

Field Cottage, Nonington

Planning Application

Planning & Heritage Statement

Application Site

Field Cottage, Vicarage Lane, Nonington, Dover, CT15 4LA
Proposal relates to southern and eastern ends of the site, excluding the cottage.
Proposals are visible from the public highway.

Listing

Site falls within the curtilage of a Listed building, Grade-II, 1986.

Listing Entry: 1101742

Listing NGR: TR2539652283

"NONINGTON VICARAGE LANE TR 25 SE (east side) marin Cottage 3/165 and Field Cottage 8.10.86 II Cottage pair. 1870's. George Devey for William Oxenden Hammond. Dressed stone and red brick with timber framed gables. Plain tiled roof. One storey with projecting gabled wing to left and smaller gable to right with gabled oriel to centre right. Five stacks ranged from left to right. Canted mullioned bay window in left gable, mullioned windows to right. Rib and stud doors to right and in gabled porch on left return. Somewhat different from most of Devey's cottages for the St.Albans Court estate and said to have been alms house for the widows of the estate workers."

Proposal

There are four aspects to the proposed development:

1. Demolition of two single storey outbuildings (later additions to site).
2. Alterations to internal layout and link-addition to replace a small dormer window.
3. Alterations and extension to existing rear extension.
4. Hard and soft landscaping works surrounding the development.

Planning History

REFERENCE	DESCRIPTION	DECISION
89/00759	Demolition of outhouse and erection of a single storey rear extension.	Approved
89/00763	LBC - Demolition of outhouse and erection of a single storey rear extension.	Granted
95/00807	Construction of a detached garage.	Approved
23/01100	Erection of 2 outbuildings with alterations to paths and fencing (3 outbuildings demolished).	Approved

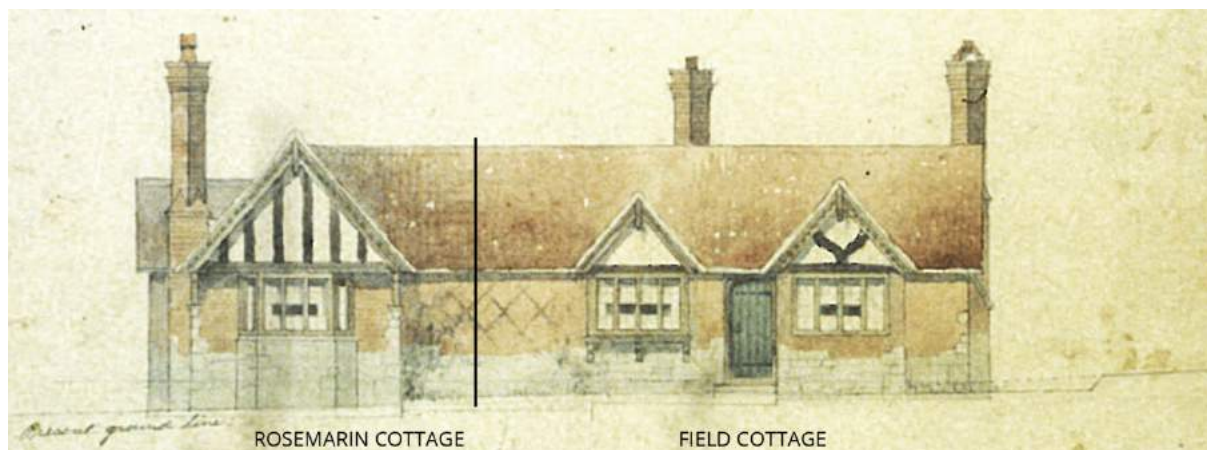
Site & Heritage Description

The application site is located within the rural parish of Nonington in East Kent, positioned south-west of St. Mary's Church. The single storey cottage was designed by influential Architect George Devey (1820-1886, FRIBA) and demonstrated his notable 'Cottage Style' of domestic architecture featuring; oak-framed structures, distinctive gables, high pitched roofs and tall chimney stacks and built using traditional materials like timber, brick, stone and clay tile. The cottage pair was originally constructed c1870 as an Alms House for the St. Albans Estate to provide as we understand, accommodation for 'widows of the estate workers'.



