

SJM Planning Ltd
The Old Granary
Strettit Farm
Snoll Hatch Road
East Peckham
Tonbridge
Kent, TN12 5EE

01892 882228
www.sjmplanning.com

6 February 2021

Dear Sir/Madam

Site – Firs Lodge, Main Road, Edenbridge

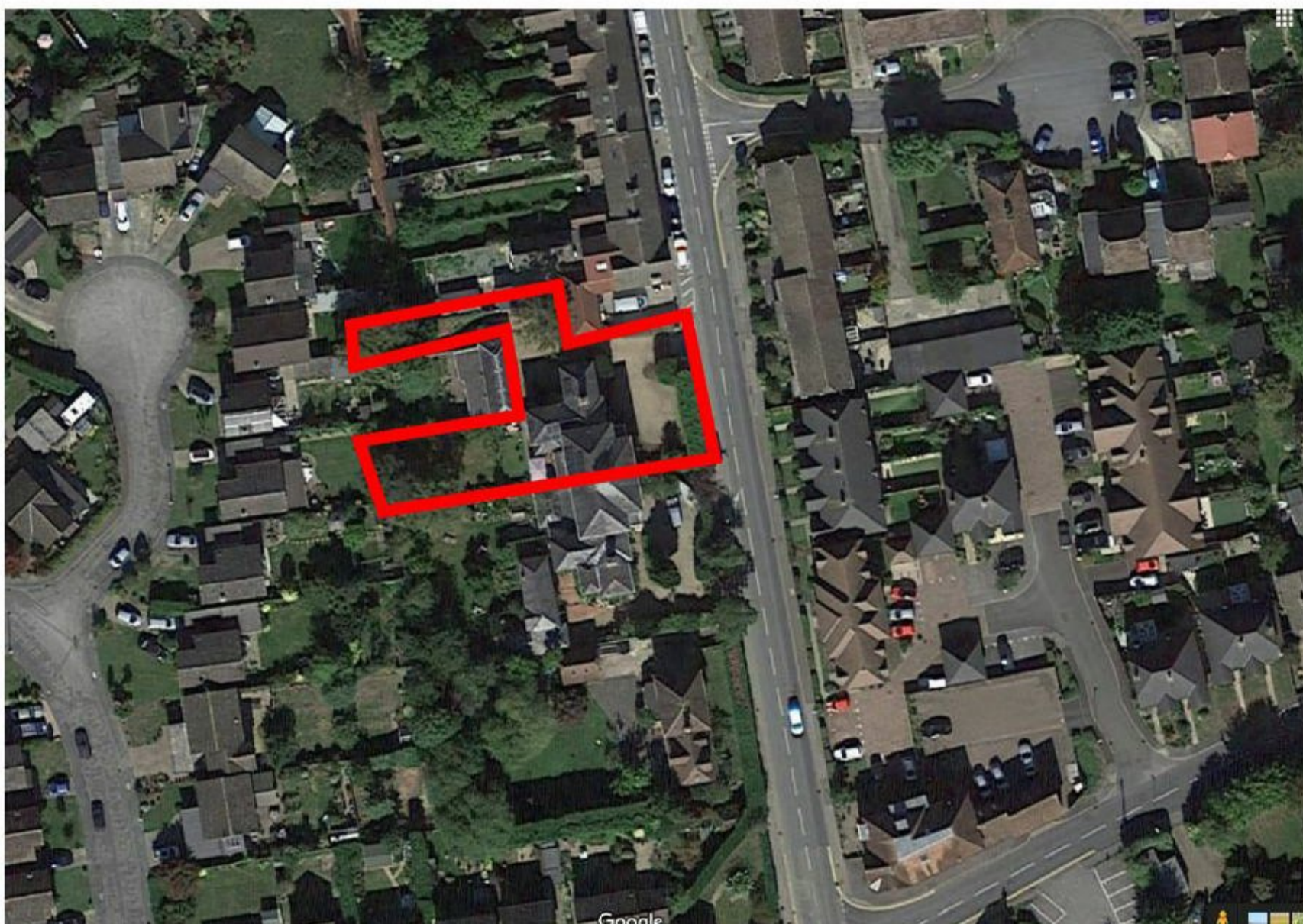
Proposal – Demolition and rebuild of existing single storey side extension; internal alterations to create kitchen / breakfast area, and new wc.

Heritage assessment:

This letter has been prepared in support of a planning and Listed Building consent application for the above works. A separate planning statement has been prepared for the submission.

Site

The site comprises a three-storey, semi-detached, grade II listed dwelling on the western side of Main Road, within the settlement boundary of Edenbridge. The property was constructed circa 1840 and according to the listing description comprises a pair of attached houses in *'red brick in Flemish bond with some blue headers and with stuccoed dressings; painted brick at rear, low-pitched slate hipped roof with deep eaves and ornate brackets with pendants to the eaves of central block.'* The site has an irregular plot shape with a small rectangular strip protruding on the northern boundary where the proposed garage would be sited.



