7]:** This group consists of four Grade II Listed Buildings, comprising 32, 46, 48, 50, 52 & 54 High Street, located along the north side of the High Street from c. 70m west of Northdown House (NHLE Nos 1362878, 1071092, 1071093 & 1184522). Their NHLE entries state: *'Nos 34 to 54 (even) form a group. Nos 34 to 44 (even) are of local interest'*.
- **[AB 8]:** This heritage asset is the Ashford Town Centre Conservation Area, which the site is located within.

5.2 Heritage Review of 10 – 18 High Street Group [AB 1]

- 5.2.1 Heritage asset group [AB 1] comprises the 18th century County Hotel (10 High Street) and the 19th century buildings 12 – 18 High Street, located on the north side of the High Street facing Northdown House.
- 5.2.2 Their setting is that of a busy commercial / retail high street.
- 5.2.3 This heritage asset group derives a substantial degree of its heritage importance from the surviving architectural features, such as the Mansard slate roof on 12 -18 (NHLE List No 1184514). The County Hotel (no. 10) was also formerly a hotel in the 18th century (Kent HER record TR 04 SW 201 - MKE21389), and thus retains its historical use. These buildings also have some heritage value as a surviving historic group.
- 5.2.4 Although their wider setting has been eroded to a slight degree by modern changes such as the widening of Station Road and subsequent construction of Northdown House and 2 – 6 High Street, these assets are still prominent buildings in good condition, positioned near a busy junction and serving much of their original purpose as shops and hotels. Therefore, their setting is considered to make a large contribution to their heritage importance.
- 5.2.5 These heritage assets are Grade II Listed buildings, and in line with Table 1 are considered to be of **Regional Importance** i.e. 'buildings that contribute significantly to [an area's] historic character'.

5.3 Heritage Review of 5, 7 & 9 East Hill Group [AB 2]

- 5.3.1 Heritage asset group [AB 2] comprises the 18th century buildings of 5 & 7, 9 East Hill (Brooke Place), and an associated wall, located c. 30m east of Northdown House at the north-west end of East Hill.
- 5.3.2 Their setting is that of a relatively quiet, largely residential street, lying to the east of Station Road, but still relatively close to the busy High Street.
- 5.3.3 These assets derive a substantial proportion of their heritage importance from their surviving external architectural details, such as '*Wooden modillion eaves cornice of unusual design, the spaces between the modillions being shaped like horses' hooves*' on 5 & 7 East Hill (NHLE List No 1300162). They also have some heritage value as a surviving historic group of assets.
- 5.3.4 This group of assets, with [AB 3], historically occupied the eastern edge of the town centre, where closely built rows along the High Street and Station Road gave way to a more open, suburban character. While there have been modern changes, such as the removal of the former terraces along Station Road, these assets still occupy a more open residential area adjacent to a busy junction, than the High Street to the west. Therefore, their setting is considered to make a large contribution to their heritage importance.
- 5.3.5 These heritage assets are Grade II Listed Buildings, and in line with Table 1 are considered to be of **Regional Importance** i.e. "buildings that contribute significantly to [an area's] historic character'.

5.4 Heritage Review of 14 East Hill Group [AB 3]

- 5.4.1 Heritage asset group [AB 3] comprises the 18th century buildings of No 14 East Hill (Nightingale House) and its associated railings and wall, located c. 40m east of Northdown House at the south-west end of East Hill.
- 5.4.2 The setting is that of a quiet, mixed residential and commercial street, to the east of High Street.
- 5.4.3 Nightingale House is a large brick building in good condition with many surviving architectural details of note, particularly in its façade, such as its hipped tiled roof, wooden modillion eaves cornice, painted string courses and the doorcase with pilasters, pediment and door of 6 fielded panels (NHLE List No 1071078). These assets also have heritage value as a surviving group.
- 5.4.4 This group of heritage assets, with [AB 2], historically occupied the eastern edge of the town centre, where closely built rows along the High Street and Station Road gave way to a more open, suburban character. While there have been modern changes, such as the removal of the former terraces along Station Road, these assets still occupy a more open residential area adjacent to a busy junction, than the High Street to the west. Therefore, their setting is considered to make a large contribution to their heritage importance.
- 5.4.5 Because of the architectural and aesthetic value of this group, these heritage assets have been designated as Grade II* Listed Buildings. In line with Table 1, they are considered to be of **National Importance** i.e. a 'listed buildings that can be shown to have exceptional qualities in their fabric'.

5.5 Heritage Review of Ashford Baptist Church [AB 4]

- 5.5.1 Ashford Baptist Church [AB 4] is a 19th century building located on Station Road, immediately south of the proposed development site on Station Road.
- 5.5.2 Its setting is relatively mixed with a residential and retail / commercial character. The area to its south of the Baptist Church is of a more open character than the High Street.
- 5.5.3 This heritage asset derives its primary heritage importance from its historic and architectural historic interest, principally its façade. It is considered to be a notable local building (TFA, 2016).
- 5.5.4 The Ashford Baptist Church also has communal value for the Baptist congregation in the town.
- 5.5.5 Its setting is perceived to contribute to the overall heritage importance of the asset to a large degree. The current Baptist Church replaces an earlier chapel and graveyard, so the site demonstrates a continuity of function and interest. The notable façade is clearly intended to be viewed from Station Road, which demonstrates that the architects were aware of the setting when the building was designed and constructed.
- 5.5.6 Ashford Baptist Church is a notable local building, and in line with Table 1 it is considered to be a heritage asset of **Local Importance** i.e. 'buildings of limited historic merit, which still have the potential to contribute to local research objectives'

5.6 Heritage Review of 19, 19a, 21, 23, 25, 25a, 27, 31 and 31a High Street [AB 5]

- 5.6.1 Heritage asset group [AB 5] comprises a series of 18th century buildings and one 16th century building (25a) located from c. 45m west of Northdown House, along the south side of the eastern High Street.
- 5.6.2 Their setting is that of a busy retail / commercial high street.
- 5.6.3 This heritage asset group derives a high proportion of its heritage importance from the surviving architectural features, such as the pediment above the 2 window bays of No 25 containing a cartouche in the tympanum, featuring the text "Invicta 1835" and a white horse rampant, the Kent County symbol (NHLE List No 1362830). Many of the buildings have historic links to retail: 19 & 19a has a 19th century shopfront; No 25a was originally an inn, and; Nos 27 & 27 were originally a savings bank (NHLE List Nos 1071085, 1071086 & 1362830). These buildings also have some heritage value from as a surviving historic group.
- 5.6.4 The setting is perceived to contribute to the heritage importance of the group to a large degree, as they retain their position along the main retail thoroughfare of the High Street which is still a centre for retail and shopping.
- 5.6.5 These heritage assets are Grade II Listed Buildings, and in line with Table 1 are considered to be of **Regional Importance** i.e. "buildings that contribute significantly to [an area's] historic character'.

