

DESIGN AND ACCESS AND HERITAGE STATEMENT

October 2021

**Stonelake
Camp Hill
Chiddingstone Causeway
Kent TN11 8LE**

PROPOSAL

Lifting of annex roof to create additional first floor accommodation. Construction of external access and porch to utility. Internal alterations to ground floor of annex. Alterations of fenestration to link between annex and house. Alteration of door swing to conservatory external doors. Replacement of modern SW casement windows.

DEVELOPMENT TYPE

Minor - Dwelling

RELEVANT PLANNING HISTOREY

77/00740/HIST

Internal and external alterations use of remaining part of building as additional living accommodation and erection of detached domestic garage – approved.

81/01634/HIST

Change of use of part of builder's yard to residential curtilage and construction of a new vehicular access to highway – approved.

87/00767/HIST

Formation of driveway and access onto Camp Hill – approved.

04/01387/LBCALT and 04/01389/FUL

Conversion of existing garage into games/music room with link between garage and house, additional window, modification of existing window and door and internal modifications – approved.

06/03222/FUL and 06/03226/LBCALT

Single storey extension – approved.

21/00854/LBCALT

Refurbishment/alteration of existing first floor bathroom, including replacement window – approved.

RESPONSE TO CONTEXT

Stonelake is a Grade II listed building. Sitting in the MGB. The site is not in an AONB or a Conservation Area.

The original garage was approved in 1977. At this time the garage was not considered to be curtilage listed. Consent was granted in 2004 to convert the garage into additional living accommodation linked the house by a glazed link. At this point the garage become part of the listed building by its physical link. Planning and listed building consent will be required for the proposals although no historic fabric will be affected by the works.

The proposed works are required to facilitate the sustainable use of the house by increasing the first floor accommodation which currently is restricted within the former roof structure of the existing garage.

Access will be improved to the first floor by the removal of the existing space saver spiral stair and the introduction of a more traditional stair. The raising of the roof increases the headroom above the stair enabling a traditional stair to be considered.

An external entrance to the existing utility is required so the utility has direct access to the garden and access to the utility from the garden, without having to pass through the existing house.

The porch to the new external door to the utility will provide shelter for removing coats and boots before entering.

The alteration of the fenestration to the link will provide privacy to the rear garden from the front drive.

The change of the swing of the conservatory doors will provide more useable space within the conservatory without increasing its footprint or appearance.

The modern SW casement windows will be replaced with new "Crittal" type metal windows in oak sub frame with Slimline double glazed units. These will be more in keeping with the original house.

USE

Residential

AMOUNT

The existing building is a single detached dwelling and will remain so.

The existing original (pre 1948) house floor area is 215.90m² therefore 50% of the floor area is 107.95m².

The house has been extended in the past as follows;

Garage 46.41m²

Garage conversion 4.56m² (area of link only as GF remains as garage above and FF only has roof lights so area not counted)

Conservatory 15.61m²

Total existing extensions 66.58m² or 30.8% of original floor area.

The proposed raising of the roof to the annex creates 46.41m² of additional floor space.

The porch to the utility creates 2.04m² of additional floor space.

Total proposed extensions 48.45m² or 22.44% of original floor area.

Total existing and proposed extensions 115.03m² or 53.27% of original floor area.

It is appreciated that this marginally larger than 50% of the original floor area of the house but consideration of the application should take into account not only a straight forward floor area calculation but the individual circumstances of the site and the proposals. It is not possible to lift the roof of the garage without creating the additional floor area that is equivalent to the ground floor area. The property is Grade II listed so it does not have the benefit of Permitted Development rights. The planning authority therefore have control of any further additions to the house that may be applied for in the future, as planning and listed building consent will be required. The proposals due to their location will not have any adverse effects to adjoining neighbours in relation to loss of amenity due to noise, traffic, overlooking and loss of light. The impact within the MGB is minimal due to the location of the annex in relation of the existing house which provides a backdrop when viewed from the distant countryside.

LAYOUT

The general layout of the house will remain as existing.

The first floor accommodation of the annex will be improved by providing a useable bedroom with ensuite facilities and a safe access.

The existing utility will benefit from direct access to the garden rather than having to access through the house.

SCALE

The scale of the proposals are dictated by the existing foot print of the annex.

The proposed roof lift has been kept to minimum i.e. only to first floor window head level rather than to a full ceiling height. This enables the proposed ridge height of the annex to remain below the ridge height of the existing house. The annex will therefore remain subservient to the host dwelling.

