

Heritage Statement

Planning Application

Council Reference: 20/03118/LBCALT

Address: Flat 5 Bretaneby, High Street, Seal, Kent. TN15

We are submitting to Sevenoaks Council an application for planning approval for the construction and installation of a conservatory (dwarf brick wall, glass and roof) to the rear of the above address. As a whole Bretaneby is a Grade II listed building under entry number: 1243504. The above property is situated on the ground floor and has a large garden (likely to be part of the original garden of the property)

Existing site and Surrounding area

No.5 Bretaneby comprises a ground floor flat squeezed between No 4 High Street and Bretaneby. A Grade II listed building built in the mid 1700's as a stand alone property. Additions were added to the original building in the 19th Century, subsequently it became 5 separate flats/dwellings.

No 5 has a front door from Seal High Street, there are 2 steps to a bedroom and bathroom which form part of the front of Bretaneby. The property then widens from the corridor to form a Kitchen/eating area and a sitting area which both have high vaulted ceilings. Wooden double French doors offer access to the private garden of No.5. There is an additional small high vaulted ceilinged room with a roof light that access' a wet room to the rear. With the exception of the front bedroom and bathroom the rest of the flat were constructed in circa 1900 and are not considered part of the listed building. The building does have stone coursings and bandings within the brickwork. The garden forms part of No5's property whilst giving access to other flats within Bretaneby.

There is a boundary wall of stone approximately 1800mm in height between the garden of No.5 Bretaneby and No.4 High Street.

Planning History

Planning permission was originally granted for a conservatory in 2007 (07/00312/FUL)

Proposal

It is proposed that a conservatory be added to the garden side of the property which is fenced and walled creating an entirely private space. The garden is not visible to the public as it is accessed from a private driveway/parking area situated to the rear of the property.

The proposed conservatory will enlarge the sitting area of No 5 leading from this area straight into the garden, which is currently a patio area. The structure is proposed to be a dwarf wall to match the existing face brickwork (sourcing will be as far as possible re-claim bricks) It is proposed that the current window/door configuration will be left in place, double /folding doors will open onto the patio and garden. A wholly traditional design will be used which will incorporate a single pitch roof sloping into the garden. The height of the proposed conservatory will not exceed that of the original brick extension to which it will abut on one side. This wall will be left as a feature on the inside of the conservatory to lessen any impact the new structure could possibly have on the original building, with dimensions of approximately 2.75m in width, 3.5/4.0m depth and 2.92m at highest point.

It is proposed that the conservatory will be constructed on a dwarf brick wall (as described above) the framework will be painted hardwood to match the existing woodwork of the property, the walls and roof will be glazed/tiled. All materials and workmanship will be compliant with current building regulations. Opening fanlights to glazed panels will have furniture to match existing. Doors to be fully

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glazed. All rainwater downpipe and guttering to match existing. Flooring to match existing sitting area flooring. There will be no further changes to the landscaping other than the re-configuration of the brick patio.

Access

The new conservatory will be set to match the existing floor height of the current sitting area. The re-configured brick patio will lead away from the conservatory doorway. The new doors will allow for less abled access to No 5 from the rear garden/parking access. The rest of the flat is mainly one level apart from that described above.

Character of area and Visual Amenity

We do not believe that there will be any impact on local residents or the surrounding area.

Impact on Heritage Assets

We do not believe that there will be any impact on the listed buildings or the area around them.