

INTRODUCTION

This Heritage Impact Assessment outlines the proposals for a single storey pitched roof front extension to 1A Cellar Hill and must be read in conjunction with the application drawings and accompanying images. 1A Cellar Hill is close to the Grade II Listed Buildings Orchard Thatch, No4 and Old Forge Building and The Walnuts London Road, Teynham.

This document details the key design moves and considerations undertaken during the design process. The underlying design intention throughout the work is the necessity to respect the architectural and historic importance of the building and its setting.

THE SITE & ASSESSMENT OF ASSET

The site lies to the east of Teynham, South of London Road and to the East of Cellar Hill.

Orchard Thatch is a Grade II Listed Building with the listing text stating:-

*IoE Number: 1120786
Location: Orchard Thatch, Teynham, Swale Kent. ME9 9QD
Date listed: 24 January 1967
Date of last amendment: Not applicable*

Grade II

TQ 96 SE TEYNHAM LONDON ROAD (north side) 3/160 Orchard Thatch 24.1.67 GV II House. C17. Timber framed and weather boarded, underbuilt with red brick in English bond with thatched roof. Road Front: 3 storeys with plat band, the top storey weather boarded. Return hipped roof and stacks projecting end right and rear left. One wood casement each on first and second floors, 2 on ground floor, with segmental heads. Entry in catslide outshot on left return front.

Listing NGR: TQ9556462339

Orchard Thatch is accessed off London Road via a shared drive with 1 London Road from which the private courtyard with ample parking exists in front of the cottage. Orchard Thatch has also had a recent 'barn' extension (designed by Alpha Design Studio Ltd) that complements the Listed Building.

The heritage significance of the Orchard Thatch is **HIGH**.

**Heritage Impact Assessment
1A Cellar Hill, Teynham**

No4 and Old Forge Building is a Grade II Listed Building with the listing text stating: -

IoE Number: 1069302

Location: No4 and Old Forge Building adjoining London Road, Teynham, Swale Kent. ME9 9QD

Date listed: 21 March 1985

Date of last amendment: Not applicable

Grade II

TQ 96 SE LYNSTED LONDON ROAD (south side) 3/54 No.4 and old forge Building adjoining. GV II. House, late C17 extended 1825. Painted brick and plain tiled roof. Two storeys on plinth with plat band and roof half-hipped to left. Three wood casements on each floor. Central panelled door in panelled surround with flat hood, with blocked window space to right. Old forge building: adjoining to right, now garage (no longer there). Timber framed and clad with weatherboard and corrugated iron roof. One storey, with 1 metal casement, 1 glazed and shuttered forge door, half-doors to left, and garage doors to right. The forge building and the end left window bay of the adjoining house built in 1825 for Thomas Pembury, blacksmith. (See E. Selby i'eynhm Manor and Hundred, 1982 edn. p.70).

Listing NGR: TQ9593462163

The heritage significance of No4 and Old Forge is **HIGH**.

The Walnuts is a Grade II Listed Building with the listing text stating: -

IoE Number: 11104861

Location: The Walnuts, London Road, Teynham, Swale Kent. ME9 9QD

Date listed: 24 January 1967

Date of last amendment: Not applicable

Grade II

TQ 96 SE LYNSTED LONDON ROAD (south side). 3/53 The Walnuts 24.1.67. GV II. House. 1825 for Thomas Pembury, blacksmith. Red brick and slate roof. Two parallel ranges. Two storeys and wood mullion eaves cornice to hipped roof with stacks projecting at left and right ends. Regular fenestration of 3 glazing bar sashes to first floor and 2 on ground floor with gauged heads. Central panelled door with semi-circular fanlight under open pediment on fluted Doric pilasters, at head of flight of 3 steps. (See E. Selby Teynham Manor and Hundred, 1982 ed. p.70).

Listing NGR: TQ9555062310

The heritage significance of The Walnuts is **HIGH**.

PROPOSALS:

It is proposed to extrude the existing pitched roof extension to the front of the house a further 2m to provide a covered porch area and internal alterations as shown on the drawings. This will also allow for an increase in storage space at first floor. At first floor the existing study area will be converted into a bedroom with the existing store being made into an en-suite with a high level window being added for ventilation. No alterations will be made to the position of the existing rooflights. The materials being proposed are to match that of the existing property.

The impact the proposals have on Orchard Thatch are neutral as the property is the other side of the road behind two tree lines and is over 35m away. The new extension is also to the south of 1A Cellar Hill and Orchard Thatch is to the north making the extension not visible from Orchard Thatch.

The extension also has a neutral impact on No4 and Old Forge due to it being located to the West behind The Walnuts and the other side of Cellar Hill. The extension will not be seen from No4 and Old Forge and it is also over 50m away at the closest point.

The impact on the neighbouring property The Walnuts is neutral as the extension will be hidden by the garage of 1A Cellar Hill as well as the fence and trees between the two properties. The extension will also be located over 30m away from The Walnuts.

CONCLUSION:

The overall improvements presented by the proposals contained in this application allows the existing property to be improved and every effort has been made to respect the nearby listed buildings historical importance.

The proposals comply with Swale Borough Council's development policies and the drawings and designs supporting this planning application, indicate the applicants desire to create a high-quality architectural design with appropriate detailing. We therefore recommend this application to the Planning Authority for the reasons stated in this report.