

CLAGUE ARCHITECTS

Heritage & Design and Access Statement

Proposed alterations
and extension to
Grove Cottage,
Bishopsbourne,
CT4 5HZ

Clague ref: 30105A

June 2021



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1.0 Introduction

Clague Architects have been appointed to prepare a Heritage & Design and Access Statement to accompany a planning application in relation to the proposed alterations and extension to Grove Cottage, Bishopsbourne, CT4 5HZ

2.0 The Statutory Listings

Grove Cottage is a locally listed dwelling sitting within the Bishopsbourne Conservation Area and is adjacent to a grade II listed building.



Fig 1. Grove Cottage, Google Maps.

THE BISHOPSBOURNE CONSERVATION AREA DESIGNATED 8/11/1994

- Boundary of conservation area
- Boundary of earlier conservation area: (The Bishopsbourne Conservation Area) designated 25.1.74.
- Adjacent conservation area

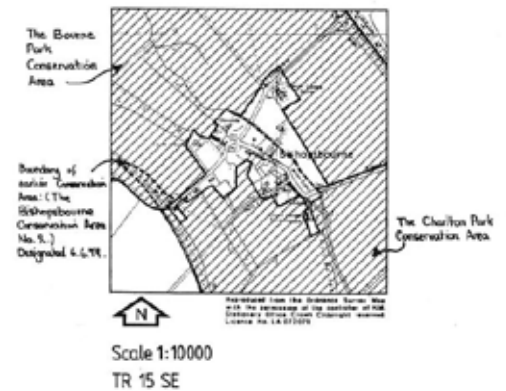


Fig 2. Bishopsbourne, Conservation area

3.0 The Historic and Cultural Significance of Site, Setting and Building

Grove Cottage is a 2-storey dwelling positioned to the south east of Bishopsbourne, approximately 200m from St Mary's Church (See fig 1). The property is largely painted brick with recently replaced timber sliding sash windows. The dwelling dates back to the mid 19th century with its typical 5 window frontage and a central staircase. It is common for a continuous-outshut style house to have a living room and parlour either side of the staircase with a scullery and dairy behind, see fig 4.

The attached property (the old post office, grade II listed) has previously had a single storey extension to the rear. Clague Architects seek to propose a similar design to provide better use of what is currently a wasted space. The old post office is one of the 7 listed buildings that sit within a close proximity to Grove Cottage (see fig 3), meaning the proposed site carries significance.



Fig 3. Listed buildings in bishopsbourne, Historic England

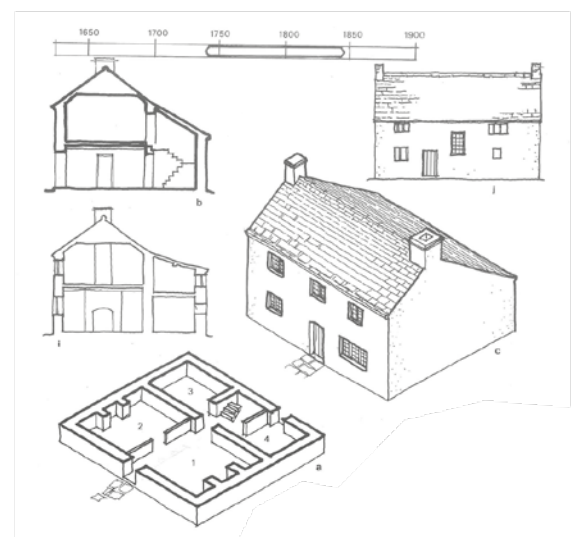


Fig 4. 1750's house type from Building Heritage Series



Fig 5. Grove Cottage, as shown on NLS historic Maps in 1888-1913.



Fig 6. Grove Cottage, as shown on NLS historic Maps in 1937-1938.



Fig 7. Tithe map of Bishopsbourne, Mid - late 19th century.

4.0 Proposed Alterations

Ground Floor

Currently the ground floor feels slightly cramped and a little awkward in plan. Our proposals seek to open up the Kitchen and Dining Room to allow more natural light in. This will be achieved firstly, by removing the kitchen and W/C external walls and forming a new single storey extension with a roof lantern making the rear elevation flush at ground level. The conservatory located to the rear of the building is to be removed followed by installing 2 new sets of gunstock style doors as shown in drawing no. '30105A_204_RevB Proposed North East and South West Elevations'. A new timber trellis is also proposed to the south west elevation with climbing plants to make sure there isn't too much sunlight entering the dwelling during the summer period.

Internally the WC is to be relocated to the east of the building next to the newly proposed Utility and Boot room space. A new kitchen layout is also proposed in the extension including an island and new Dining area. We believe these changes will improve the flow of the plan and provide a more enjoyable space for the client.

