

DESIGN & ACCESS / HERITAGE STATEMENT

No.2 GLEN COTTAGE - KEMSING - TN15 6LZ

Single Storey Rear Extension – Listed Building Consent / Householder Planning Permission



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Fig 1 – SITE PLAN

1. THE PROPOSAL

The proposal is for a single storey rear extension to 2 Glen Cottage.

2. INTRO

2 Glen Cottage forms part of a pair of semi-detached cottages. The dwelling is brick built, with hanging tiles, and is Grade II listed.

The property falls within the Kemsing Conservation Area, and an Area of Outstanding Natural Beauty (AONB).

This Design & Access / Heritage Statement has been prepared to assess the impact on the character of the Grade II listed building, the character and setting of the Conservation Area and AONB, and demonstrate how the proposals have considered the context within its design.

3. PRE-PLANNING ADVICE

Pre-Planning advice was sought in July 2021, to seek the advice from the council. The original scheme involved a two-storey side extension. The council were of the view that the side extension would obscure some of the original features of the property, in particular the flanking brickwork. This would therefore be considered to be harmful to the cottage and unlikely to be supported. The council did however take the view, that the proposed materials would be sympathetic to the character of the cottage, with the overarching design being compliant with policy SP1 and EN1.

The council suggested that a more favourable option to explore would be to improve upon some of the rear additions of the property, which lack the architectural merit the original cottage holds, and in particular the front and side elevation.

The current proposal has taken on the pre-planning advice received from the council and hopes to deliver an option that would be suited to the site and supported.



4. SITE & SURROUNDINGS

The site is located on the southern side of the High Street in Kemsing. The existing property is 2 bedroom dwelling, with ground floor bathroom, taking on a typical 2 up 2 down arrangement. To the rear and side of the property sit unoriginal structures, consisting of an attached garage/store area, and small rear extension.

The immediate adjoining neighbours of the site are No.4 Glenn Cottage. This particular property has previously benefitted from a two storey side extension and garage, and more recently a single storey rear extension.

The proposal looks to extend 2 Glenn Cottage in a sympathetic manner, taking reference from the depth of the recent ground floor extension of No.4. The new footprint will improve upon the unbalanced structures and elevation towards the rear of the property to provide much needed space for the current and future occupants. The original features of the listed cottage and street scene will be protected and unchanged as part of the scheme.

