



DESIGN & ACCESS STATEMENT

108 THE STREET, NEWNHAM, SITTINGBOURNE, ME9 0LW

Proposed first floor rear extension to Grade II Listed dwelling, removal of existing internal partitions and associated alterations to first floor, new ground floor WC, external repairs and renovation.



Front Elevation



Rear Elevation

1.0 Introduction

- 1.1 108 The Street is a Grade II Listed cottage located within the built-up area boundary of Newnham and within the Doddington and Newnham Conservation Area and the Kent Downs Area of Outstanding Natural Beauty. The property was formerly a pair of 18th Century timber-framed cottages, now used as one dwelling house. The property fronts The Street, which is designated as a protected rural lane in the Council's adopted Local Plan.

The list description for 108 The Street is catalogued as 104-106 The Street and can be found at <https://historicengland.org.uk/listing/the-list/list-entry/1366607>

TQ 95 NE NEWNHAM THE STREET (north side)

4/44 Nos. 104 & 106

GV II

Cottage pair. C18. Timber framed and tile hung with plain tiled roof. Two storeys with stack to centre right. Two glazing bar sashes on first floor and 1 wooden casement and 1 glazing bar sash on ground floor, with 2 boarded doors to left and right both with flat hoods.

Listing NGR: TQ9516157588

1.2 This application is for:

- First floor rear extension above existing single storey kitchen;
- New door opening into extension;
- Removal of existing partition between bathrooms;
- Removal of existing partition between stair and bathroom;
- Reinstatement of existing chimney and fireplace in living room;
- New ground floor WC with Saniflow drainage;
- New partition at first floor level;
- Removal of existing SVP through external bread ovens and repair of stack;
- Removal of existing areas of oil-based paint externally, to be re-painted with limewash paint;

1.3 This statement is to be read in conjunction with the application drawings, drawing nos. 2021_08 P01 – P08

2.0 Site

2.1 The site is located within the built-up area boundary of Newnham and within the Doddington and Newnham Conservation Area and the Kent Downs AONB.

2.2 The house forms part of a terrace which fronts The Street; it has a fairly large garden to the rear.

2.3 Planning history:

- 2006: SW/06/0664 | Demolish twentieth century toilet block.

- 2.4 The photo below shows the building in the 1960/70s with the toilet block which was later removed:



3.0 Design

- 3.1 The scale and massing of the first floor extension are in keeping with the original building and neighbouring properties;
- 3.2 The eaves and ridge heights of the extension will be no higher than the eaves and ridge of the existing building;
- 3.3 The pitch of the roof and kent peg clay plain tiles will match the existing roof;
- 3.4 The size and design style of the windows will be in keeping with the existing windows;
- 3.5 In her pre-application advice the Conservation Officer, Jhilmil Kishore, stated that she is *“satisfied that the proposed extension will not significantly detract from the special architectural or historic interest of the listed building”*
- 3.6 The internal partitions we propose to remove at first floor are not original and, in her pre-application advice, the the Conservation Officer stated that they were *“not considered to be of historical significance”* and *“therefore considered acceptable”*
- 3.7 In her pre-application advice, the Conservation Officer stated that the new ground floor Saniflow toilet is considered acceptable because *“it minimises disturbance to the existing floor for laying new pipe work”* with minimal impact on the fabric of the house.
- 3.8 In her pre-application advice, the Conservation Officer also stated that *“reinstatement of the fireplace to the living room and removal of soil pipe from the bread oven would enhance the special interest of the listed building”*.

4.0 Materials

- 4.1 External walls: Lime mortar render to match existing house coated with limewash;
- 4.2 Roof: Kent peg clay plain tiles to match existing house;
- 4.3 Doors & windows: Double glazed timber windows as detailed drawings 2021_08/P08
- 4.4 Gutters & downpipes: Black UPVC to match existing house. (The applicant has previously been advised that cast iron gutters are too heavy for the building structure to bear).

5.0 Scale and Amount

- 5.1 The scale and massing of the first floor extension are in keeping with the original building and neighbouring properties. In her pre-application advice, the Conservation Officer stated that “
“The Council’s SPG - “Designing an Extension” sets out local guidance that for rear extensions at first floor close to a neighbour’s common boundary, a maximum projection of 1.8m will normally be allowed, although more might be permitted if the neighbour’s house is already extended. In this case, the adjoining property No. 110 The Street already has a large two storey rear extension that projects to approximately the same distance as the extension being proposed here. In addition, the other adjoining property (No. 104) is a detached property set well back from The Street, and your extension is set well off that boundary, so I do not anticipate any significant effect on that property from the extension. I therefore see no reasonable objection in relation to impact of the proposed extension on the amenities of either neighbouring property”.

6.0 Landscaping & Access

- 6.1 The existing landscaping and garden will remain as existing.

7.0 Trees

- 7.1 No trees will be affected by the proposals.

8.0 Policies

- 8.1 The key policies within the Local Plan considered for this proposal were:
 - Policy CP4 Requiring good design
 - Policy CP8 Conserving and enhancing the historic environment
 - Policy DM14 General Development Criteria
 - Policy DM16 Alterations and extensions
 - Policy DM24 Conserving and enhancing valued landscapes
 - Policy DM26 Rural lanes
 - Policy DM32 Development involving listed buildings
 - Policy DM33 Development affecting a conservation area
- 8.2 The Council’s Supplementary Planning Guidance (SPG) entitled “Designing an Extension – A Guide for Householders”, “Conservation Areas” and “Listed Buildings: A guide for Owners & Occupiers” is also relevant.
- 8.3 We have taken full consideration of the relevant policies and guidance when designing the extension and alterations to this listed property.

9.0 Conclusion

9.1 We believe that the proposed development will preserve the character of the existing building and the street scene, in accordance with the Swale Local Plan and Development Guidelines. In her pre-application advice, the Conservation Officer concluded that:

“The proposals are appropriate in principle for the long-term use of the two cottages as one dwelling and the sustainable viability of the listed building. Furthermore, they would not harm its heritage significance and as such, I would raise no objection to a formal application based on submitted proposals. The proposed external alterations are to the rear of the property and in keeping with the scale of the parent property and its neighbours. The proposals will have a neutral impact on the character and appearance of the conservation area”.

The proposed extension and internal alterations will enhance the long-term potential of the house to be a comfortable family home suitable for the applicant’s growing family by providing a fourth bedroom and connecting the isolated bedroom to the rest of the house, providing a bathroom with sufficient space for a family and widening the landing to make a safer, more generous junction.

The repairs and renovation to the rear elevation will improve the longevity of the original features and enhance the appearance of the Listed building.

9.2 We therefore respectfully request that this application for full planning and listed building consent is granted.