With the raising of the roof to window head level avoids the need to introduce dormer windows within the roof line.

The existing windows will be replaced with windows more in keeping with the scale and design of the existing house. The new proposed windows will be of a similar design.

The proposals will therefore be of a similar scale to the existing dwelling.

LANDSCAPING

Not applicable.

APPEARANCE

External materials/finishes will be used that match existing. These will include reclaimed bricks and plain clay tiles (roofs and tile hanging), metal framed windows with oak sub frames, oak frame to porch and black painted RW goods.

Internally finishes will be as the existing annex and conservatory.

ACCESS TO THE DEVELOPMENT

Access to the house and annex will remain as existing.

A new external access will be created to the existing utility.

HERITAGE STATEMENT

SIGNIFICANCE OF HERITAGE ASSETS

National and local planning policy requires the applicants and local planning authority to consider the potential harm to the significance of heritage assets and their setting as part of any development proposals.

The importance of sustaining and enhancing the significance of designated heritage assets, while keeping them in viable and appropriate uses, is emphasised throughout Section 16 of the NPPF and paragraphs 193 & 194 require great weight to be given to their conservation.

Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Paragraph 189 of the NPPF, requires sufficient detail for the impact of the proposals on the significance of the listed building to be clearly identified.

In this instance, consideration has been given to the potential harm to the significance of the designated heritage assets which will be detailed later in this statement.

DESCRIPTION OF LISTED BUILDING AND ITS SETTING

The property is Grade II listed. List entry number 1336422. Date first listed 16-01-75.

The house is timber framed probably of C16 but refaced in 1879 (date incised in plaster of dormer gable ends).

It has two storeys and attic with dormer windows. High pitched tiled roof with 2 later gabled dormers. Massive ridge stack of 4 conjoined shafts with cornices in several planes. Tile flung 1st floor. Red brick ground floor with some blue headers. C19 square paned casements. Gabled brick porch to 6-panel door, top glazed. Lean-to on left return. Inside there is much exposed timber and old plank floors.

The house is detached and sits centrally within a large plot set back from Camp Hill behind what was a builder's yard that is now been developed into a number of houses.

The house may have been originally connected with the builders yard which would have been original constructed as a farm yard. The current access to Camp Hill was formed in the 1980's. Originally access to the house would have been through the farm/builders yard.

A detached garage was added to the west of the house in 1977 and parts of the building were converted to habitual use.

The detached garage was later joined to the house by a single storey link and converted into a playroom and utility in 2004.

The conservatory was added to the back of the playroom in 2006.

Approval was granted to refurbish the family bathroom and replace its window earlier this year.

The site sits within the MGB with Camp Hill to the North. The site does not sit within a Conservation Area or an AONB.

To the south of the house there is an open field.

To the west of the house there are rear gardens from cottages on that front Camp Hill with a small housing development, Richards Close, beyond.

Adjacent properties are constructed of a mixture of styles and are two storeys with some bungalows within Richards Close.

ASSESSMENT OF SIGNIFICANCE

The house is one of two listed buildings situated within Chiddingstone Causeway. It is in close proximity to a group of buildings that would have formally been a farmyard that was subsequently used as a builder's yard and is now been developed as housing.

It is distinctive architecturally when compared to adjacent dwellings. It may have originally been the Farmhouse. It therefore may represent the progression in the Farm owner's fortune, wealth and stature within the community. The setting contributes to the character and appearance of the house.

IMPACT OF PROPOSALS TO LISTED BUILDING AND SIGNIFICANCE

The proposed works only relate to modern outbuilding that became part of the listed building by the virtual of the link that was constructed in 2004. The proposals therefore do not affect the historic structure of the heritage asset.

The approval of the garage in 1977, its conversion to an annex with link to the house in 2004 and its enlargement by the addition of the conservatory confirms that it was not felt at that time to have any adverse affect to the significance and setting of the listed building.

The proposals seek to raise the roof of the annex to provide useable accommodation at first floor. The roof has been raised by a minimal amount i.e. only to top of window head level rather than to a full ceiling height, to keep the overall height of the roof to a minimum. The annex will therefore still appear subservient to the listed building and the visual space between the annex and the listed building will remain as existing.

The external appearance of the annex will be more in keeping with the character of the listed building by the introduction of tile hanging, use of windows that resemble the C19 metal windows in the original house and the introduction of a porch.

The significance and setting of the designated heritage asset will be sustained and enhanced by the visual improvement of the proposed annex.