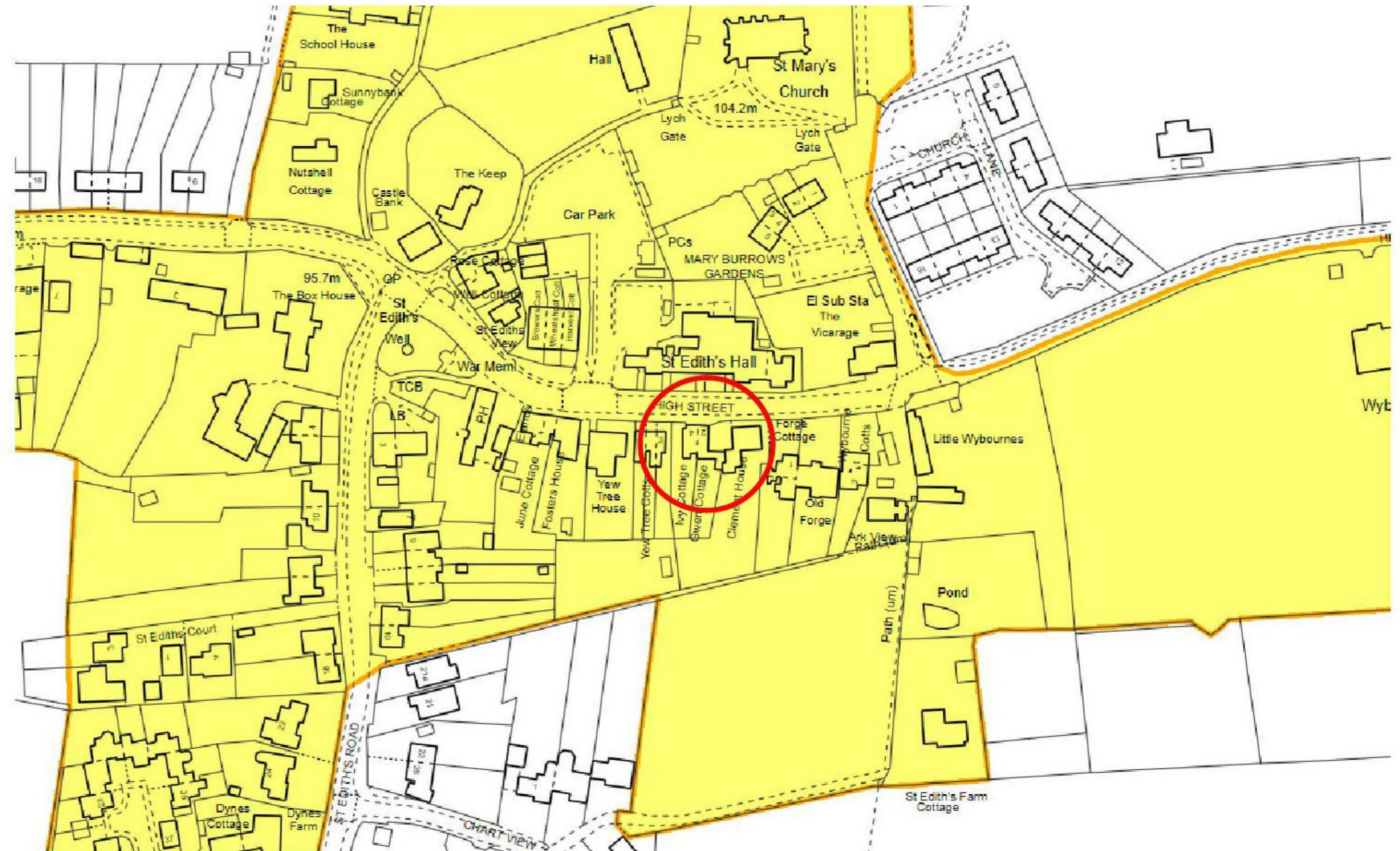


Fig 2 – Kemsing Conservation Area Map

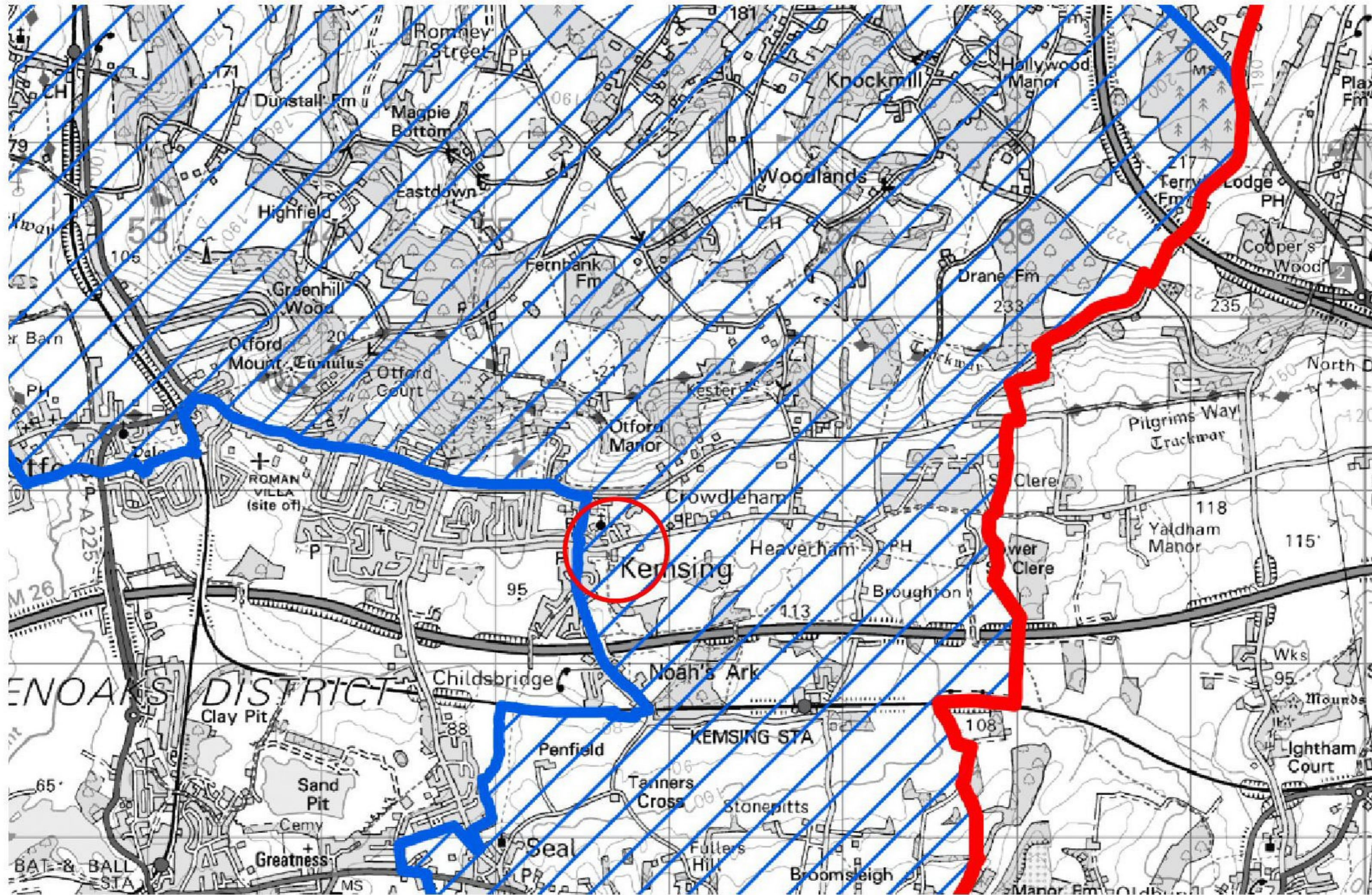


Fig 3 – Kent Downs – AONB Map

5. KEMSING CONSERVATION AREA

The Kemsing Conservation Area covers approximately 24 hectares and contains 21 listed buildings and walls, one of which is the applicant site. The CA was designated in 1972 and was extended in 1990.

The site falls within a village setting, surrounded by a designated land and countryside. The vernacular is very much of traditional Kentish buildings. Any proposal should consist of high architectural detailing with a considered material palette, fitting of the area. The below extract is taken from the Kemsing Conservation Area Appraisal which features 2 Glenn Cottage:

Brick is probably the most common building material and the local red stock bricks have been used on many buildings, together with decorative arches above doors and windows. Sometimes the brickwork is rendered and painted or roughcast.



Figure 13 Glen Cottage and Gwen's Cottage

Perhaps the best view into the village is from the eastern approach. The road leaves the open countryside and drops into the High Street, passing a number of attractive properties on the south of the Street and the imposing facade of the hall on the north and then opens out at the well and war memorial.

