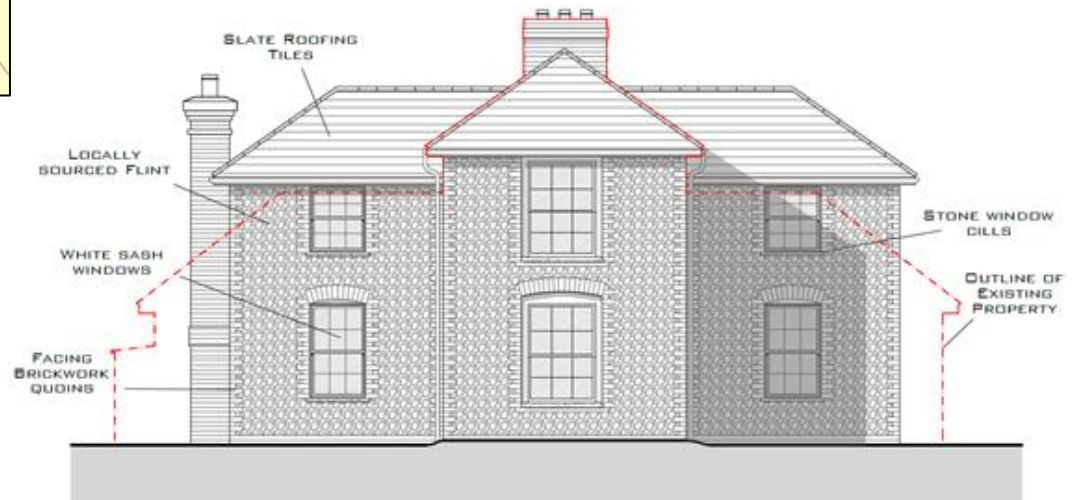


Heritage Statement



COUNTRY HOUSE
HOMES

99 The Street
Newnham
Sittingbourne
Kent
ME9 0LW



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Generic Images – Not Examples of This application

Proposed Site Plan

1 Proposed Site Plan.



Heritage Statement

2 Introduction

- 2.1** This statement has been produced in order to support a Householder Planning Application for the provision of a 2 storey extension to 99 The Street, replacing the previous 20th Century extensions. The full works include a minor amount of landscaping to the rear where the lowered area of patio is created, the demolition of the previous incongruous 20th Century extensions and the construction of the new 2 storey extensions and single storey orangery.
- 2.2** The property subject to the planning application forms part of the Doddington and Newnham Conservation Area. The Conservation Area intends to protect the historic nature of the two settlements and contains multiple Listed Buildings, as shown below from the Councils mapping.
- 2.3** The nearby Listed Buildings to the proposed development include Foxwood End to the east, Park House to the west & Doddington Place to the west. All of these listings are Grade II and are of traditional Kent Vernacular.
- 2.4** Foxwood End, a Grade II Listed Building is a 18th Century home which is a timber framed building with white weatherboarding and a plain tiled roof. The building also has good use of detailing which reinforces its character and in the 19th Century the building was used as a public house.
- 2.5** Park House, a Grade II Listed Building which was constructed in 1830 has flint facades with red brick quoins and detailing over the windows. The home utilises a slate roof and also has white sash windows.
- 2.6** Doddington Place, a Grade II Listed Park and Garden covers a large area and relates to the Doddington Place Gardens which include a Victorian mansion.
- 2.7** This Heritage Statement seeks to assess the impact upon the surrounding Conservation Area and the nearby Listed Buildings and Gardens.



Heritage Statement

3 KCC Heritage Asset Register

- 3.1** The subject site is located adjacent to the western boundary of Newnham. The existing property of 99 The Street dates from the 1800-1880 period, most likely built at a similar time period to Foxwood End & Park House. The original building utilises flint facades with red brick detailing on the building corners and quoins around white sash windows. This original building is similar to the design shown on Park House to the west. The 20th Century extensions are however, out of keeping with the character of the Conservation Area and these surrounding Listed Buildings/Gardens and are noted as being Detractors to the setting of the Conservation Area.
- 3.2** The Historic England Website provides access to all Listed Buildings and their details in the surrounding area of the property. The 3 entries of note to this proposal, given their positioning is Foxwood End, Park House & Doddington Place.
- 3.3** The KCC Heritage Asset Register Entries state for each of the properties in focus;