5.7 Heritage Review of 1 & 1a, and 13 Middle Row Group [AB 6]

- 5.7.1 Heritage asset group [AB 6] comprises 1 & 1a, and 13 are a pair of buildings at the east end of Middle Row, situated in the centre of the High Street c. 130m west of Northdown House.
- 5.7.2 Middle Row has origins dating from the 16th century (TFA, 2016). Both 1 & 1a and 13 are timber-framed, with 1 & 1a 16th century in date (NHLE List No 1071065).
- 5.7.3 Both also retain some historic features, such as the overhang of the 2nd floor on the north front of 13 (NHLE List No 1300042).
- 5.7.4 Therefore, these heritage assets are considered to primarily derive their heritage importance from their historic and architectural value, as well as their value as a surviving group.
- 5.7.5 Their setting is perceived to contribute to their heritage importance to a large extent, as they retain their central position along the main retail thoroughfare of the High Street.
- 5.7.6 These heritage assets are Grade II Listed Buildings, and in line with Table 1 are considered to be of **Regional Importance** i.e. "buildings that contribute significantly to [an area's] historic character'.

5.8 Heritage Review of 32, 46, 48, 50, 52 & 54 High Street Group [AB 7]

- 5.8.1 Heritage asset group [AB 7] comprises a group of primarily 18th century buildings, along the north side of the High Street, c. 70m west of Northdown House.
- 5.8.2 These buildings derive heritage importance primarily through their surviving architectural elements, such as sash windows and tiled roofs, however No 32 contains a possible pre-16th

century timber frame hall (NHLE No 1362878). Numbers 34 – 44 are also considered to be of local interest as part of this group (NHLE No 1071092). Therefore, this heritage asset group is considered to derive a large proportion of its heritage importance from its surviving historic and architectural features, as well as their value as a surviving historic group.

- 5.8.3 Although Nos 32 and 54 are considered likely to have been houses originally and therefore this group may have formerly been mostly residential, the High Street would historically have been a centre for retail and commerce, and this has not changed. Therefore, setting is considered to contribute to the heritage importance of this asset group to a large degree, as they retain their position along the north side of the retail centre of the High Street.
- 5.8.4 These heritage assets are Grade II Listed Buildings, and in line with Table 1 are considered to be of **Regional Importance** i.e. ‘buildings that contribute significantly to [an area’s] historic character’.

5.9 Ashford Town Centre Conservation Area [AB 8]

- 5.9.1 Ashford Town Centre Conservation Area [AB 8] covers the historic core of the settlement of Ashford, including a large number of Designated and Non-Designated historic buildings.
- 5.9.2 The Conservation Area comprises areas of various character, from densely-built retail and residential areas, to more open space to the south e.g. Station Road. However, there is no uniform character, architectural style or planned building / roof hierarchy observed during the visit. The impression is one of unplanned, piecemeal historic development and survival.
- 5.9.3 This heritage asset is considered to derive a large degree of its heritage importance from the surviving historic buildings present. Much of the original medieval core layout can also be seen to survive, such as the east – west route of the High Street and East Hill, and the north – south route along Station Road, as well as the narrow burgage plots along the High Street. Therefore, the setting is considered to contribute to a large degree to the heritage value of this asset.
- 5.9.4 Due to mix of architectural merit, street plan and communal value, in line with Table 1, the Conservation Area is considered to be a heritage asset of **National Importance** i.e. ‘Conservation Areas containing very important buildings.’

6. IMPACT ASSESSMENT & RECOMMENDATIONS

6.1 Predicted Impact of Proposed Development

6.1.1 The current design proposals for Northdown House comprise (Figures 6 - 8):

- The extension and redevelopment of the existing first and second floors;
- Construction of a third floor with set-back, on the existing main roof of the building; and
- Cosmetic alterations to the elevations of the building.

6.1.2 Northdown House is considered to have no heritage value, therefore the proposed internal works are considered to have **No Heritage Impact**.

6.1.3 The design proposals are restricted to the site of Northdown House and will therefore have no Direct Impacts upon the fabric of any existing heritage impacts.

6.2 Extension of the Existing Rear First and Second Floors

6.2.1 The extension work to the existing floors will be limited to the southern and eastern elevations of the building. This will consist of:

- Limited extension south on above of the existing first floor roof at the rear of the building (Figures 7 & 8 & Photo 6); and
- The addition of a roof extension forming a second floor on top of the south-east corner of the building (Figures 6 – 8 & Photo 6).

Extension south on top of the existing first floor roof at the rear of the building

6.2.2 The limited extension above the existing first floor roof at the rear of the building, would be largely obscured from outside views by the planform and elevations of the existing building. Furthermore, the proposed changes are not considered to appreciably alter the existing scale or massing of Northdown House.

6.2.3 The proposed changes to the baseline would be detectable from a very few windows in the north elevation of the Baptist Church, but such changes are not considered to be more than an **Indirect Negligible Adverse** Magnitude of Impact in line with Table 2 – i.e. a barely distinguishable change from the baseline condition.

6.2.4 This equates in line with Table 3 to a **Not Significant** level of Significance of Effect.

The addition of a 2nd floor and roof extension on top of the south-east corner of the building

6.2.5 The addition of a second floor and roof extension on the south-east corner of the building will be a visibly appreciable alteration to the baseline and has the potential to affect the setting of assets **[AB 2 - 4 & 8]**, which includes Nightingale House and Ashford Baptist Church.

6.2.6 The height of the proposed extension will be below the parapet height of the adjacent tower and contained wholly within the existing footprint of the south-east corner. The roof extension

will also be slightly set-back from the parapets, reducing its visibility from the adjacent street and beyond.

- 6.2.7 Due to the small-scale of this element of the proposal, it is considered to represent an **Indirect Negligible Adverse** Magnitude of Impact to the setting of assets [AB 2, 3 & 8], in line with Table 2, as it is considered to constitute a 'Barely distinguishable change from baseline conditions'.
- 6.2.8 Due to its proximity to the Ashford Baptist Church [AB 4], this will proposal is considered to result in an **Indirect Low Adverse** Magnitude of Impact to the setting of the Baptist Church, in line with Table 2, as it will result in 'slight alterations to the setting' of this heritage asset.
- 6.2.9 In line with Table 3, this equates to a Significance of Effect of no more than **Minor Adverse** to the settings of assets [AB 2, 3, 4 & 8].

