

Heritage Statement.

The Stables, Wrotham Road, Meopham, Gravesend, Kent, DA13 0HP.

Front extension to provide a second bedroom.



The building is of timber frame and clad with weatherboarding. The frame being a lightweight modern frame rather than being of oak.

Although known as The Stables and there having been mention of stables associated with the listed building, Waterditch House, when the original proposal to convert the offices to a dwelling, it's unlikely this was the original stable building.

There's no mention in the Listed Building details for Waterditch House of stables.

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1039914

Date first listed:

26-Jul-1983

Statutory Address:

WATERDITCH, NORWOOD LANE

Location

Statutory Address:

WATERDITCH, NORWOOD LANE

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

County:

Kent

District:

Gravesham (District Authority)

Parish:

Meopham

National Grid Reference:

TQ 64210 67593

Details

TQ 66 NW MEOPHAM NORWOOD LANE 4/84 Waterditch II

C16 south end. Brick with weatherboarded first floor. Hipped tiled roof with pentice. Remainder C19.

Listing NGR: TQ6427167583

However, on the basis this building was once within the curtilage of the Listed Building and application for Listed Building consent is required.

The current building is of low height with a pitched slate roof and black stained timber weatherboard with timber frames windows and timber doors also stained black.

The proposed extension is in keeping with the original building in maintaining then pitch and central ridge all the way along the building and with the roof slope matching the original building on the listed building side. There are some additional conservation style velux windows proposed on the southern roof slope and it is our judgement that rooflights are preference to the use of an obscure glazed window within the southern elevation.

An existing hedge along the southern boundary between this property and Waterditch House provides a good natural screen.

The client's requirements do lead to extending the building on the north side which is less sensitive being away from the listed building and adjacent to a modern house.

As Waterditch House is very clearly within its own curtilage and of a very different era, style and design to The Stables and The Stables has very minimal visual presence being set back from the road behind a hedge, we don't consider there will be a detrimental effect on the setting of Waterditch House as a result of the proposed extension.

END