Above: Photo of the original Alms Houses pre-1936.

We understand the former Alms House was modernised, converted and sub-divided into a cottage pair / private residence between c1936-38 when the St. Albans Estate was sold off and broken apart. Field Cottage, the site, forms the right-hand wing, and Rosemarin Cottage forms the left-hand wing. The cottage pair is not symmetrical.

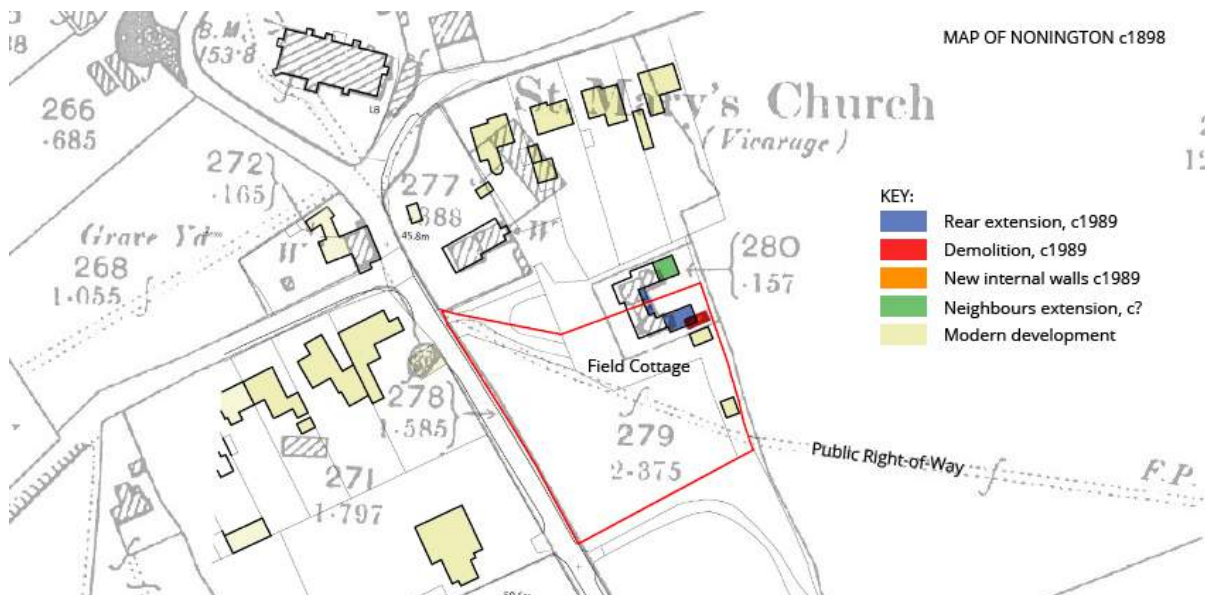


Above: Original drawing c1870 for front elevation. Not to scale.



Above: Site aerial, total area edged in Red. Not to scale.

Field Cottage is set-back approximately 43m from Vicarage Lane from which vehicular access is had via a shared driveway to the north-west corner of the site. A series of original meandering brick pathways lead you to and around the cottage. The cottage adjoins and overlooks open farmland to the East and large mature gardens with grassy field to the west and south. A public Right-of-Way passes diagonally NW-SW across the grassy field linking the intersection with Church Street through to the Farmland.