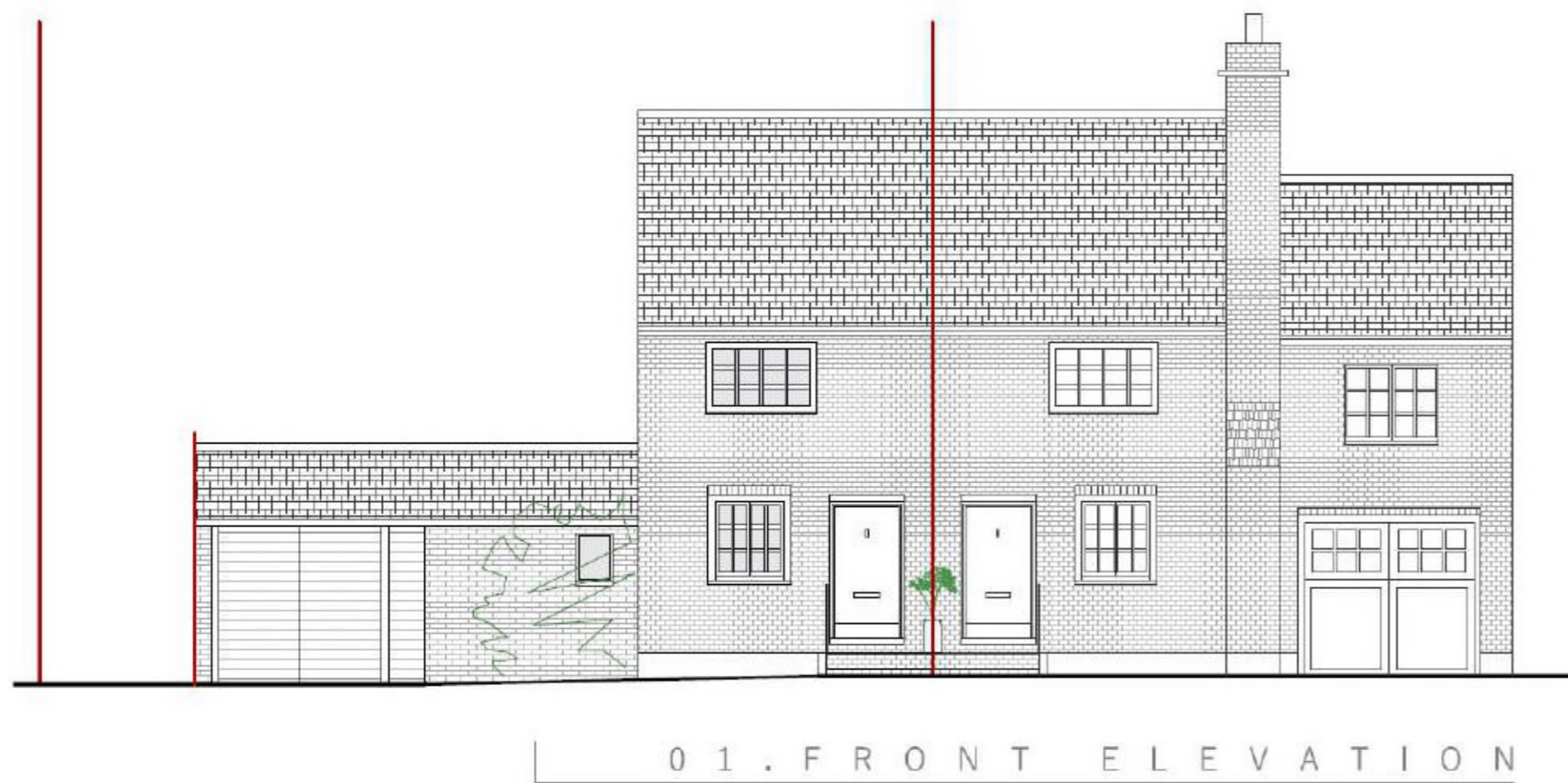


Figure 24 View along the High Street from the east

6. INITIAL CONCEPT DESIGN

It is understood that development within conservation areas, and works to listed buildings are no unwelcome, however the impact of such works must be sensitively considered. 2 Glenn Cottage is designated within the CA appraisal as a building contributing to the character of the CA, and an important grouping. The proposed two storey side extension replicates the form of the original dwelling, and will be set back from the front of the property to ensure the new structure remains subservient to the host dwelling.

EXISTING



PROPOSED



7. DESIGN & MATERIALS

The design of the proposal has taken influence from detailing found within the area and will celebrate small detailing found within the original property. Architectural detailing such as timber window surrounds with brick headers will help echo the quality of craftsmanship displayed within the area. The extension will be constructed in matching brickwork, with kent pegroof tiles in order to mimic the existing styles and material palette of the cottages. T