Listed Building (II) 1069249: Foxwood End, The Street, TQ 95019 57521;

The following text is from the original listed building designation:

TQ 95 NE NEWNHAM THE STREET (south side) 4/47 Foxwood End II

House. C18. Timber framed on flint plinth and clad with weather board with plain tiled roof. Two storeys and garret with half-hipped gambrel roof and central stack. Regular fenestration of 2 glazing bar sashes to each floor and central half-glazed door in raking porch. Catslide outshot to rear. During the C19 the house was a public house called the Royal Oak. (See Faversham Papers no. 11, 1976).

Listing NGR: TQ9501957521

Listed Building (II) 1055783: Park House, TQ 94857 57454;

The following text is from the original listed building designation:

TO 95 NE NEWNHAM THE STREET (north side) 3/46 Park House 22.7.77 II

House. Circa 1830. Knapped flint with red brick dressings and slate roof. Two storeys with brick quoins, and stacks to left and right. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor, all with red brick surrounds, the ground floor windows with gauged and rubbed brick heads. Central half-glazed door in deeply moulded surround with flat hood. One storey outhouse with boarded door to left.

Listing NGR: TQ9485757454

Park and Garden (II) 1000398: TQ 94430 57494;

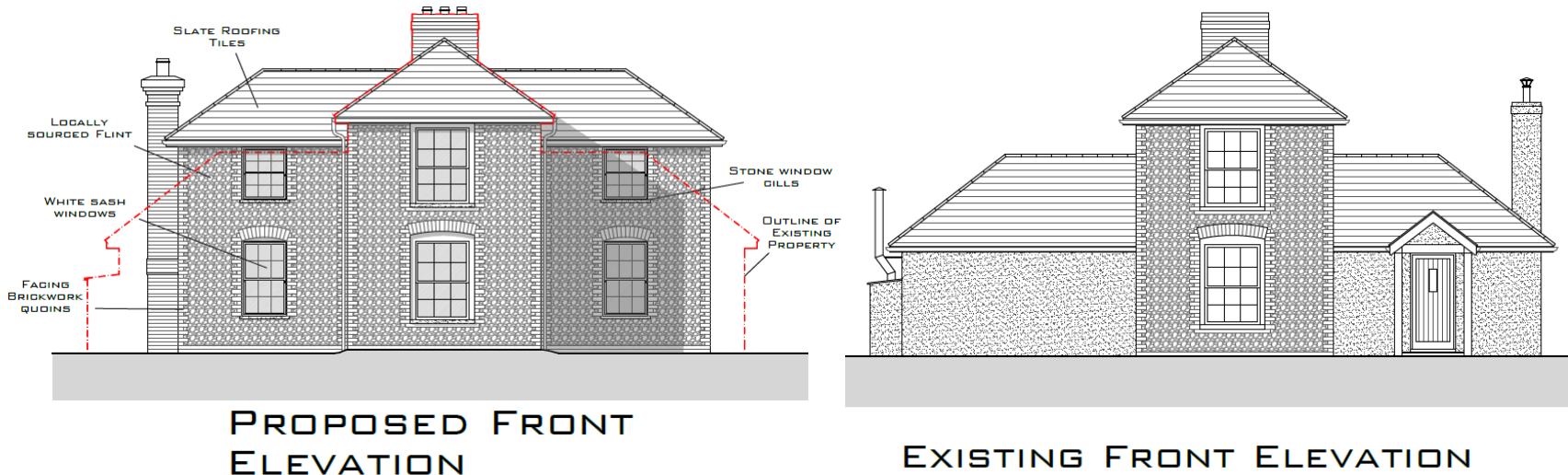
The following text is from the original Park and Garden Listing:

In the mid C19 the Croft family owned the Doddington estate and lived in a house known as Whitemans which stood below the church and vicarage in Doddington village. In c 1870 Sir John Croft commissioned the architect Charles Brown Trollope to build a new house on the high ground c 350m to the north-east of Whitemans. Markham Nesfield was called in in 1874 to provide a design for the gardens around the house and the plans he prepared survive (private collection). At the same time a small park was created to surround the new house. At the beginning of the C20 the Croft family sold the Doddington estate to General and Mrs Douglas Jeffreys, who shared the house with Mrs Jeffrey's father, Sir Richard Oldfield. Mrs Jeffreys commissioned the garden architect John Dyke Coleridge to extend the gardens and he added an Italianate sunken garden to the south-east of the house, the plans for which are dated 1909. A rock garden was added during the same period. The gardens have been continually developed throughout the C20 by the Oldfield family. The site remains (2004) in private ownership.

