

## **Design and Heritage Statement**

*Springfield Cottage. High Street, Westerham, TN16 1RQ*

*Proposed Single Storey Rear Extension & Internal Alterations*

### **Introduction**

This statement is to support the planning/listed building application for a single storey rear extension at Springfield Cottage. The application seeks to improve the current layout of the dwelling by removing the existing extension/outhouse and replacing it to provide much needed extra kitchen/dining space to the ground floor layout.

### **Planning History**

95/00956/HIST – Application Approved  
*Internal alterations to kitchen extension and inner hall (LBC)*

07/01473/FUL – Application Approved  
*Construction of a new outbuilding for use as a garden room/summerhouse*

18/02183/LBCALT – Application Refused  
*Single storey infill extension to the rear and an extension to existing garage and creation of workshop space*

19/03462/LBCALT - Application Approved  
*Single storey infill extension to the rear. Partial demolition of the rear wall*

20/00447/LDCLBC - Application Withdrawn  
*The single storey extension to the rear of the property*

20/01972/LDCPR - Application Withdrawn  
*Raise the outhouse roof height to the level of the rest of the extension, relocating the wc and kitchen eating area to the north of the building and alterations to fenestration*

21/00509/WTCA - No Objection Lodged  
*Works to trees CA*

### **Heritage Asset Affected**

Springfield Cottage is a two storey, semi-detached property that is located just off of the high street in Westerham. The property is Grade II listed (please see its listing below) and lies within the Westerham Conservation Area and the design proposal has been considered to respect this setting.

*5280 WESTERHAM WESTERHAM High Street (North Side)  
Springfield Cottage. Springfields. TQ 4453 36/1387  
Grade II - Early C19 pair, each 2 storeys 2 windows. Low pitched hipped slate roof with eaves soffit. Red brick with stucco plinth and band. 1st floor C19 casements with bars, the 2 left ones having louvred shutters. Ground floor of Springfield Cottage has modern bow window and modern door in original stucco entablature surround. Springfields has glazed door with C19 canopy over; and one sash window with glazing bars.*

*Listing NGR: TQ4411053698*

The scheme proposes to respect the overall appearance of the original house and not detract from this by introducing materials that match and tie in with the existing facades. This would be by using a material palette that includes slate tiles, reclaimed bricks as well as lime mortar in a Flemish bond to match the existing. The proposal has been designed to not affect the character of the property but enhance it and its surroundings.

### **Contribution of the Setting**

The scheme aims to enhance the existing character of the property & overall site whilst creating an extension that ties in attractively to its surroundings. By using a continuation of the existing single storey kitchen element and material palette as described above, this will allow the proposal to tie in seamlessly with the existing roofline and both the immediate and wider setting within the conservation area.

### **Design / Impact of Proposals**

The proposal aims to create a sympathetic addition that takes the form of a single storey extension to the rear, modifying and extending out the small low height single storey outhouse and raising the roofline to the same height as the existing kitchen. This allows the relocation of the wc in order to provide a kitchen / dining area more suited to modern family living, as well as a more accessible wc to the rest of the dwelling.

This extension not only aims to create much needed space for the kitchen / dining area but also make necessary improvements to the current condition of the existing extension. Not only is the current arrangement both awkward and limiting (due to the decreased head height) but the construction is also of poor quality and has no thermal efficiency due to the single skin brickwork.

Due to the location of the extension the proposal would also have minimal impact on the surrounding site, allowing the cottage to visually retain its current form from the High Street and neighbouring properties.

### **Landscape & Access**

The primary adjustment to the existing landscape will be the retaining of the existing slope that the proposed extension will blend into. The current terrace area/steps will also be repositioned and configured to allow safer access to the garden area, which will remain unaffected. They are currently difficult and dangerous to use in poor weather conditions and this will allow the proposal and terrace to better connect and be used as intended.

The proposed works will have no effect on the vehicular or pedestrian access.

### **Summary**

We feel that these proposals will improve the function of the dwelling as a family home whilst sensitively maintaining its character. Planning Permission and Listed Building Consent are therefore requested for this application. Should you require further clarification on any matter arising from it please do not hesitate to contact us.