



## **Design, Access & Heritage Statement**

Two storey rear extension at :-

Cheesmans House  
Luddenham Road,  
Luddenham,  
ME13 0TQ

**Prepared on behalf of Mr S Wager**

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## **1 Introduction**

1.1 This application is submitted in support of an application for planning permission for the demolition of a 1960's single storey rear extension and the construction of a 2 storey rear extension.

### **Site and Surroundings**

1.2 The application property is a Grade II listed dwelling located within Luddenham near to Faversham, Kent.

1.3 The surrounding area is predominately agricultural. Save for a small number of detached dwellings of different characters.

## **2 Proposed Development - Approach to Design and Access**

### **Amount of Development Proposed**

2.1 The proposed development proposes to demolish an existing 1960'2 flat roofed rear addition which currently measures 17m<sup>2</sup> and replace it with a two storey rear extension measuring 32.5m<sup>2</sup>. It will project out 4.35m at ground floor, 2.35m at first floor and will be 8.85m wide. The existing house is 4.65m deep and 10.25m wide

The Existing eaves height measures 5m with the proposed eaves on the extension measuring 4.6m high.

### **Layout**

2.2 The extension is to provide a new kitchen, utility and WC to the ground floor and a bathroom plus ensuite to the first floor. Access to the new space will be via the existing

doorway apertures to the ground floor and a newly created doorway to the first floor stepped up off of the stair landing.

## **Scale and Appearance**

2.3 The existing floor area (not including that of the existing rear extension, is 113.195m<sup>2</sup> with the proposed floor area being 49.174m<sup>2</sup>. This being an increase of 43.44% which is within the council's limit for extensions of 60%.

2.4 The appearance will be of a symmetrical roof design to balance the rear extension within a blank and featureless rear elevation. Materials to be used will match all existing materials from brickwork and roof covering to timber windows and doors.

## Access

2.5 Access to the building remain as is existing.

## Heritage

2.6 Cheesemans House is Grade II listed. List entry number 1069098.

It was listed on the 13th or August 1975. The listing states – *House. Dated 1735. Red brick and plain tiled roof. Two storeys on plinth with box eaves and hipped roof with stacks projecting at end left and right. Three glazing bar sashes on first floor and 2 on ground floor with segmental heads. Central boarded door with 2 light rectangular fanlight. Plaque to right of central first floor window inscribed: P. 1735 W..M .*

The design we have chosen leaves the front projection as listed and no sign of further additions. The existing rear extension detracts from the building due to its style and use of materials.

As designed, the proposed extension would enhance what is currently a blank and featureless elevation, out of view from all public vantage points.

**END**