Heritage Statement

4 Development Proposals

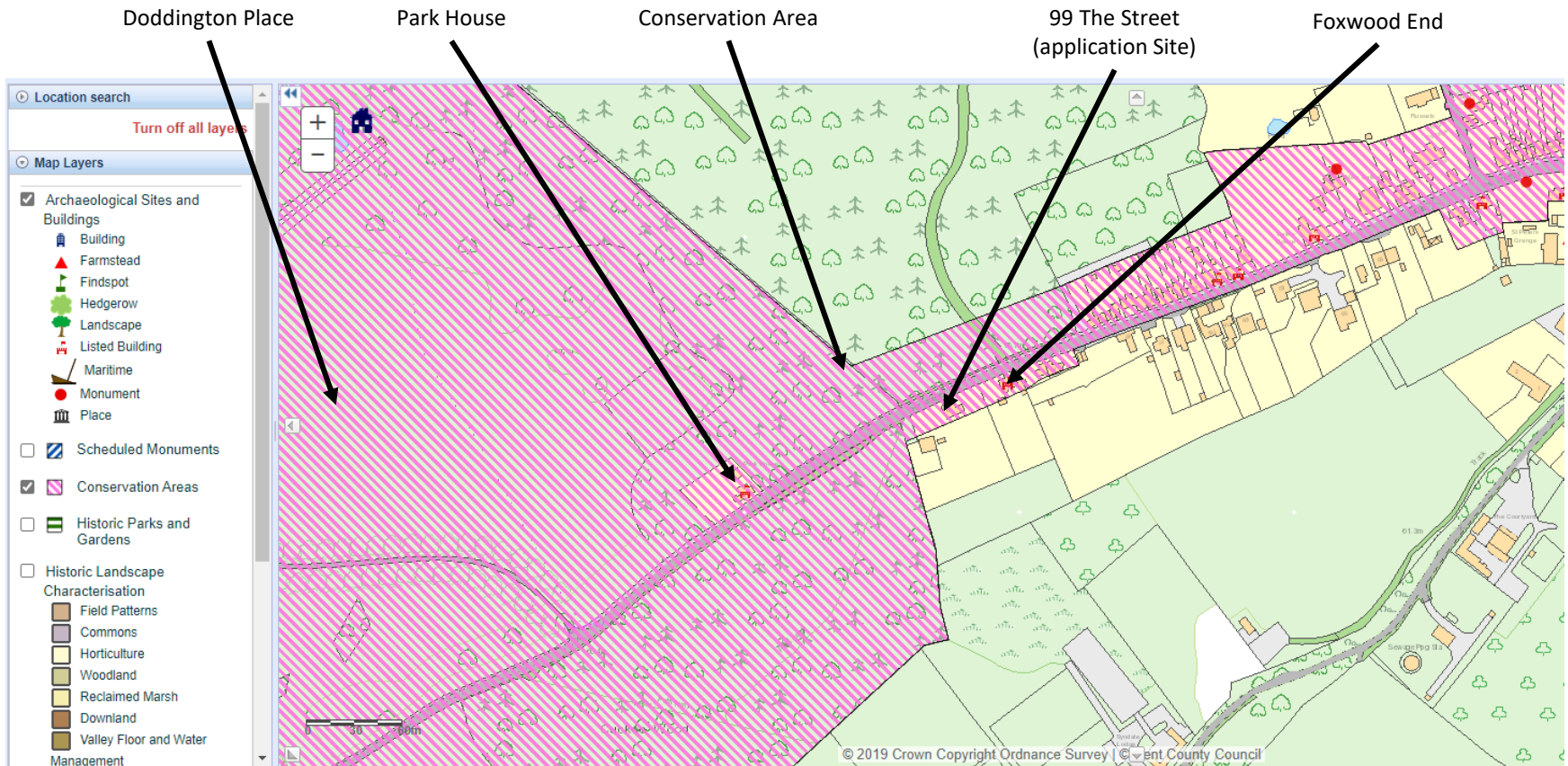
- 4.4 The design of the proposed extension incorporates the use of traditional materials that match the facades of the original building which is also utilised on many of the buildings within the conservation area including Park House, the Listed Building to the west.
- 4.5 The proposal includes removing the current 20th Century extensions which were out of character with the conservation area. The Conservation Area buildings predominantly use brickwork, weatherboarding and ragstone rather than having render facades, which the 20th Century extensions have used. The proposed extension utilises window detailing, quoins and sash windows, similar to the original building and other properties within the Conservation Area, unlike the 20th Century extensions.
- 4.6 The two-storey nature of the extension is also more in-keeping with the surrounding area, with the bulk of housing within the Conservation Area of two-storey height and have facades of similar bulk, mass and scale. The similarities with Listed Building of Park House are evident and there is a strong sense of character from the original building which is retained as a result of this application.
- 4.6 The proposal has been designed in consultation with the Conservation Officer and we have therefore created a design and appearance, which, in our view, significantly improves the design of the existing property and in consideration of the nearby Listed Buildings and Conservation, is less impactful.