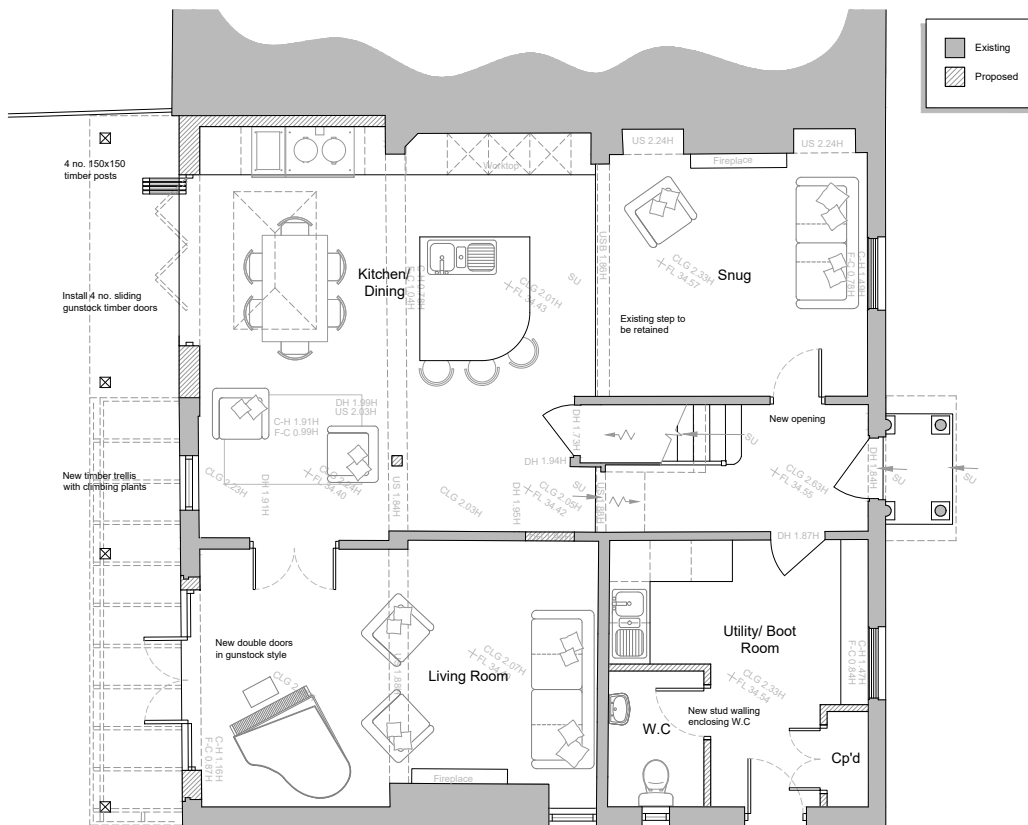


Fig 8. Grove Cottage, Proposed ground floor plan

First Floor

The client has requested for the existing family bathroom to the rear of the plan to be reconfigured and the other relocated in the room between what is now Bedroom 1 and 2. Our proposals seek to add a new bedroom (4) where the relocated bathroom was. See drawing no. '30105A_202_Rev C Proposed First Floor Plan'

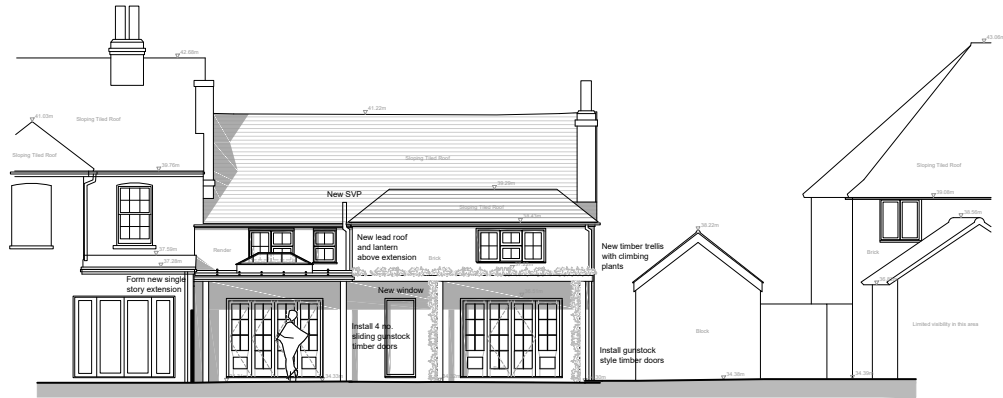


Fig 8. Grove Cottage, Proposed south west elevation

5.0 Conclusion

The proposal has a positive effect on the buildings significance as it creates a more easily flowing plan and better use of wasted space. Another positive is the works will result in a brighter open plan space for the ground floor improving the overall quality of the living accommodation. Overall, the development will not have a significant negative impact on the building or its surroundings.