



5321 - Malt Shovel Cottage, Canal Road, Higham, Rochester, ME3 7HU

Design & Access Statement

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Fig.001 Malt Shovel Cottage, Wrotham Hill Park House.

**DAC Architects
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Introduction & Use

The application site is located on the north side of Canal Road 60 metres from the junction of Church Street and Canal Road within the village boundary of Lower Higham. The property is predominantly surrounded by residential properties and is one half two semi-detached houses finished with a concrete render, under a clay tile roof. To the north of the site are gardens belonging to residential properties in Church Street and a residential development Chequers Court stand to the east of the site. To the south are modern detached bungalows.

The site is located to the edge of the western boundary of the lower Higham conservation area and within Gravesham boundary green belt designation.

The existing property forms one half of two semi-detached properties number 1 and 2 nursery cottages. The application site number 1 is known as Malt Shovel cottage.

This planning application is for a rear extension to the ground floor level, roof extension to the rear pitch / outrigger roof and new front dormer to the front elevation along with associated internal and external works.

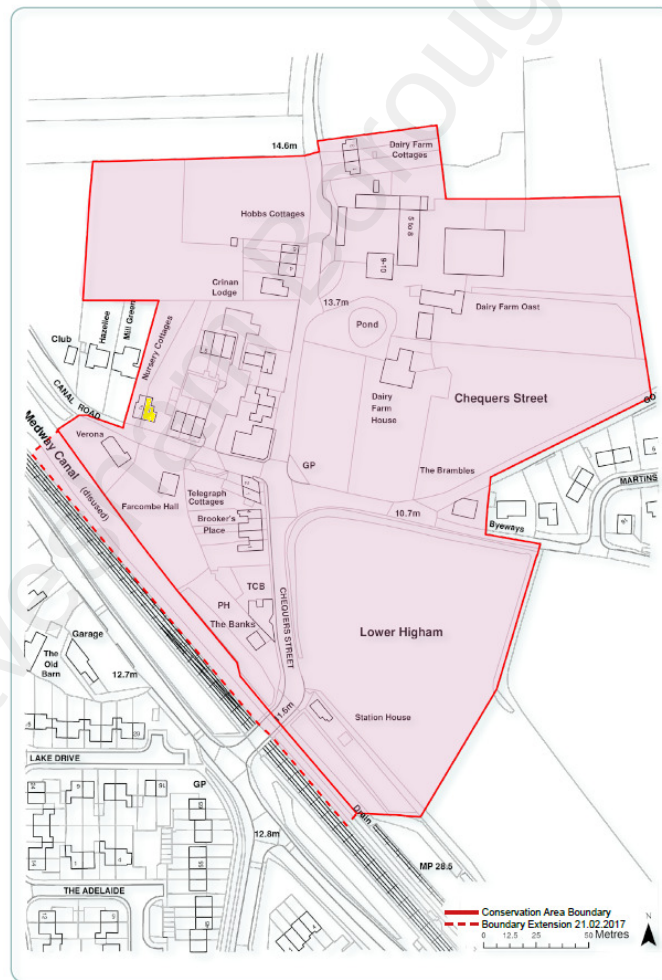


Fig.002 Lower Higham conservation area

Planning History

There have been various previous planning applications associated with the site and neighbouring properties as listed below:

Malt Shovel Cottage Canal Road Higham Rochester Kent ME3 7HU

Also known previously as number 1 Nursery Cottages

Planning Applications (2)

- [Erection of 2no. two bedroom dwellings.](#)

Ref. No: 20190392 | Status: Application Refused

- [Erection of 2 no. 2 Bedroom dwelling houses to the rear of Malt Shovel Cottage](#)

Ref. No: 20200418 | Status: Application Refused

Planning Appeals (1)

- [Erection of 2no. two bedroom dwellings.](#)

Ref. No: 2019/00046/REF | Status: Appeal Dismissed

2 Nursery Cottages Canal Road Higham Rochester Kent ME3 7HU

- [The 25% height reduction of one Norway Spruce Tree in the rear garden.](#)

Ref. No: 20140921 | Status: Not Make a Tree Preservation Order

- [Erection of single storey rear extension to form bathroom and lobby and single storey side extension to form enlarged kitchen/diner.](#)