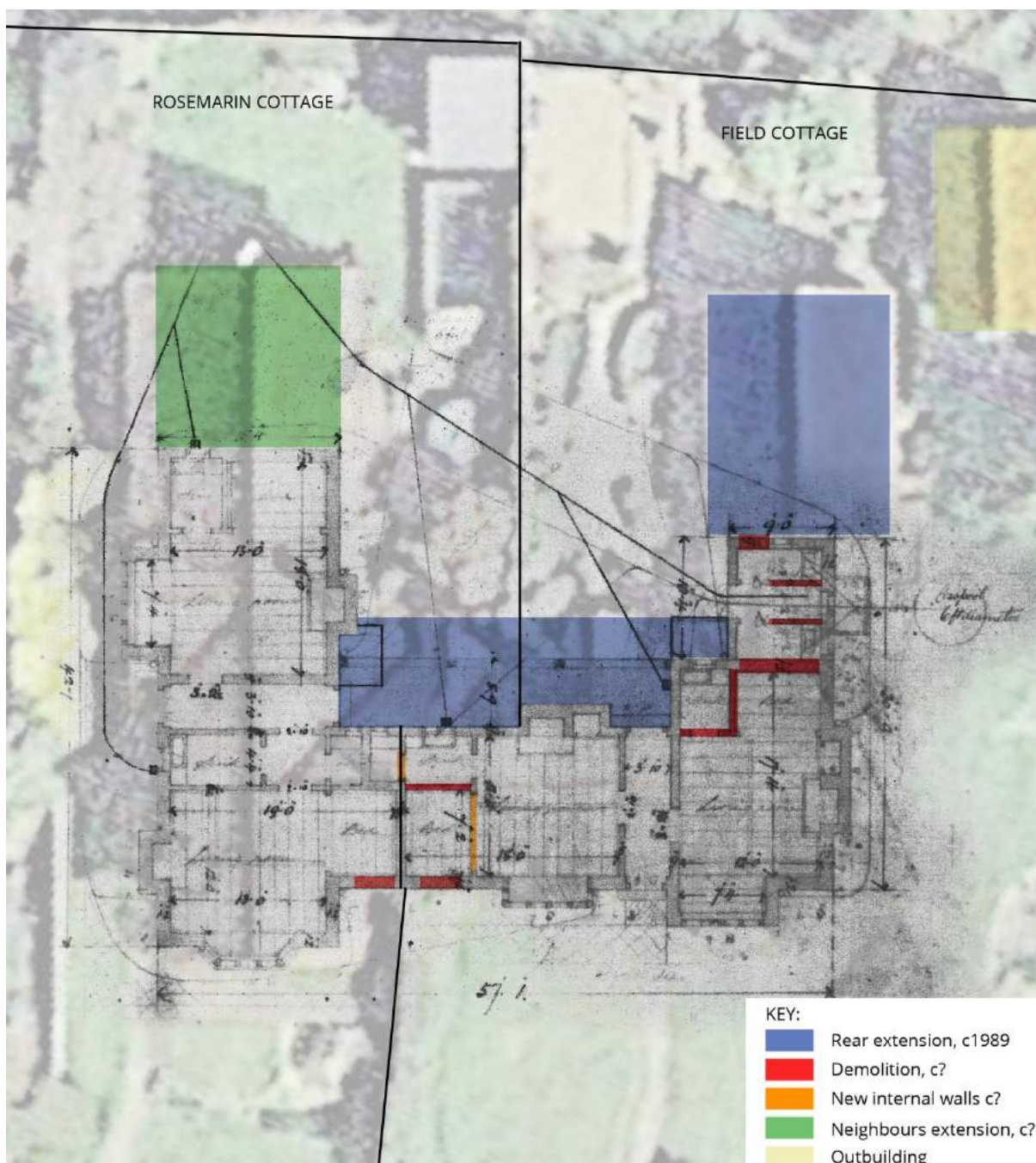
Above: Partial map of Nonington Village c1898, overlaid with a current OS site plan, designating various types of development taking place both within the site confines and immediate surrounding context.

The cottage features a relatively modern rear extension containing a second bedroom, bathroom and kitchen space. We believe this to have been constructed in 1989, using materials that closely match the cottage and a depth in plan similar to the neighbouring cottages rear wing, itself not entirely original having been extended too, year unknown. The

rear extension is built off a smaller extension, original to the cottage and projects beyond this and the original line of the gable end elevation of the cottage.