Heritage Statement

5 Heritage Map.

5.1 The Heritage map below shows 99 The Street in relation to the surrounding Listed Buildings and conservation area. The surrounding Listed Buildings will all be unaffected by the proposed development, due to the distances between the application site and Listed Buildings, the strong boundaries to the site, and traditional nature of the proposed development. The wider Conservation Area will be able to attain views of the proposed scheme through the layers of existing trees and vegetation, however the effect on the Conservation Area is considered to be a Positive Contribution as opposed to the Detractor of the existing 20th Century additions..



Heritage Statement

6 Summary & Conclusion

- 6.1 The assessment of impact uses the methodology set out in paragraphs 185-189 of the National Planning Policy Framework (NPPF), as well as the supplementary guidance provided in the Planning Practice Guidance: Conserving and Enhancing the Historic Environment. These documents set out:
- the presumption towards sustainable development;
 - the requirement for proportionality (in relation to significance) when considering the need to conserve heritage assets;
 - the need to place great weight on the conservation of a heritage asset;
 - the need to mitigate as far as possible the impact of any potential harm;
 - in the case of proposals where the impact of harm is judged to be less than substantial, the need to weigh the impact of any harm or loss against the wider public benefits of the proposals; and,
 - that public benefits can form heritage benefits as well as economic, social and environmental benefits.
- 6.2 It is our assessment, as this juncture of evaluation, that the proposed development would equate to less than substantial harm given the high quality of the development proposal, materials utilised and the location of the works in relation to the Listed Buildings and the Conservation Area.
- 6.3 The benefits of the proposed development outweigh the loss of the existing modern additions to the original cottage of 99 The Street and by virtue of the architectural design, external detailing and materials employed, the proposed development would enhance the Conservation Area and provide the long-term retention of a non-designated heritage asset.
- 6.4 Through our engagement with the Council's Conservation Officer we are aware that 99 The Street is considered to be suitable for a Local Listed given its age and quality. The proposed demolition of modern additions and creation of new two-storey extensions that replicate the original buildings quality facades is seen as a significant benefit to the original property and to reinforce the Councils aims to provide a Local Listing for this property.
- 6.5 The assessment of this document highlights how the proposed development has considered the historical nature of the surrounding Conservation Area and Listed buildings and has utilised a traditional design with materials that are in-keeping with the character of Newnham. Due to this mitigation and attention to detail the proposal creates a development that fulfils the clients needs whilst respecting the Conservation Area, Listed Buildings and private amenity spaces of neighbouring properties. The historical value of the immediate vicinity will not be harmed by the proposed development and in our view, is a significant improvement on the existing arrangement that is a detractor to the quality of the original cottage and Conservation Area.