6.3 Construction of a Third Floor on the Existing Main Roof of the Building

- 6.3.1 This proposed extension will retain the existing parapet and will be set-back from the edges to reduce the visual impact from the street frontages on High Street and Station Road (Figures 6 & 8).
- 6.3.2 The proposal has the potential to impact heritage assets of [AB 1, 2 & 4], including the buildings of The County Hotel and Ashford Baptist Church, due to their proximity to the development. The current proposal is considered to constitute an **Indirect Low Adverse** Magnitude of Impact to the setting of these assets, in line with Table 2, as the new roof extension will be visible from these heritage receptors which will constitute 'Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree'.
- 6.3.3 For the identified heritage assets to the west of the site [AB 5 – 7], including the properties at Middle Row, as well as Nightingale House [AB 3] to the east, it is considered that this development proposal will result in an **Indirect Negligible Adverse** Magnitude of Impact to the setting of these asset groups, in line with Table 2. This is because the effect of distance, the curve of the street, and intervening vegetation combines to constitute a 'Barely distinguishable change from baseline conditions' for these heritage receptors.
- 6.3.4 In line with Table 3, this equates to a Significance of Effect of no more than **Minor Adverse** to the settings of assets [AB 1 - 7].
- 6.3.5 It has been demonstrated above how the proposed extension will impact key heritage assets within the Conservation Area (CA). However, the CA can be considered as greater than the sum of the identified heritage assets.
- 6.3.6 The CA has been shown in Sections 3 - 5 to contain a wide range of building types that exhibit a range of frontages both in scale and massing. At the roof level, the CA is equally non-uniform, with differing designs and shapes of roofs and chimneys, including a Mansard Roof on number 12 – 18 on the High Street (Photo 1).
- 6.3.7 Therefore, the proposed set-back roof extension to Northdown House, is not considered to be contrary to the general character and arrangement of the Nationally Important CA.

- 6.3.8 In line with Table 2, the proposal for the roof extension over Northdown House is considered to be at most an **Indirect Negligible** Adverse Magnitude of Impact on the CA, because the new addition will be a noticeable feature within the CA and can be considered a 'Barely distinguishable change from baseline conditions...thought to have no long-term effect on the historic value of a resource'.
- 6.3.9 In line with Table 3, this equates to a Significance of Effect of no more than **Minor Adverse** to the setting of the CA **[AB 8]**.

6.3.10 Cosmetic alterations to the elevations of the building

- 6.3.11 The current elevation designs are for retention and restoration of the existing brick exterior, with grey uPVC windows, to be arranged in staggered, symmetrical style more fitting for residential dwellings than the existing continuous metal-framed windows (Figure 6).
- 6.3.12 The proposed spacing of the windows would be more in keeping with the arrangement of windows in the surrounding historic buildings, such as those of **[AB 1]** including the County Hotel, which are staggered symmetrically.
- 6.3.13 The use of grey framed uPVC windows is considered to be a largely positive change; the current windows are not in good condition and are clearly dated, while white uPVC framed windows would likely clash with the aesthetic of the Conservation Area.
- 6.3.14 Such treatment of the fenestration can be considered to be a benefit to the CA as this will improve its external appearance. This could result in an **Indirect Negligible Beneficial** Magnitude of Impact, in line with Table 2, as these will be a visible change to Northdown House which will be a 'Barely distinguishable change from baseline conditions...thought to have no long-term effect on the historic value of a resource'.
- 6.3.15 In line with Table 3, this equates to a **Minor Beneficial** Significance of Effect to the setting of the CA **[AB 8]**.
- 6.3.16 The retention and restoration of the existing brick exterior is considered to be in keeping with its location. Many of the historic buildings have exposed brick elevations, such as The County Hotel **[AB 1]** and Nightingale House **[AB 3]** even when painted brick is the dominant treatment for walls in the CA **[AB 8]**.

6.4 Summary

- 6.4.1 Generally, it is considered that the proposed development design meets the requirements set out in the pre-application advice (Section 2.2).

6.5 Conclusion

- 6.5.1 AB Heritage have been commissioned by FRT Developments, on behalf of their client Abbey Commercial Limited, to provide a Heritage Statement for proposed development works at Northdown House.
- 6.5.2 The current design proposals are for the change of use of the upper stories to a residential, with associated external extension and renovation work.

- 6.5.3 Northdown House is not considered to be a heritage asset, but is located within Ashford Town Centre Conservation Area, considered to be of National Importance due to good survival of much of its key layout, as well as the survival of many historic buildings within it.
- 6.5.4 Several heritage assets ranging from National to Local Importance were highlighted as being potentially impacted by the proposed development, including Ashford Baptist Church, the County Hotel and Nightingale House.
- 6.5.5 The overall predicted impacts range from Negligible Beneficial to Low Adverse, however none are considered to be greater than Less Than Significant Harm.
- 6.5.6 Any perceived harm can be considered to be offset to some extent by the public benefit of adding value to the Conservation Area by the sensible treatment of any changes to the windows and walls. This is in line with Policy ENV 13 of the Ashford Borough Local Plan.
- 6.5.7 This report has assessed the development proposals against Policy ENV 14 of the Ashford Borough Local Plan, and we feel that the proposals meet the requirements of that policy. It is also considered that the current proposals can be considered to enhance the significance of the Conservation Area and is therefore in line with paragraph 200 of the NPPF (2019).
- 6.5.8 No further work is recommended. All recommendations are subject to approval by the Local Planning Authority.

7. REFERENCES

7.1 Documentary & Cartographic Sources

- Kent History and Library Centre, 2019.
- National Library of Scotland, 2019. <https://maps.nls.uk/>

7.2 Online Sources

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- Tony Fullwood Associates, 2016. Ashford Town Centre Conservation Area Appraisal and Management Plan <https://www.ashford.gov.uk/planning-and-building-control/building-conservation/conservation-areas/>

7.3 Correspondence

- Ashford Borough Council, 2018. Pre-application advice, Reference Number 18/00277/INF. Unpublished client advice.

Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy (2019)

The NPPF sets out government policy on the historic environment, with heritage assets being defined as ranging from *'sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value'* (Paragraph 184).

Paragraph 184 goes on to state that *'These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.

To achieve this, Paragraph 189 states that *'local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'*.

It goes on to say that *'Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'*.

Paragraph 190 describes how *'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'*.

A key policy within the NPPF is that *'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'*.

Paragraph 194 states that *'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'*.

Paragraph 195 explains that *'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use'*.

Paragraph 196 also advises that *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'*.

With regard to non-designated heritage assets specific policy is provided in Paragraph 197 that *'a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected'*.

Paragraph 199 advises that '*Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*⁶⁴. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.

Finally, Paragraph 200 advises that '*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably*'.

Local Planning Policy

Ashford Borough Council – Local Plan to 2030

The Ashford Borough Council Local Plan 2030 was adopted in February 2019 and is used to guide development policies and ensure they remain consistent with the National Planning Policy Framework (NPPF).

This Local Plan 2030 has an over-arching 'Vision', which is shaped by a number of identified key issues and challenges, which includes the passage:

'The town centre's heritage will be conserved and enhanced alongside high quality new public realm reflecting the various different character areas'.

In order to deliver this vision, a number of strategic objectives have been developed, including the following objective of relevance to built heritage:

- c. *To conserve and enhance designated and non-designated heritage assets and the relationship between them and their settings in a way that promotes distinctive places, proportionate to their significance. Place-based heritage will be a key principle underpinning design and spatial form of development;*

In order to support this, the following policies are of relevance to built heritage:

Policy ENV13 - Conservation and Enhancement of Heritage Assets

Proposals which preserve or enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged.

Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss.

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, or where a non-designated heritage asset is likely to be impacted, harm

will be weighed against the public benefits of the proposal, including securing the optimum viable use of the heritage asset.

