

RS20.52

Lower Maypole Cottage, Maypole Lane, Goudhurst TN17 2QP

HERITAGE STATEMENT

Introduction

This combined Heritage and Design and Access Statement has been prepared to accompany a planning application at Lower Maypole Cottage, Maypole Lane, Goudhurst TN172QP for the following:

1. Alterations to garage doors
2. Proposed log store (already constructed)
3. Proposed potting shed

Listing Description

The property is a detached dwelling and is Listed Grade 2. The Listed Building details are as follows:

Statutory Address: LOWER MAYPOLE COTTAGE, MAYPOLE LANE

County: Kent

District: Tunbridge Wells Borough Council

Parish: Goudhurst

National Grid Reference: TQ 72397 37530

Legacy System number: 169574

Legacy System: LBS

GOUDHURST MAYPOLE LANE TQ 7237-7337 (east side) 15/224 Lower Maypole Cottage GV II House. C16 or earlier, altered c.1635 and c.1930. Timber framed and tile hung on red brick base, in part in English Bond. Part exposed imitation frame with plaster infill. Plain tiled roof that house origin, now 2 cell lobby entry. Two storeys and garret with half-hipped roof with moulded stack cluster off centre left. Three light, single and slight leaded wooden casements on 1st floor, and 3 light and 5 light mullioned and transomed window (dated 1778) to right on ground floor. Boarded door off-centre left. The exposed frame to lower left is mid C20. Casement windows to return and rear elevations. Cat- slide outshot to rear. Interior: right hand bay with moulded and brattished dais, beams at both ends, the upper floor with 2 tie beams, that interrupted by the stack will be stump of a crown post. A further framed bay to end right indicated by framing, now lost. Newel stairs in catslide and fireplace bres- summer dated 1635. Mullioned and transomed window signed in several places 'Lambert' and '78' (Lambert was recorded as glazier in C18).

Property Description

Lower Maypole Cottage is a Grade II listed detached house set in mature gardens on the outskirts of Goudhurst village to the south of the High Street. It was first listed on 22nd June 1989.

The application site is located within the Goudhurst Conservation Area.

A timber framed detached garage with slate roof, of relatively modern construction, lies to the south of the house.

Combined Heritage Statement and Design and Access Statement

1. Alterations to garage doors

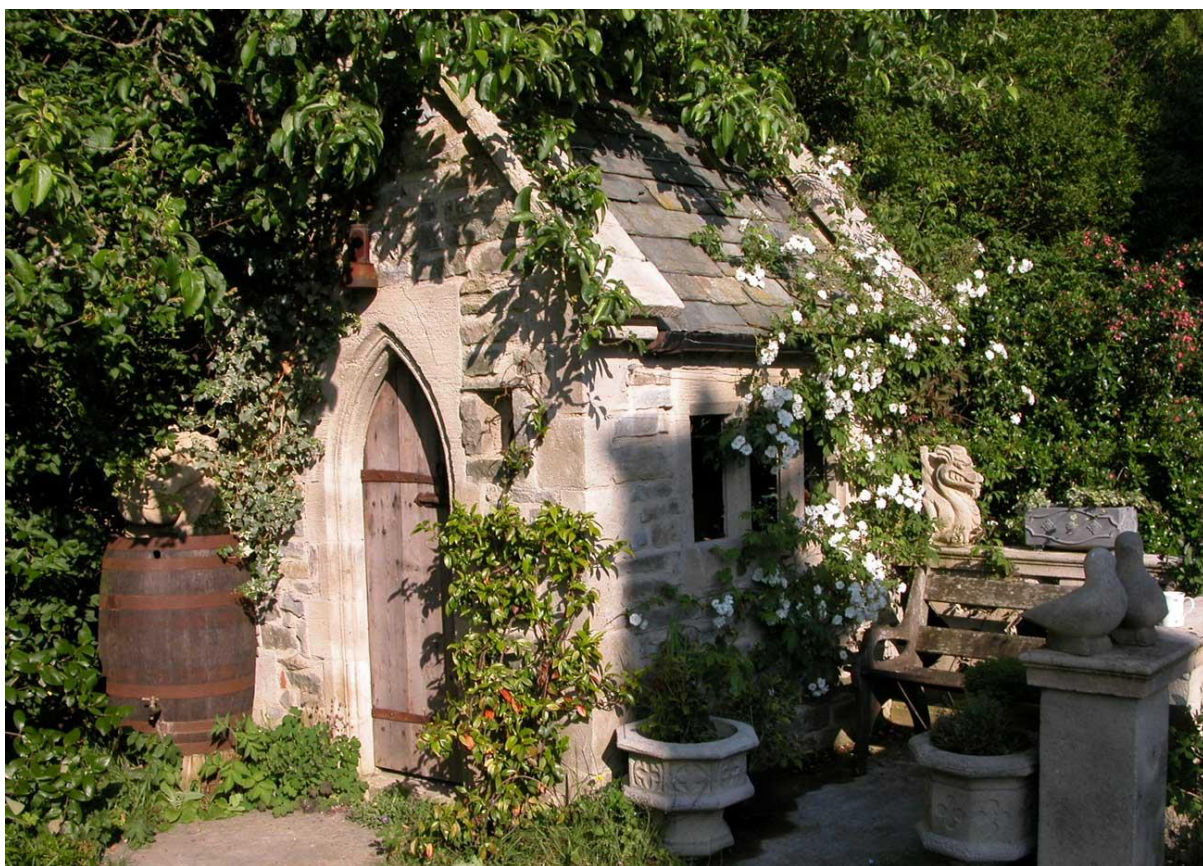
The garage is currently fitted with two pairs of narrow vertical boarded door separated by a central post. These are too narrow to allow safe access for a modern car and are therefore not fit for purpose. It is therefore proposed to replace the existing doors with a new single pair of vertical boarded timber doors with a total width of 3.0 metres. The doors will be of traditional framed, ledged and braced construction and side hung using traditional metal hinges. The external walls to both sides of the doors will be clad in feather-edged weatherboarding to match the existing cladding.

2. Log store

A small log store is proposed to be discretely located to the west of the garage on an existing area of hard standing between the garage and an existing boundary hedge. The log store is to be of oak framed construction with feather-edged weatherboard cladding and a natural slate roof to match the garage. It is set against an existing bank to the north and therefore not visible when viewed from the house.

3. Potting shed

A small potting shed is proposed to be located in the garden to the east of the existing garage, approximately 17 metres away from the main house. The potting shed is to be of reclaimed brick and stone construction with a natural slate roof. See image below for a similar example from the same supplier.



Conclusion

The proposed log store and potting shed are both of modest scale, sensitively located and of traditional construction & materials. As such, they will not adversely affect the setting of either the listed building or the wider Conservation Area.

The alterations to the existing garage are minor, in keeping with the style of the existing building and do not involve the removal of any historic fabric.