

Site

Malthouse Farm
High Street
Lenham
ME17 2QG

Introduction

This Heritage statement has been prepared in support of the application to Malthouse Farm High Street, Lenham, the proposal is for a small single storey side extension.

The Site and Location Assessment

Lenham High Street is off Ashford Road A20, 10 miles east of Maidstone town centre. The site sits on the junction of Hogh Street and Ham Lane, located within easy walking distance to the village centre and the local amenities. The house is a two-storey dwelling, finished in ragstone and brickwork detailing under a tiled roof. The property is not listed and does not lie within any area of special designation. Malthouse Farm is detached with a garden that surrounds the property to the northwest side of the High Street, it is screens to the street by a 2m high brick wall.

Proposed Development

The proposals are to extend the existing dwelling with a single storey side extension. The new space will provide better utility / living accommodation to the ground floor. The new addition has been designed to mirror existing properties within the road and finished in materials to match the existing house. The neighbouring dwellings to the west and south, have no habitable side windows facing the site. The works at Malthouse Farm have been set back within the side boundaries and passes the 45-degree light tests, ensuring any impact has been minimising on the closest habitable properties. As such there would be no undue loss of light or outlook to the occupiers of the neighbouring dwellings.

Heritage Impact

Malthouse Farm is not a listed building however close by is No.67-73 High Street, 30m away and No. 62 High street 100m away. All of these buildings are well screened by mature trees and a 2m brick wall will be unaffected by the proposed works.

Conclusion

The proposed extension has been designed to complement the existing building, it is of a small scale and well screened behind the retained garden wall. Due these factors and the distance from the listed buildings there will be no impact on heritage assets.