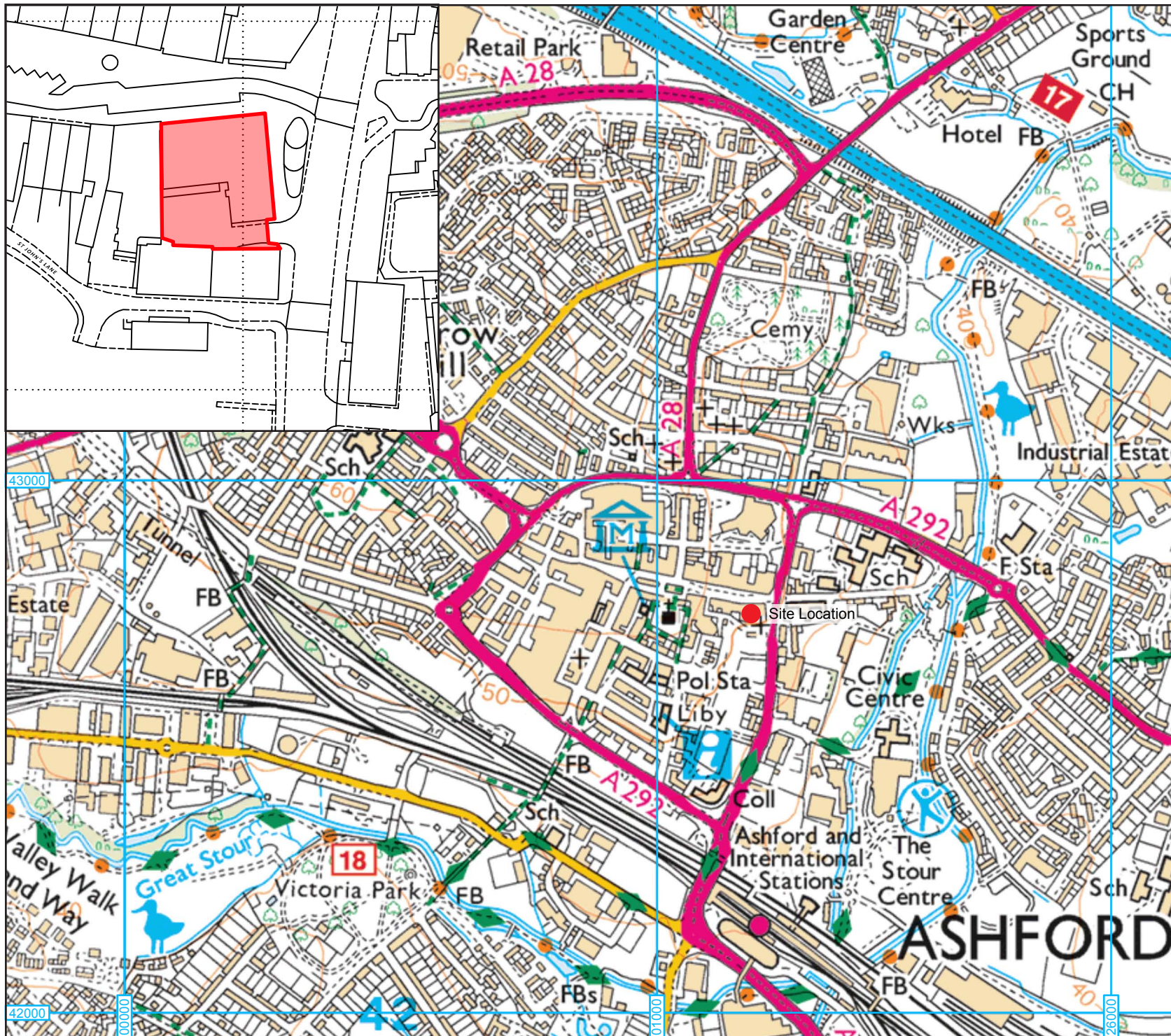
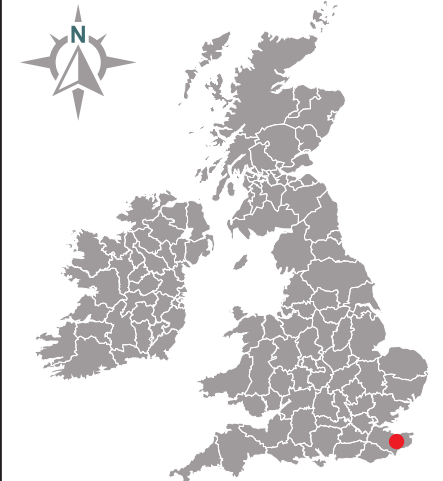
All applications with potential to affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

Policy ENV14 - Conservation Areas

Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character and appearance of the Area and its setting.

Proposals should fulfil each of the following:

- a) The scale and detailed design of all new development and alterations should respect the historical and architectural character, proportion and massing, including roofscapes, of the area, the relationship between buildings, the spaces between them and with their setting;*
- b) The materials proposed should be appropriate to the locality and complement those of the existing buildings;*
- c) Buildings and streets of townscape character, trees, open spaces, walls, fences or any other features should be retained where they contribute positively to the character and appearance of the area;*
- d) The development should not generate levels of traffic, parking or other environmental problems which would result in substantial harm to the character, appearance or significance of the area;*
- e) The use should be appropriate to and compatible with the character, appearance and historic function of the area; and,*
- f) The development would not prejudice important views into or out of the conservation area.*



