



ANGLESEY COTTAGE  
EAST STREET  
HARRIETSHAM  
ME17 1HJ

**DESIGN & ACCESS/ HERITAGE STATEMENT**  
**April 2024**

## ANGLESEY COTTAGE, EAST STREET, HARRIETSHAM ME17 1HJ INTRODUCTION

This scheme concerns the relocation of the kitchen into the original part of the house, whilst retaining the current small kitchen as a utility room.

The building was listed Grade II in 1968. This statement is provided to show the analysis of the historic fabric to ensure that the important aspects of the setting of the building are preserved and enhanced.

### 1.0 EXISTING BUILDING AND SITE

Anglesey Cottage is one half of a pair of semi-detached Georgian houses, which are Grade II listed set within the Harrietsham East Street Conservation Area. It would appear from the listing on Historic England that these houses were originally part of a row of three properties. Anglesey Cottage has been extended to the side with a double garage and driveway which received approval in 1975 (75/0156)

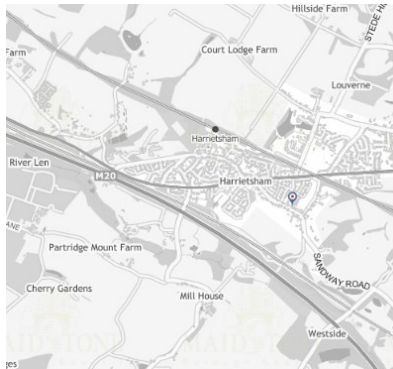


Figure 1 - Regional map: MBC Maps



Figure 2 - Local map: MBC Maps

### 2.0 HERITAGE SIGNIFICANCE



Figure 3 - Existing Rear Elevations

The property appears to be constructed from a mix of solid masonry and timber framed construction (structural survey 2021) with tile hanging at first floor level to the side and front elevations. The rear elevations are formed from ragstone and brickwork detailing around the openings and a banding at plinth level.

Original internal exposed timber work and doors (approximately 1.7m high) are present.



Figure 4 - Original door to dining room



Figure 5 - Existing dining room (west)



Figure 6 - Existing dining room (east)

The listing reads as follows:

4/22 Anglesey Cottage, Chulm- leigh, and Chulmleigh Cottage 26.4.68. GV II House row. 1758, altered later C,1'9. Ground floor red brick in Flemish bond, first floor tile-hung to left, red mathematical tiles to right. Right gable end galleted stone to ground floor, tile-hung above. Plain tile roof. 2 storeys and attics on galleted stone plinth. Moulded wood eaves cornice with miniature dentils to base. Half-hipped roof. Projecting red brick stack to left end, brick ridge stack to left of centre above 3rd window from left and rear stack to right. 4 irregularly-spaced gabled dormers, 2 either side of ridge stack. Regular fenestration of 6 glazing bar sashes with horns. Door to Anglesey with vertical panels and leaded rectangular top light beneath stack. Panelled door with rectangular top light to Chumleigh beneath 2nd window from right. Both doors up 3 steps with different flat bracketted corniced hoods. Dated 1758 on ridge stack. Interiors not inspected.

The full listing details are shown as the end of this document.

### 3.0 IMPACT OF THE PROPOSAL



*Figure 7 - Existing waste penetrations from kitchen*

The proposed scheme seeks to relocate the kitchen to the east end of the current dining room to provide additional storage and space for modern family life in a historic property. The existing kitchen which is housed in a single storey rear extension, which will remain as a utility room with the adjacent cloakroom facilities.

A new external gully will be required to take waste water from the kitchen sink with a 40mm penetration through the rear wall to enable the waste pipe to discharge. The proposal is entirely reversible.

A re-circulating extract fan will be required in the new kitchen, together with a heat detector. The base units will require minimum fixings to the fabric of the

building.

It is proposed to paint the existing door and exposed timber beams with intumescent paint to increase fire resistance between the rooms

### 4.0 CONCLUSION

The proposed development will not affect the heritage of a listed building and is reversible.

Given the above, it is requested the listed building consent permission is granted subject to appropriate conditions.

## HISTORIC ENGLAND LISTING

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1336293**

Date first listed: **25-Apr-1968**

List Entry Name: **ANGLESEY COTTAGE CHULMLEIGH CHULMLEIGH COTTAGE**

Statutory Address 1: **ANGLESEY COTTAGE, EAST STREET**

Statutory Address 2: **CHULMLEIGH COTTAGE, EAST STREET**

Statutory Address 3: **CHULMLEIGH, EAST STREET**

### Location

Statutory Address: **ANGLESEY COTTAGE, EAST STREET**

Statutory Address: **CHULMLEIGH COTTAGE, EAST STREET**

Statutory Address: **CHULMLEIGH, EAST STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Kent**

District: **Maidstone (District Authority)**

Parish: **Harrietsham**

National Grid Reference: **TQ 87132 52423**

### Details

HARRIETSHAM EAST STREET TQ 85 SE (north east side)

4/22 Anglesey Cottage, Chulm-leigh, and Chulmleigh Cottage 26.4.68. GV II House row. 1758, altered later C,1'9. Ground floor red brick in Flemish bond, first floor tile-hung to left, red mathematical tiles to right. Right gable end galleted stone to ground floor, tile-hung above. Plain tile roof. 2 storeys and attics on galleted stone plinth. Moulded wood eaves cornice with miniature dentils to base. Half-hipped roof. Projecting red brick stack to left end, brick ridge stack to left of centre above 3rd window from left and rear stack to right. 4 irregularly-spaced gabled dormers, 2 either side of ridge stack. Regular fenestration of 6 glazing bar sashes with horns. Door to Anglesey with vertical panels and leaded rectangular top light beneath stack. Panelled door with rectangular top light to Chumleigh beneath 2nd window from right. Both doors up 3 steps with different flat bracketted corniced hoods. Dated 1758 on ridge stack. Interiors not inspected.

Listing NGR: TQ8713752420

### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **173755**

Legacy System: **LBS**

**Legal** This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