Existing brickwork

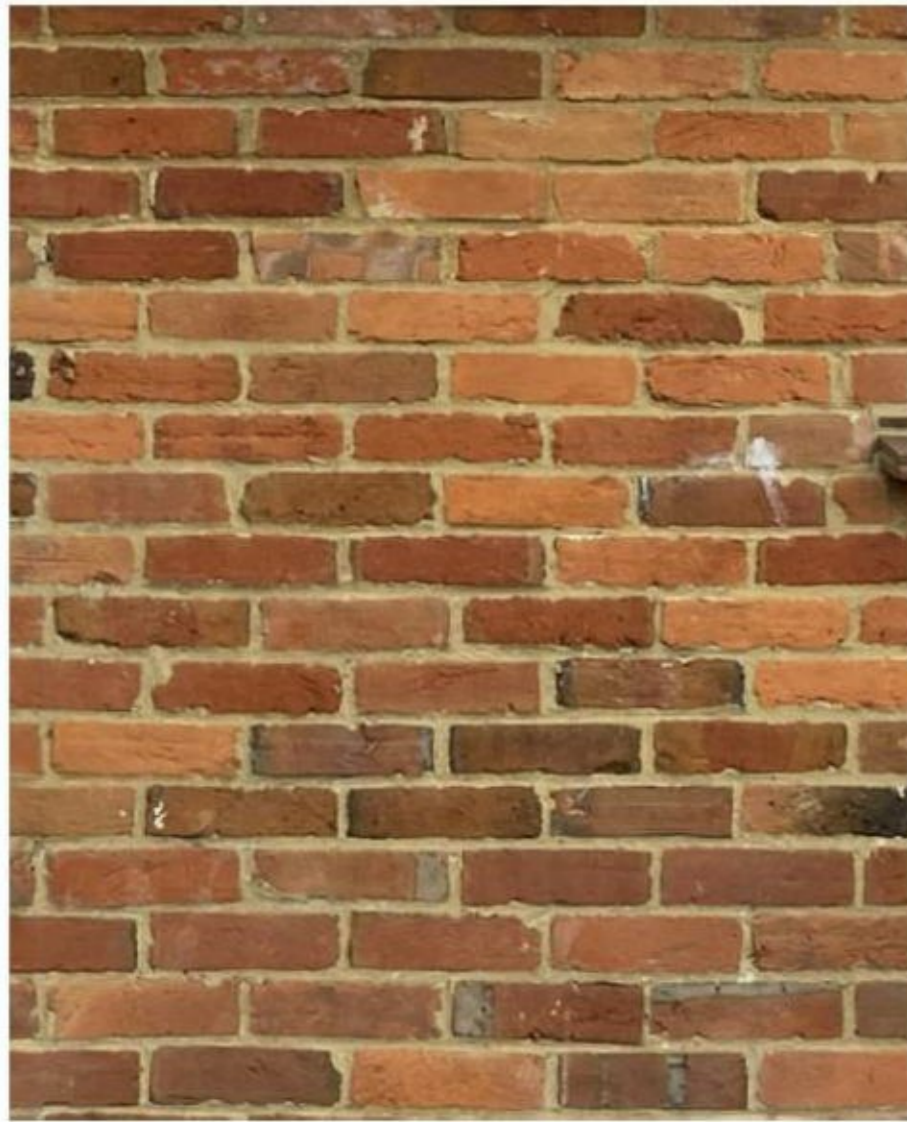


Existing hanging tiles



Existing timber window

Proposed materials



FACING BRICKWORK

NEW WALLS TO BE BUILT IN FACING BRICKWORK. BRICK TONE AND TEXTURE TO MATCH THAT OF THE ORIGINAL COTTAGE AS CLOSE AS POSSIBLE



ROOF TILES

NEW ROOFS TO BE TILED IN RECLAIMED KENT PEG TILES TO MATCH THE EXISTING



TIMBER WINDOWS

EXISTING TIMBER WINDOWS TO BE REUSED. NEW WINDOWS TO BE HANDMADE TIMBER FRAME TO MATCH THE EXISTING



TIMBER DOORS

NEW EXTERNAL PATIO DOORS TO BE TIMBER AND SYMPATHETIC TO THE ORIGINAL COTTAGE

8. PRESERVE, IMPROVE & ENHANCE

The proposal will improve the living space and overall functionality of the property. The footprint of the original cottage is small, and therefore the clients are hoping to achieve a home more fitting to modern family requirements. The original footprint of the cottage will be retained and remain unaffected by the works. A modest rear extension to the rear of the property will allow for additional living space to be formed, making use of the dilapidated store with minimal disruption to the original layout. The rear extension will be reasonable in size and scale, and proportionate to both neighbours structures..

The existing living area, with traditional exposed timber beams will be preserved. The existing external double doors located on the flank wall will be used as access into the new side extension. A small landing and hallway area will be created on the first floor where the current wardrobes are located, with a knock through into the new master bedroom.



Living room to be retained



Existing doors retained



Bedroom retained

The proposal seeks to deliver a sympathetic extension, without detracting from the conservation area.

9. SCALE

The scale of the proposal is considered, and responds to the local requirements and policies as set out by Sevenoaks Council. The scale has been dictated by the height and massing of the existing rear gable, the form of which will be extended and retained. The depth of the extension will be 4m, with a height of approximately 3.35 to the ridge. The garage ridge will be extended by approximately 290mm to ensure all pitched roofs tie into each other, whilst preserving the character of the front elevation and street scene.

10. CONCLUSION

On balance the principle of the proposed development would allow for the preservation of the listed building, conservation area / heritage assets and have a limited impact on the setting through careful materiality and design.

The overall design and materiality of the proposal is consistent and compatible with the architectural styles of the area. The benefits of the scheme will far outweigh any impact caused on the conservation area or heritage assets.

The proposed extension improves the rear aesthetics of the building, and offers greater overall balance to the current heritage assets. Traditional roofs are proposed that are in keeping with the area, and tie together to existing and new structures. Matching brickwork and decorative details offer a sympathetic design characterised by the area.

On balance the proposal is considered to be consistent with local and national policy and contribute positively to the conservation area / heritage assets.

11. PHOTOS



12. APPENDIX

LP01. Location Plan

001. Existing Plans

002. Proposed Plans

003. Materials