KEY

- Site Boundary (inset)
- Site Location

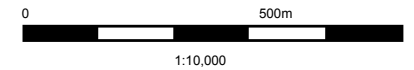
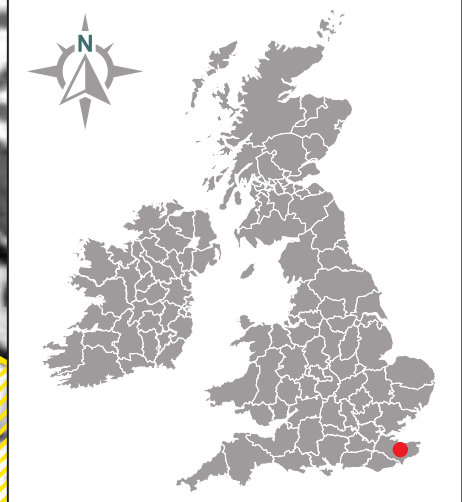
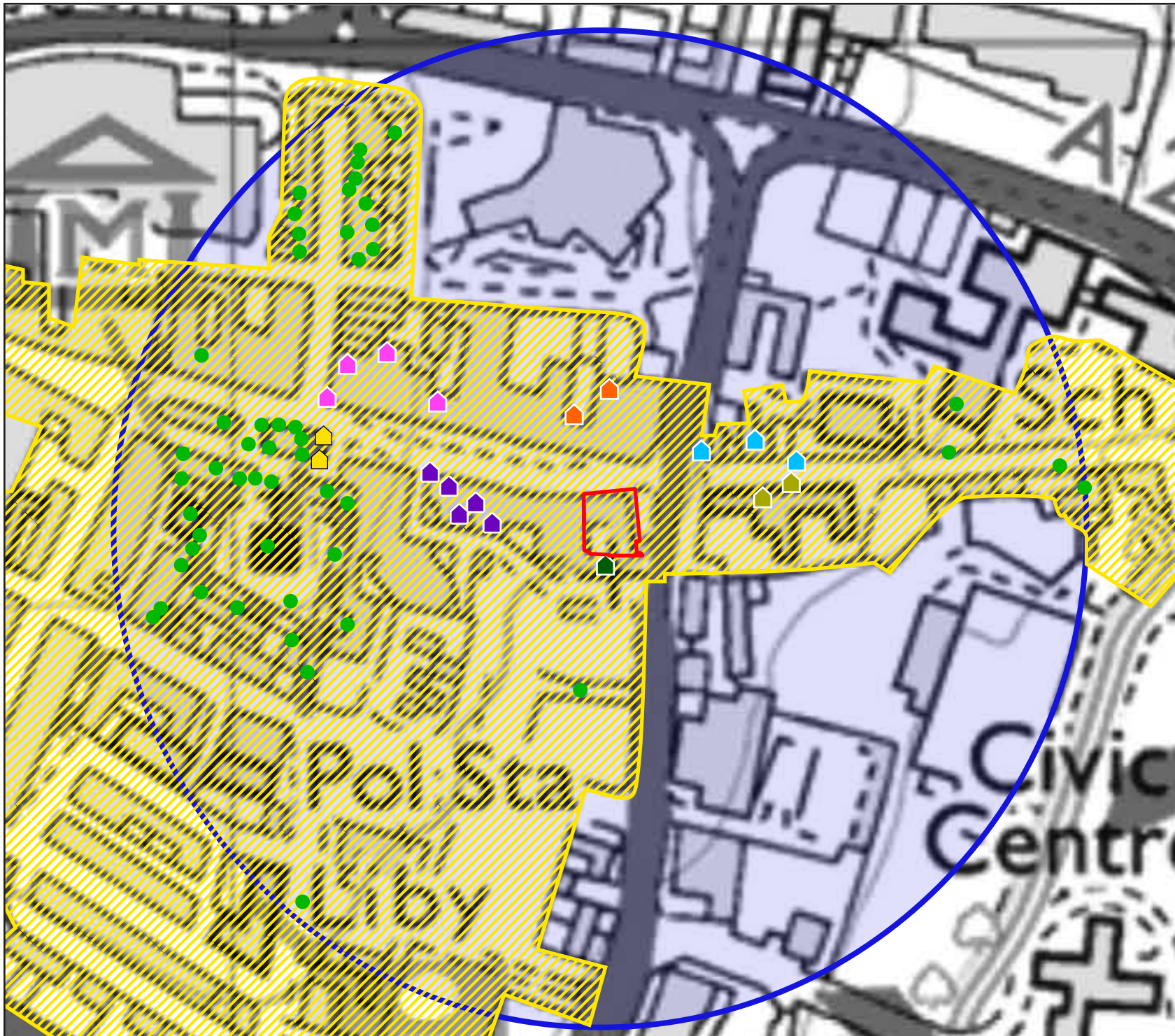


Figure 1: Site Location

Project: Northdown House, Ashford

Date: 25/02/19

Job No: 60631



KEY

- Site Boundary
- Search Area (250m)
- AB1
- AB2
- AB3
- AB4
- AB5
- AB6
- AB7
- Ashford Town Centre Conservation area AB 8
- Other Listed buildings

0 100 m

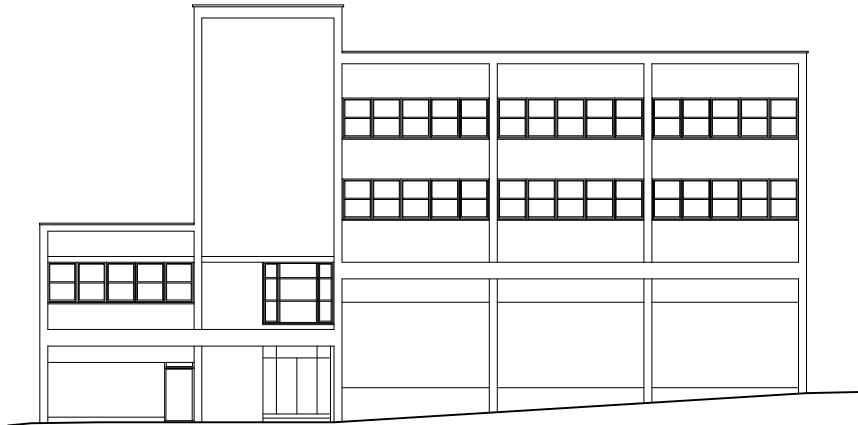
Figure 2: Cultural Heritage Features Map

Project: Northdown House, Ashford

Date: 25/02 /19 Job No: 60631

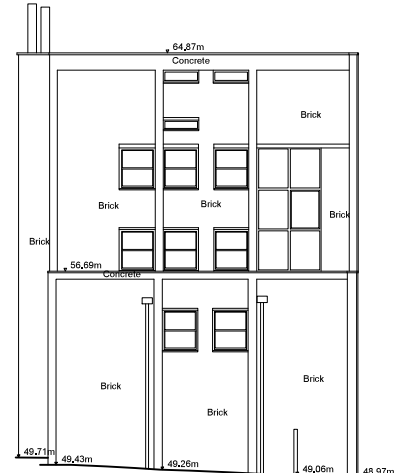


Based on measured survey by Omega Ltd



48,000m AOD

East (from Station Road)



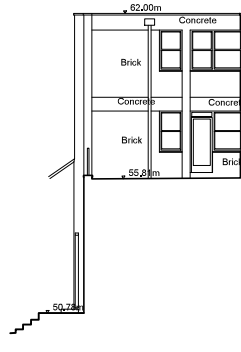
48,000m AOD

South (from Baptist Church)



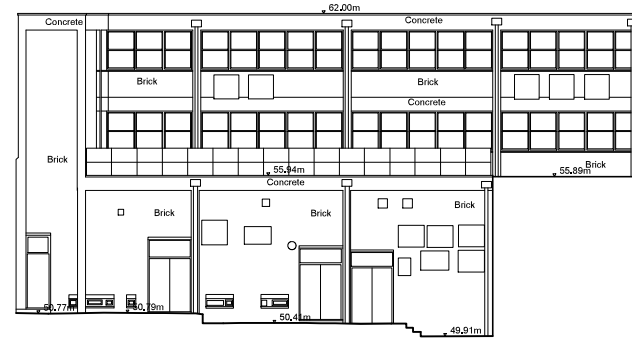
48,000m AOD

West (from car park)



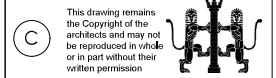
48,000m AOD

West



48,000m AOD

South (from car park)



NOTES

Do not scale

Verify all dimensions on site before commencing any work or preparing any shop drawings

All building materials, components and workmanship to comply with the appropriate Public Health Acts, Building Regulations, British & European Standards and Codes of Practice and to the appropriate manufacturers recommendations.