Planning Proposal

Planning permission is sought for the demolition of an existing single storey side projection, and erection of a single storey replacement which infills a small gap towards the rear of the house. Internally, there are some revisions to include the removal of an interior wall to open-up the existing utility area. The existing kitchen would become a utility room and a downstairs wc would be placed within the new utility area. Planning permission is required due to the Listed status of the building.

External materials and window glazing areas are to match the existing property.

A copy of the Listing Description is attached below;

TQ 44 NW EDENBRIDGE MAIN ROAD (West Side) Marlpit Hill

48/1518 Eagle Lodge and Firs Lodge including stables at rear

- II

Pair of attached houses. Circa 1840. Red brick in Flemish bond with some blue headers and with stuccoed dressings; painted brick at rear. Low-pitched slate hipped roof with deep eaves and ornate brackets with pendants to the eaves of central block. Brick axial stacks.

Plan: Pair of attached houses of double depth plan, one the mirror image of the other; each with a central principal room at the front and back, a stairhall to the side and flanking service wing with a parlour and kitchen at the front and pantry, scullery etc. behind.

Exterior: 3 storeys and cellars plus 2 storey wings. Symmetrical 2:1:2:1:2 window bays. Main 3 storey 4 window block, the centre 2 windows advanced and porches in the angles of the recesses to left and right; plus 2 storey, 2 window flanking service wings slightly set back. All C19 sashes with glazing bars. Central block has bands at first and second floor window sill level, tripartite sashes on the ground floor in slightly projecting bays with cornices and 16-pane sashes above, all in moulded stucco architraves the first floor with cornices on console brackets; and smaller second floor 16-pane sashes. Stuccoed porches in angles to left and right, with entablatures, dentil cornices and square piers with wooden lattice screens at front and glazed and panelled doors behind. Inside the porches are vaulted ceilings. Flanking service wings have sashes complete with glazing bars.

Rear of main block has a symmetrical 4-window elevation; 12-pane sashes on first floor in moulded architraves and smaller 12 and 16-pane second floor sashes. Eagle Lodge to right has large late C19 conservatory on the back with ornate cast-iron cresting to the louvre.

Including 2 stable and coach house ranges at the rear, red brick with hipped slate roofs, 2 storeys, casement windows; that to Firs Lodge converted into a cottage.

Interior: Only that of Eagle Lodge inspected. It is complete with most of the original joinery and simple plasterwork, windows, panelled doors and window shutters etc. The hall has an open string staircase with stick balusters and mahogany handrail wreathed over a stylised lotus newl post; it rises to second floor with similar balustrade. The wall between hall and parlour has no plaster cornice but has a pretty painted Art Nouveau chimney piece with cloverleaf decoration and mantle shelf supported on small columns and a cast-iron grate with tiles. The front and rear righthand

Registered Name & Address: SJM Planning Ltd, The Granary, Hermitage Court, Hermitage Lane,
Maidstone, Kent, ME16 9NT

Company Registration Number: 10508350

VAT Registration Number: 305 2320 57

rooms have moulded plaster cornices and chimney pieces with console brackets and cast-iron grates. First floor also unaltered and has original joinery and chimney pieces with iron grates. Interior of Firs Lodge not inspected but apparently similar.

Listing NGR: TQ439844779

It is noted that Firs Lodge was not inspected when the pair of dwellings were originally listed. However, it is important to consider the potential impact the development will have on the special character and fabric of the Listed Building.

Insofar as the exterior alterations are proposed, we would put forward that the elements to be demolished and rebuilt are not original elements to the building – more that they were more recent additional which is evidenced by the method of construction and lack of tie into the fabric of the existing building.

We do not consider that the reconstructed single storey side extension will have anything other than a 'less than significant' impact on the special character of the building, being a very modest addition to the building and sited to the rear. Furthermore, the scale and appearance of the reconstruction would be to match the existing dwelling, with brick walls and a slate roof.

We have considered the impact of the removal of internal walls to facilitate the 'opening up' of the kitchen / breakfast area. In our view there will be a small impact on the fabric of the building, with the removal of one of the original internal walls. However, on balance, given the scale of the dwelling and the remainder of fabric that would be untouched, we do not consider this impact to be significant. The structural engineer is considering the requirement for a single steel to run along the original line of a wall which is to be removed (with a pier to be retained adjacent to the rear lobby area)

The new laundry area will be retained in most part, with a new downstairs WC being created in an existing corner. This does not require the removal of any of the existing fabric.

We believe that on balance, the proposal would not significantly harm the special character or fabric of the Listed Building.

Yours Faithfully

A black rectangular redaction box covering the signature of Simon McKay.

Simon McKay BSc MA MRTPI
Director, SJM Planning Ltd