The rear extension replaced a brick outbuilding with distinctive corrugated metal roof which was in close proximity east of the cottage, possibly a wash room. It appears a deep roof overhang to the rear of the original cottage has been in-filled in brick across both sides to form additional accommodation.

Furthermore two window openings have been formed within the front facade to serve a new bathroom space serving Field Cottage, and we assume a similar room to Rosemarin next door. The diagram below presents the original c1870 floor plan and various extensions and alterations observed with dates implemented likely to be 1930s onward:



Internally the cottage retains various original features including but not limited to an Inglenook fireplace, original floor boards and exposed oak framed and leaded windows. An original partition with door off the living room has been removed by a previous owner. The applicant wishes to reinstate this.

Site Photos – Pre-1986



Above: Photograph of front elevation c1986, little has changed.



Above: Photograph of rear elevation c1986, clearly visible is the original rear extension and brick outbuilding. Brickwork beneath the two rear dormers demonstrates infill of an originally open air space.

Site Photos – Field Cottage



Front gate leading to Field cottage from driveway.



Front elevation.



Front elevation, two windows are later additions.



RH side elevation showing old & non-orig. extension.



Rear elevation of later, taller addition extension.



View from site looking at neighbouring rear extension.



Blackened timber shed with clay tile pitched roof.



Photo showing two sheds for proposed demolition.



View looking north-east across paddock from boundary nearing Vicarage Lane. A PROW crosses this paddock.



View from north-eastern site boundary with neighbouring field, looking north.



View from PROW within field, looking West toward rear site boundary.



Closer view from PROW within field, looking West toward rear site boundary.

Site Access

The site is accessed off Vicarage Lane which runs east-west adjacent the southern boundary. Access remains unaltered by the proposal and remains as per existing arrangements. Below are images of Vicarage Lane.



Site entrance to the left. Neighbouring property opposite the site has a garage and brick/ gated entranceway.

Impact on Highways

No impact on the existing highway is expected by the proposal.

Proposal

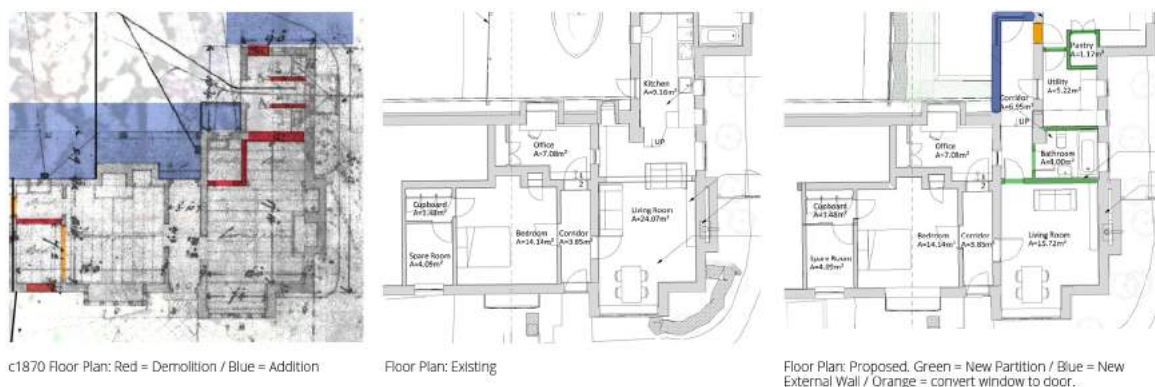
1. Demolition of two single storey outbuildings adjacent the cottage:

The proposal seeks demolition of one relatively modern single storey shed structure and a more substantial outbuilding currently in use as a workshop and features timber clad walls and plain tiled pitched roof. We believe this structure was built c1989 and does not correspond with an earlier brick built outbuilding demolished prior to allow the erection of this larger rear extension. Removal of these two structures is necessary to allow the formal setting out of new higher quality structures with improved garden and landscaping features. Demolition of these structures does not detract nor harm the special character of Field Cottage.