For all specialist work see relevant drawings

All schemes to be set out completely including buildings, roads, drainage and levels prior to the commencement of works

Sites to be checked against Land Registry plans and any necessary Easements to be established

Any discrepancies, errors or omissions to be reported to the architect for further instructions before commencement of works

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| 03.07.18 | Client Ref | JR |
| Date | Revisions | By |

DAC
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21 Stone Street, Gravesend, Kent, DA11 0NP
Tel: 01474 566595 Fax: 01474 320374
Design@DACarchitects.co.uk

Project Title
**DEVELOPMENT AT
NORTHDOWN HOUSE
4 STATION ROAD
ASHFORD TN23 1PT**

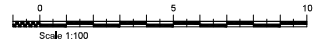
Client
**ABBEY COMMERCIAL
LIMITED**

Drawing Title
**ELEVATIONS

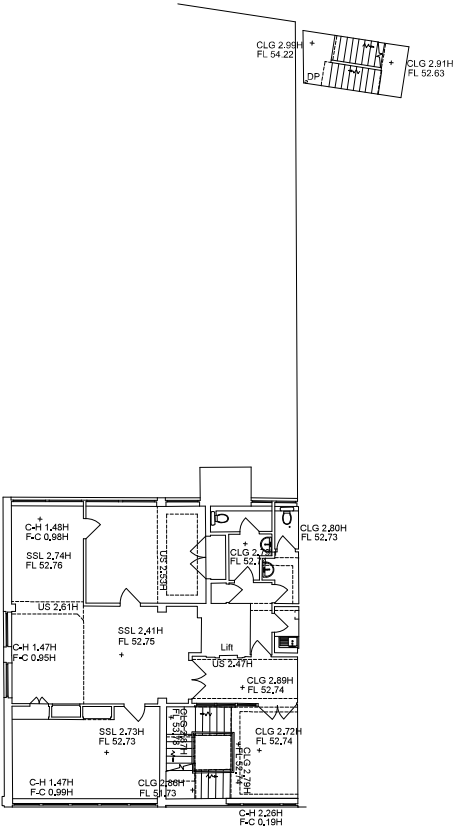
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| Scale | Date | Drawn By |
| 1:100 | 26/06/18 | JR |

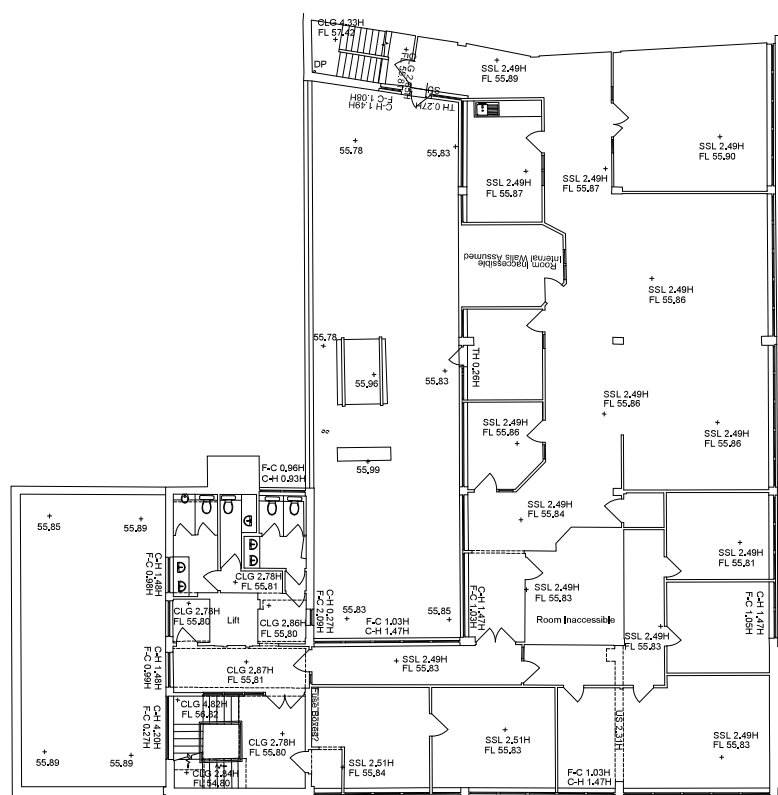
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| Project No. | Dwg. No. | Rev. |
| 5134 | D-04 | A |



Based on measured survey by Omega Ltd



Upper Ground Floor



First Floor

NOTES

- Do not scale
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| 03.07.18 | Client Ref | JR |
| Date | Revisions | By |