Ref. No: 19920391 | Status: Application Permitted

- [Erection of single storey side/rear extension to form kitchen, family room, shower room/w.c. and two lobbies.](#)

Ref. No: 20050308 | Status: Application Permitted

Pickwick Cottages Canal Road Higham Rochester Kent

Planning Applications (8)

- [Conversion of existing public house into 8 no. self contained flats comprising 3 no. one bedroom and 5 no. two bedroom flats; erection of 2 no. two storey, two bedroom houses adjacent to public house fronting Church Street each with garage; a terrace of 3 no. two storey, two bedroom](#)

[houses fronting Canal Road; erection of a refuse/cycle store and laying out of 19 no. car parking spaces \(including 2 no. garages\) and associated hardstanding.](#)

Ref. No: 20090144 | Status: Application Permitted

- [Application the variation of condition 2 of planning permission reference number 20090144 to allow occupation of the 5 no. private dwellings in advance of the public house conversion being completed.](#)

Ref. No: 20100534 | Status: Application Withdrawn

- [Application for approval of conditions 3, 4, 5, 6, 7, 8, 9 and 18 attached of planning permission reference number 20090144 \(as varied by planning permission reference 20100856\) and conditions 2, 3, 4, 5, 6, 7, 8 and 12 attached to planning permission reference number 20090145 relating to the vehicular and pedestrian access; material samples; hard and soft landscaping schemes; surface water disposal; site highway works; external lighting; refuse storage and details of entrance canopy of public house.](#)

Ref. No: 20100733 | Status: Approval of details

- [Application for variation of condition 17 of planning permission reference number 20090144 \(for the conversion of existing public house into 8 no. self contained flats comprising 3 no. one bedroom and 5 no. two bedroom flats; erection of 2 no. two storey, two bedroom houses adjacent to public house fronting Church Street each with garage; a terrace of 3 no. two storey, two bedroom houses fronting Canal Road; erection of a refuse/cycle store and laying out of 19 no. car parking spaces, including 2 no. garages, and associated hardstanding\) relating to the re-siting of the Plot 9 and 10 dwellings fronting Church Street to provide them each with an attached side garage and provision of an additional visitor car parking space within the courtyard.](#)

Ref. No: 20100856 | Status: Application Permitted

- [Application for non-material amendment to planning permission reference number 20090144 \(as varied by planning permission reference 20100856\) to provide conservatories to the rear of plots 9 and 10 and to provide duplex accommodation to apartment 8 using the roof space over apartment 7.](#)

Ref. No: 20110471 | Status: Approval of Non-material amendment

- [Outline application for residential development.](#)

Ref. No: 19940519 | Status: Application Withdrawn

- [Outline application for erection of a pair of semi detached dwellings.](#)

Ref. No: 20060643 | Status: Application Permitted

- [Erection of single storey extension on the north eastern elevation to form a new entrance from the car park.](#)

Ref. No: 19950052 | Status: Application Permitted

Site Context, Constraints

Higham Arable Farmlands
Local Landscape Character Area

Grade 1 Agricultural Land

Lower Higham Conservation Area
Policy CS20: Heritage and the Historic Environment of the Local Plan Core Strategy.

Rural Settlements Inset From Green Belt
Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy. Plan Policy C13:

Extension to dwellings in the countryside. Residential extensions will be assessed on their specific merit and maybe considered to be appropriate if it does not result in a disproportionate addition.

Rural Boundary
The Borough's rural area is comprised of Istead Rise, Hook Green Meopham, Higham, Culverstone Green, Meopham Green, Vigo, Cobham, Shorne, Sole Street, Harvel, **Lower Higham**, Luddesdown, Lower Shorne, Shorne Ridgeway and Three Crutches. Policy CS02 (Scale and Distribution of Development) of the Gravesham Local Plan Core Strategy.

Thames Estuary And Marshes Ramsar Buffer Zone

Statement of Significance

The property is mentioned within the Lower Higham Rural Conservation Area Appraisal within the following excerpts:

"The saw pit, smithy and one of the pubs, the Malt Shovel, have disappeared as have the village shop and the post office.. The Chequers and the Railway Tavern have been converted to residential use".

