

Proposed Side And Rear Extension at,

MERRYDOWN, ROPE WALK, CRANBROOK, KENT

**+ HERITAGE STATEMENT**

The following Heritage Statement has been produced in support of a House Holder Application for the proposed works to the property of Merrydown, Rope Walk, Cranbrook. + ref 1

The proposed works are listed below:

- Demolition of existing conservatory
- Erection of single storey rear extension
- Extension at second storey above existing garage
- Erection of enclosed porch
- Internal alterations

Our brief has been to provide a scheme which will provide the property with a modest extension which will be sympathetic to the site, host dwelling, neighbouring property and surrounding area.

This supporting document will be illustrating how the requirements and parameters of the proposed works will be met in terms of use, amount of development, layout and scale and describes the design ethos underpinning the scheme.



+ ref. 1 - Site Location

(www.google.com - Google Maps)



The site is situated along Rope Walk which is located within the village of Cranbrook, Kent. + ref 1.

Merrydown sits behind a row of grade II listed buildings along the High Street. Specifically, it shares the boundary with the property of Chaney's and 65-67 High Street. These properties are occupied by a bank, and a bakery.

The property sits less than a five minutes walk away from Cranbrook Village Centre.

The plot is modest in size, with a garden to the side and rear, and driveway to the front. + ref 2.

To the South of the site lie the listed buildings along the High Street. To the immediate East of the site lies a funeral directors, residential dwellings sit to the West and North of the dwelling, including two retirement homes.

Mature trees and hedgerow run along the boundary between Merrydown and the Listed buildings. Thus, this provides a natural screen between the neighbouring properties. + ref 3.

Surrounding properties are vary in footprint and external materials.

The site is not located in a Conservation Area, nor Area of Outstanding Natural Beauty, nor Flood Risk Zone.



+ ref. 2



+ ref. 3

### 3.0 + PLANNING HISTORY

Following an online search via Tunbridge Wells Borough Councils planning website, no applications relating directly to Merrydown were found.

### 4.0 + HERITAGE ASSESSMENT

This statement has been prepared as a heritage statement to accompany the planning application for the proposed works at the property, Merrydown.

It has been prepared in accordance with the guidance in the National Planning Policy Framework and the PPS5. The PPS5 Practice Guide was produced to be read with the old Planning Policy Statement 5 (Planning for the Historic Environment) which has been superseded by the National Planning Policy Framework. However, until a new set of guidance is produced the Practice Guide is still endorsed by the Government as Supplementary Planning Guidance.

Significance is defined in the NPPF Guidance in the Glossary as "the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset's physical presence, but also its setting". The setting of the heritage asset is also clarified in the Glossary as "the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve". The significance of a heritage asset can be split into four distinct groups, in accordance with Historic England's guidance:

- Aesthetic Value
- Evidential Value
- Historic Value
- Communal Value

The purpose of this following statement is to provide a review and justification for these four groups.

This statement examines the significance of the building and assesses the extent of harm to the building and its setting that would result if the proposals are to be carried out.

#### Aesthetic Value:

Externally, the property does not hold significance from its appearance, form and scale within the immediate area, being of two storey brickwork, tile hanging and tile roof. Historically, the majority of properties along this stretch of Rope Walk are family homes, also with little historical significance.

#### Evidential Value:

An online search of KCC's Historic Environment Record confirmed that the property is not located within an area of archaeological interest.

#### Historic Value:

The dwelling, Merrydown, is not a Listed Building.

#### Communal Value:

The surrounding built context is both residential and retail in nature. Surrounding properties vary in age, size, construction methods and external materials.

Merrydown is a modestly sized family home. The current owner wishes to add a single storey rear extension to replace an outdated conservatory which is impractical in use. The design proposes to build upon the existing garage, creating a sympathetic extension to the side of the house, allowing for an additional bedroom and a more generous first floor. The internal alterations aim to create a home which is in line with modern day living standards.

Great care has been taken to ensure the extension is sensitive to Listed buildings opposite the site, to ensure the sites retains their historic nature. The extension to the rear will not be visible to the public eye, and will be barely visible to the occupants of the Listed buildings due to the mature trees and hedgerow.

The four key principles that have driven the proposals are as follows;

- Ensuring the scheme will be sensitive to the Listed buildings opposite and immediate setting.
- The site retains its historic relationship, site history and building hierarchy.
- To ensure quality design and detailing is adopted throughout the design and construction stage.
- Materials will respect the existing property and surrounding local context.

The extension is positioned to the side and rear of the property, lessening any potential visual impact created by the new extension.

Care and attention has been taken during the design process to limit the impact upon the Listed Buildings. With the mature trees and hedgerow lining the boundary to these Listed buildings, the proposed works will not be easily viewed from these Listed buildings.

The proposed rear extension does not sit any further into the garden than the existing conservatory was positioned.

The extension has also been positioned to not have adverse impact upon the original buildings form.

The roof form and the materials have been chosen to tie the first floor side extension in with the main dwelling.



+ Proposed Front Elevation



+ Proposed Rear Elevation



+ Proposed Side Elevation



+ Proposed Side Elevation

## 8.0 + AMOUNT OF DEVELOPMENT

It is believed that the proposed extensions sit comfortably within the site and is a suitable sized addition to allow the property to function and perform as a family home, in line with modern day living standards.



+ Proposed Block Plan



## 9.0 + USE

The proposal does not alter the existing C3 residential nature of the property.

## 10 + FEATURES

The proposals does not have an effect on the historical character and features of Listed buildings opposite the site.

## 11 + APPEARANCE

The palette of materials are as follows;

- Brickwork to match existing
- Tile hanging to match existing
- UPVC windows to match existing
- Tiles to match existing

## 12 + LANDSCAPING

No landscaping alterations to be made.

## 13 + ACCESS

Pedestrian and vehicular access off the highway remains unaltered.

## 14 + CONCLUSION

In conclusion it is felt the proposals put forward are in line with policies set out and responds positively with the style and character and history of the surrounding area.

The extensions relationship with the listed building has been of utmost importance to which the forms, detailing and materials proposed respond to in a well thought out manner.

The proposal creates a family home which is inline with modern day living styles.

For all reasons set out throughout this document and upon accompanying drawings we believe a scheme which can now be fully supported.