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 Design@DACarchitects.co.uk

Project Title
**DEVELOPMENT AT
 NORTHDOWN HOUSE
 4 STATION ROAD
 ASHFORD TN23 1PT**

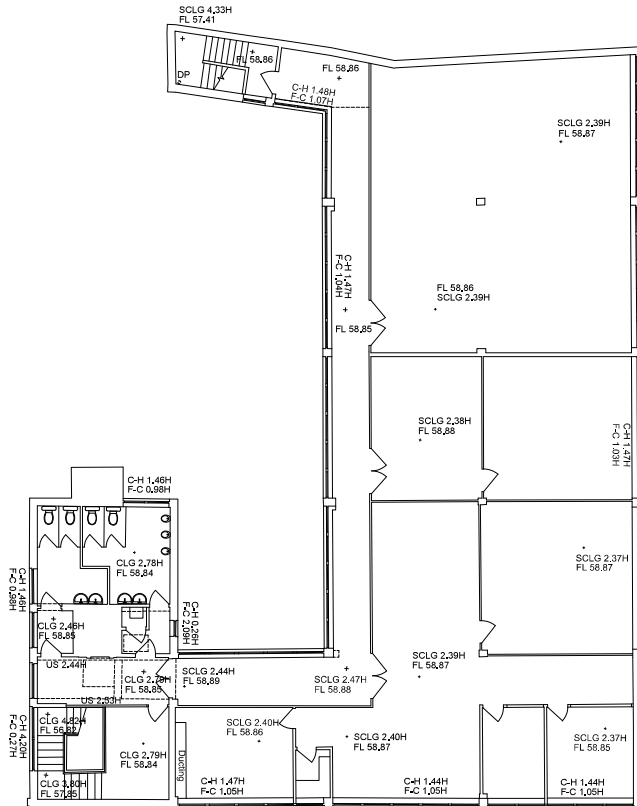
Client
**ABBEY COMMERCIAL
 LIMITED**

Drawing Title
**UPPER GROUND FLOOR
 FIRST FLOOR
 AS EXISTING**

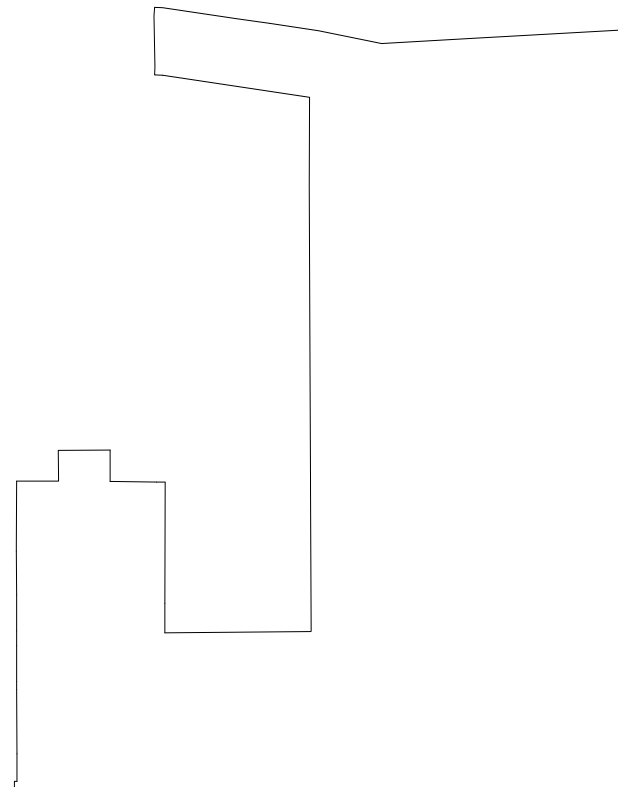
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| Scale | Date | Drawn By |
| 1:100 | 20/06/18 | TR |
| Project No. | Dwg. No. | Rev. |
| 5134 | D-02 | A |



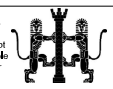
Based on measured survey by Omega Ltd



Second Floor



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NOTES
Do not scale

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| 03.07.18 | Client Ref | JR |
| Date | Revisions | By |

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Project Title
**DEVELOPMENT AT
NORTHDOWN HOUSE
4 STATION ROAD
ASHFORD TN23 1PT**

Client
**ABBEY COMMERCIAL
LIMITED**

Drawing Title
**UPPER GROUND FLOOR
FIRST FLOOR
AS EXISTING**

| | | |
|-------------|----------|----------|
| Scale | Date | Drawn By |
| 1:100 | 20/06/18 | TR |
| Project No. | Dwg. No. | Rev. |
| 5134 | D-03 | A |



48,000m AOD

East (from Station Road)



North (from High Street)



48,000m AOD

South (from Baptist Church)

NOTES
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| 18.03.19 | Materials Revised | JR |
| E | | |
| 08.03.19 | Updated to suit plans | JR |
| D | | |
| 14.09.18 | Render Omitted | JR |
| C | | |
| 05.07.18 | North Elevation | JR |
| B | | |
| 04.07.18 | Third Floor Indicated | JR |
| A | | |
| 03.07.18 | Client Ref | JR |
| Date | Revisions | By |

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Project Title

**DEVELOPMENT AT
NORTHDOWN HOUSE
4 STATION ROAD
ASHFORD TN23 1PT**

Client

**ABBAY COMMERCIAL
LIMITED**

Drawing Title

ELEVATIONS

AS PROPOSED

| | | |
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| Scale | Date | Drawn By |
| 1:100 | 26/06/18 | JR |
| Project No. | Dwg. No. | Rev. |
| 5134 | D-09 | F |

NOTES

Do not scale

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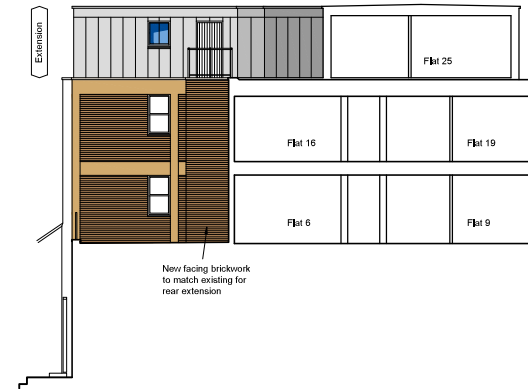
Sites to be checked against Land Registry plans and any necessary Easements to be established

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48,000m AOD

West (from Car Park)



East



48,000m AOD

South (from Car Park)

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| Date | Revisions | By |
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DAC
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Project Title

**DEVELOPMENT AT
NORTHDOWN HOUSE
4 STATION ROAD
ASHFORD TN23 1PT**

Client

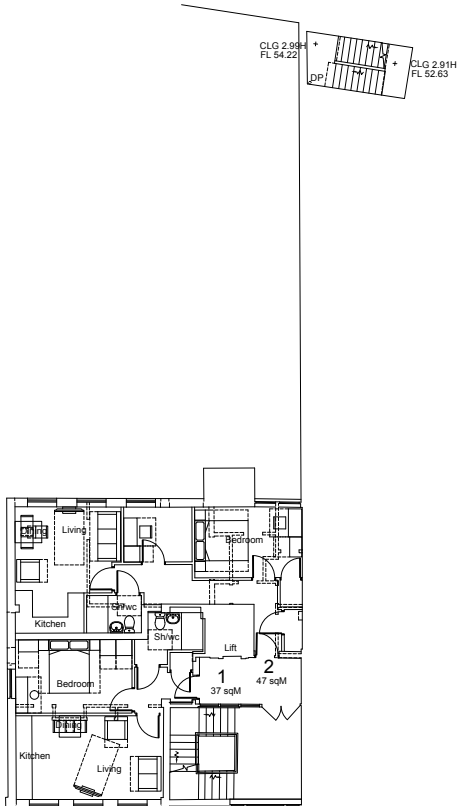
**ABBEY COMMERCIAL
LIMITED**

Drawing Title

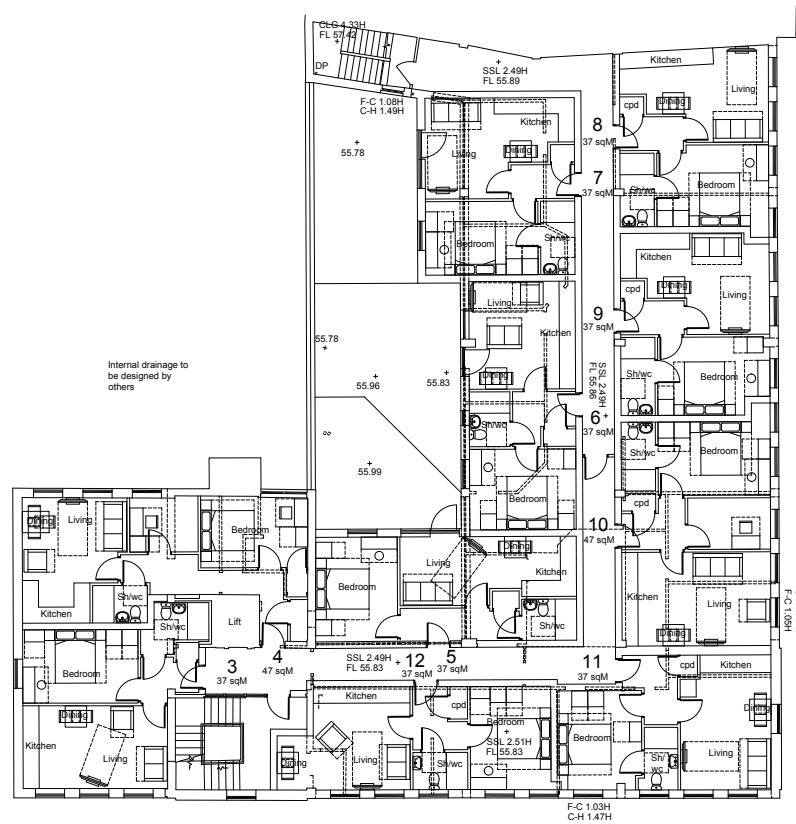
**ELEVATIONS
SECTIONS
AS PROPOSED**

| Scale | Date | Drawn By |
|-------|----------|----------|
| 1:100 | 18/03/19 | JR |