"At what was probably its maximum size in the late 19th century the village possessed three pubs, one certainly long established and giving its name to the settlement, then called 'Chequer Street', another (the Malt Shovel in Canal Street) associated with the coming of the canal in the first part of the 19th century."

"In Canal Road, the effect of enclosure of the conservation area to the west from a curving road, hedges and trees, the former Nursery Cottages and an associated low boundary wall."

"1 semi-detached house pair, two storeys with two storey rear outshot, 'Nursery Cottages', late 19th/ early 20th century date. A bit of a cut above the standard agricultural workers cottages."

There is historic evidence that some outbuildings were in existence to the side of the property along the boundary of what is now Chequers Court.



Fig. 003 1891 – 1912 map



Fig. 003 1919 – 1943 map

The Proposal

This proposal is for a rear extension at ground floor level, the addition of a zinc lined rear dormer to the rear roof pitch / outrigger and a pitched dormer to the front with associated internal and external works.

The proposal includes a new access entrance to the side of the property in conjunction with an internal reception lobby that improves the fire escape philosophy within the property.

The existing main entrance will be retained, with the existing UPVC porch removed; thus retaining and improving the holistic integrity of the original 2 cottage property. The allocated refuse area will be retained with the retention of the side access to the rear garden alongside the neighbouring Chequers Court properties. Existing off street parking provision will be retained; which allows the provision of 3 cars to be parked to the front. The rear patio area will be re-developed in conjunction with the proposal.

Amount, Layout, Scale & Appearance, Privacy

The ground floor extension is designed to be subservient to the host house[s] by using simple clean lines. From Canal Road the proposed works will only be partially visible in the distance to the rear of the building and will have minimal impact upon the views through the site looking North especially when the existing fence is considered. The roof alterations to the rear of the property will not be visible from the front.

The rear dormers will be formed with quality materials and lined with standing seam zinc and will still retain the integrity of the rear outrigger.

The front dormer will be modestly proportioned and formed using quality materials and will not be out of context with the varied architectural styles apparent within the locality; some of which are presumed to originate from the 19th century.

The additions will not adversely add to the overall bulk and scale of the original host building and will not cause any issues related to privacy or overlooking.



Fig. 003 Canal Road looking west.



Fig. 004 Canal Road looking east to Church Street junction

Meeting the Provisions of the:

LOCAL DEVELOPMENT FRAMEWORK

The proposals will improve the existing internal layout for the owners and their family. The changes will retain the integrity of the host property and importantly will have no material effect upon the wider conservation area or have any detrimental effect upon the sense of openness with respect to the land to the North of the property and generally the rural setting.



Fig. 005 South [front] elevation



Fig. 006 rear garden looking North



Fig. 007 view from rear of [no] 2 nursery cottage back towards property.



Fig. 008 aerial view showing No 1 and adjoining Chequers Court site

Materials

The new ground floor extension will be rendered. New windows to the rear will be timber/aluminium. A good quality bi-fold aluminium screen will introduced. The rear dormer will be lined with zinc standing seam. The front dormer will have clay tiles to match the existing.



Fig. 009 rear elevation



Fig. 010 zinc clad dormer

Conclusion

The property is one half of a pair of semi-detached houses that has some but limited contribution to the wider conservation area and its importance is defined less from architectural merit but more of its setting and its contribution in defining conservation area boundaries..

The extended rear ground floor area will have little or no effect upon the neighbouring properties within Chequers Court. There will be no detrimental effect to the existing sight lines through and between the property and number 3 Chequers Court. The proposal will not create an additional sense of terracing and the streetscape from canal Road will be preserved .

The proposal will maintain the integrity of the existing building whilst improving the existing layout of the property. This will allow the owners family to grow into the improved living amenity overtime; making it fit for the future. This improvement in living condition and amenity will only slightly impact upon the host building and little or no impact upon the wider community landscape and conservation area.

The proposals will have no detrimental effect upon the privacy of neighbours.

We respectfully invite approval of the proposed works; if however you require further clarification of any aspect of the proposal then please do not hesitate in making contact.

Leslie D May

DAC Architects