2. Alterations to internal layout and link-addition to replace a small dormer window:

The current floor layout toward the rear of the cottage is relatively open-plan, having had a number of original walls seen upon the c1870 floor plan, removed by previous owners. The applicant seeks to reinstate a number of internal walls upon the line of those previously removed in combination with a number of additional new internal walls to form a modest bathroom and utility room. Proposed internal walls will be non-structural timber elements and works are therefore reversible.

The original cottage once featured an external doorway to the rear in place of a dormer window that led to a pantry/kitchen/washroom accessed externally. The proposal seeks consent to remove this dormer with replacement of it by a single storey link extension aligning to a primary internal wall within the cottage, continuing out into the courtyard and ending with a glazed door, terminating just beyond the line of an existing window on the existing rear extension, converted into an internal doorway. This small scale addition improves accessibility from the cottage to the garden and into an existing rear extension.



The proposed link extension comprises timber framed external walls clad in a blackened oak horizontal board with a lead rolled roof and provides clear visual delineation between old and new clay tiled roof and red brickwork. The height of the link addition aligns through horizontally with the eaves of the larger retained dormer window and therefore is subservient to it. No material harm is expected to be caused by the loss of a small dormer window believed to have been installed c1980.

3. Alterations and extension to existing rear extension.

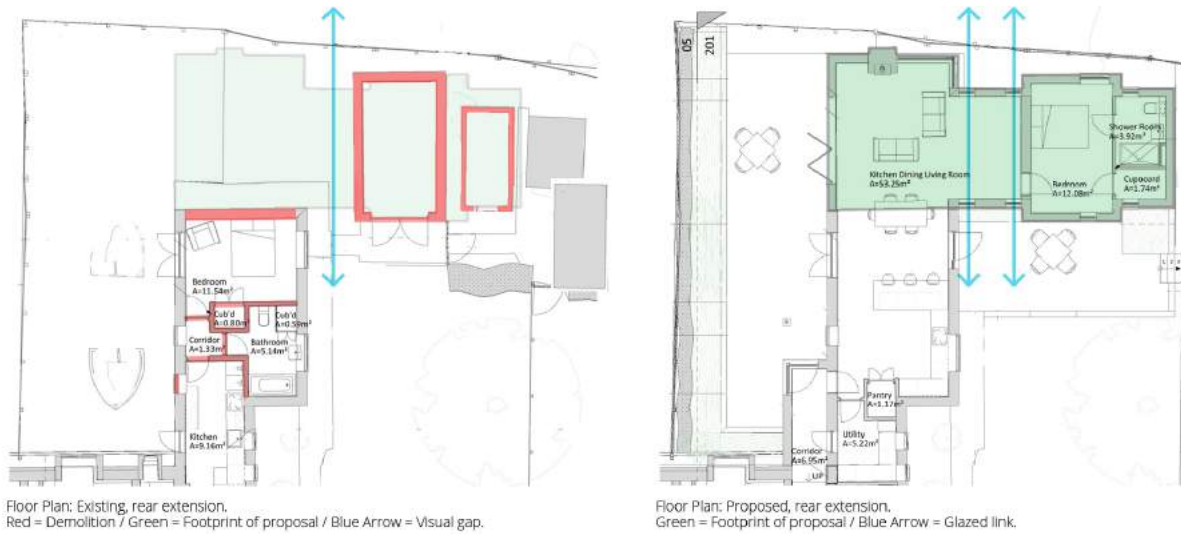
The applicant is seeking to remodel and extend an existing rear extension dated c1989 which features one bedroom and one bathroom and is constructed in red brickwork with a clay tile roof and leaded windows and is itself an addition to a much smaller extension dated c1870 which currently features a kitchen open plan to the living room. This rear extension features a blank gabled elevation facing the field, and is rendered white above eaves level.