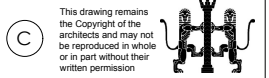
| Project No. | Dwg. No. | Rev. |
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| 5134 | D-10 | |



Upper Ground Floor



First Floor



NOTES

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| D | | |
| 18.03.19 | Windows adjusted | JR |
| C | | |
| 08.03.19 | Windows added | JR |
| B | | |
| 03.07.18 | Client Ref | JR |
| A | | |
| 26.06.18 | Furniture Revs | JR |
| Date | Revisions | By |

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Project Title
**DEVELOPMENT AT
NORTHDOWN HOUSE
4 STATION ROAD
ASHFORD TN23 1PT**

Client
**ABBAY COMMERCIAL
LIMITED**

Drawing Title
**UPPER GROUND FLOOR
FIRST FLOOR
AS PROPOSED**

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| Scale | Date | Drawn By |
| 1:100 | 20/06/18 | JR |

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| Project No. | Dwg. No. | Rev. |
| 5134 | D-07 | D |

NOTES

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| F | | |
| E | 08.03.19 | Third Floor revised JR |
| D | 18.02.19 | Area next to unit 23 revised JR |
| C | 12.12.18 | Third Floor Revised JR |
| B | 04.07.18 | Third Floor Indicated JR |
| A | 03.07.18 | Client Ref JR |
| Date | Revisions | By |



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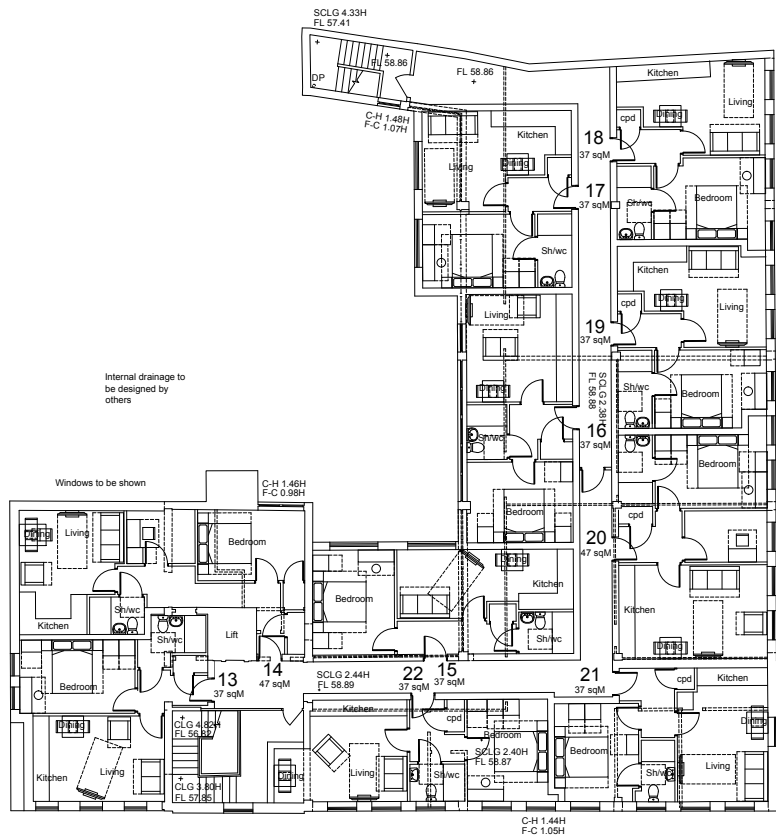
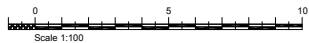
Project Title
**DEVELOPMENT AT
NORTHDOWN HOUSE
4 STATION ROAD
ASHFORD TN23 1PT**

Client
**ABBAY COMMERCIAL
LIMITED**

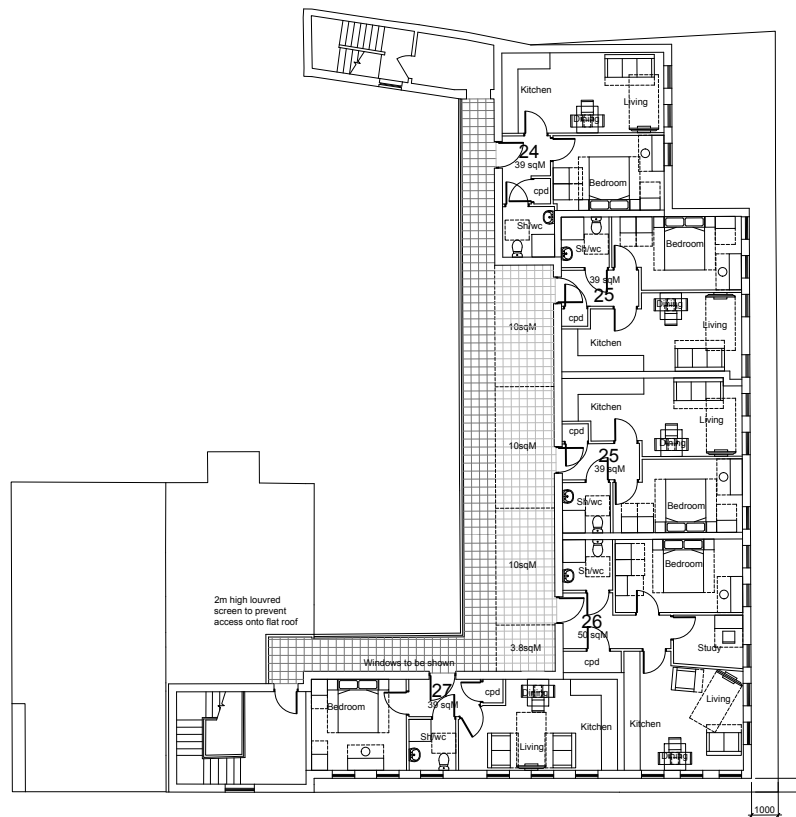
Drawing Title
**SECOND FLOOR
THIRD FLOOR
AS PROPOSED**

| Scale | Date | Drawn By |
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| 1:100 | 20/06/18 | JR |

| Project No. | Dwg. No. | Rev. |
|-------------|----------|------|
| 5134 | D-08 | E |



Second Floor



Third Floor



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Jarrow Business Centre, Rolling Mill
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