

Tim Ellis
Historic Buildings Conservation Architect
Parsonage House The Street Smarden Kent TN27 8QA
timellisarchitect@btinternet.com
Tel: 01233 770498

Heritage Statement

38 The Street, Cobham DA12 3BZ

1.00 Introduction:

- 1.01 38 The Street is a two-storey house sandwiched between the unlisted Darnley Arms PH to the left (as viewed from The Street) and the village shop (No.36) to the right.

The house is constructed in brick beneath a hipped peg tiled roof. The frontage to The Street is rendered whilst the rear elevation is in brick. The historic building has a double pile roof with a valley gutter between. A single-storey extension, beneath a flat felt roof, has been added to the rear. The extension houses the kitchen.



Rear elevation



The unauthorised door and window

- 1.02 38 The Street was Listed Grade II, together with No.36, on the 26th of July 1983. The List Entry Number is: 1076965.

The Listing description reads as follows:

Shop with dwelling. C15 timber-framed hall house with C16 central brick chimney stack. Facade refaced and cement rendered on ground floor. First floor weatherboarded. Recessed addition at west end with rendered facade and of red brick at rear. Single storey modern slate roofed addition at rear. Main roof tiled with hipped east end with gable. Much original timber exposed internally. Shop front of plate glass. Elsewhere sash windows with glazing bars.

From my inspection of No.38, the text of this Listing description applies only to No. 36.

- 1.02 The proposals, the subject of this application for Listed Building Consent, are to replace an unauthorised uPVC door and window to the rear of the property.

2.00 Building Assessment:

- 2.01 This assessment is restricted to the rear elevation only since no alterations are proposed to the remainder of the building.
- 2.02 Beyond and above the C20th extension, the first floor elevation with its eight-over-eight sash window and the tiled roof indicate that the building is historic. These elements suggest an eighteenth century construction date.
- 2.03 The C20th extension is constructed in brickwork laid in stretcher bond indicative of cavity walling. The flat felt roof suggests that the extension is post WWII in date.
- 2.04 The extension door and window have been replaced with uPVC units. Whilst these are to the rear of the house and within a relatively modern extension they nonetheless detract from the character of the host building.

3.00 Proposals:

- 3.01 The proposed works are to remove the uPVC door and window and to replace them with a purpose made timber door and a purpose made window; these will be in timber and will have a painted finish. The joinery will be fitted within the existing structural opening.
- 3.02 Slimline double glazed units, creating 'broken reflections' will be fitted. The double glazed units will reduce the condensation risk which is a material consideration given that the kitchen is located here.

4.00 Conclusion:

- 4.01 The proposed door and window will enhance the character of 38 The Street.