The proposal seeks to re-configure the existing extension to provide a utility room and larger kitchen that is open-plan in nature to an extended living space opening out to a cottage garden and features views out across the field. The proposed extension is 5.5m depth and 4.5m width and is to be constructed in red brickwork with clay tiled roof to match the existing extension and is therefore sympathetic. Ridge and eaves height of the extension is a continuation of the existing extension and the asymmetric ridge line bisects with a new chimney stack with brickwork and decorative details to match the cottage.

Internally, both new and existing extensions combine as one open plan space with new and existing roof rafters exposed to reveal a vaulted ceiling.

To the right of the proposed extension is a small single storey flat roofed and partially glazed link, to a smaller second extension with lean-to addition. The footprint largely mimics

the footprint of the two outbuildings proposed for demolition. Contained within the side extension would be a master bedroom with en-suite. The form, materiality and language mimics that of the larger proposed extension and the original extension, it is attached to.



The special character of Field Cottage is prevalent to the front and right side elevation, with the rear having undergone a multitude of alterations and extensions already. The design proposal has been carefully developed to reduce the perceived intensification of use for this site due to the increase in dwelling size by way of mimicking and linking built form that is already existing and visible from the front and rear of the site. Perspective views demonstrate the existing and proposed visual impact.

Below: Existing perspective views of Field Cottage



Above: Proposed perspective views of Field Cottage featuring proposed extensions

We believe the proposal as demonstrated by the perspective views above, causes no undue harm to the character or setting of the Listed Building but on the contrary reintroduces a high quality aesthetic with a distinct chronology to the pattern of development and therefore does not erode the quality of the Conservation Area.

4. Hard and soft landscaping works surrounding the development.

The applicant is seeking to unify existing external spaces in and around the proposed extensions with two modest stone terraces and retained planted borders comprising oak sleepers and red brickwork. These will introduce a high quality aesthetic in keeping with the existing cottage garden.

Appearance

Proposed external materials have been carefully considered to reference and complement the existing materiality of Field Cottage. Please refer to relevant drawings and materials schedule submitted alongside this planning application.

Outlook & Overlooking

The proposed development intervention does not result in additional overlooking, nor contribute to loss of light nor does it create a sense of enclosure, and therefore causes no undue harm to the amenities of neighbouring properties.

Use

Proposed uses are the same as current uses undertaken by a private residence and are deemed compliant with constraints of use presented by the Local Plan. No changes of use are proposed under this application.

Conclusion

Concerns raised by the planning department under pre-planning application advice PE/22/00098 dated December 2022 and which related to proposed alterations and extensions and the impact this earlier proposal had regarding altering the setting of the Listed Building and it eroding the character of the Conservation Area; have we believe been given great consideration by alterations and extensions proposed under this application and are sympathetic to the sites Listed and rural setting, with qualities contributing positively to the character of the heritage asset; no material harm would be caused to residential amenities of neighbouring properties or the local highway network, nor would the Public Right of Way across the site be affected. Therefore to summarise, we believe the proposal would cause no material harm to the character, appearance or setting of the area, which is a designated Conservation Area, or the Listed Buildings adjacent to the application property which are Grade-II Listed.

The proposed development has been carefully considered in relation to local and national planning policy, sustainability and opportunities available to contribute to the area. Having considered all relevant development plan polices, the NPPF and all other material considerations, it is the opinion of the applicant that the development accords with both local and national planning policy and would cause no harm in any material respect.

It is therefore respectfully requested that planning permission be granted.

The applicant is keen to work with the Local Planning Authority throughout the application process, in accordance with the principles of the NPPF. Should the Local Planning Authority consider that the scheme is unacceptable, the applicant would be grateful for an early opportunity to work proactively with the authority to find solutions which overcome the concerns raised, in accordance with paragraph 187 of the NPPF.

Equally, should the scheme be found to be acceptable, the applicant would be grateful to receive a copy of the proposed conditions, in particular those which require the submission of additional information, prior to the determination of the application. This will enable an opportunity to respond to the wording of any conditions and, if possible, submit additional information to avoid the need for any pre-commencement conditions altogether.