

Proposed Development: - **Erection of a first floor rear extension**

Location: - **Tangle Trees, Wrotham Road, Meopham**

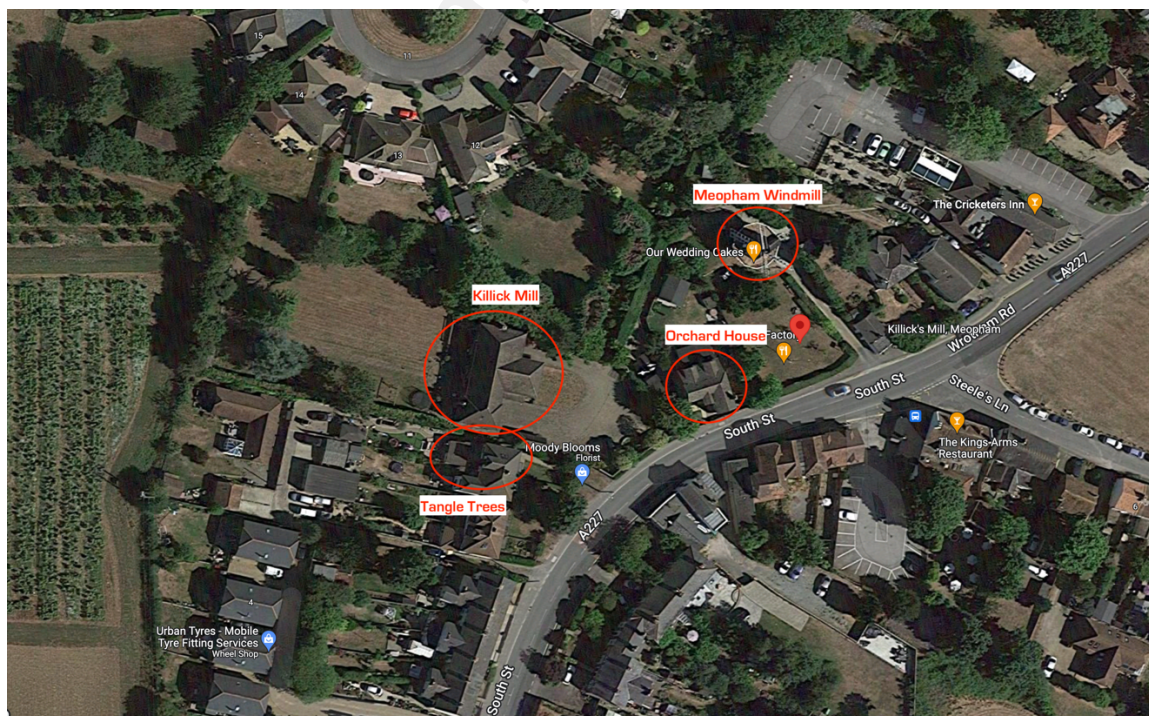
Gravesham Borough Council ref: - **20230011**

HERITAGE STATEMENT

Overview

This Heritage Statement is provided in support of an application to add a first floor extension to Tangle Trees, Wrotham Road.

Tangle Trees is a residential property, within the Meopham Green Conservation Area. The locale is situated outside of the Kent Downs Area of Outstanding Natural Beauty. A significant Heritage Asset located nearby is the Meopham Windmill.



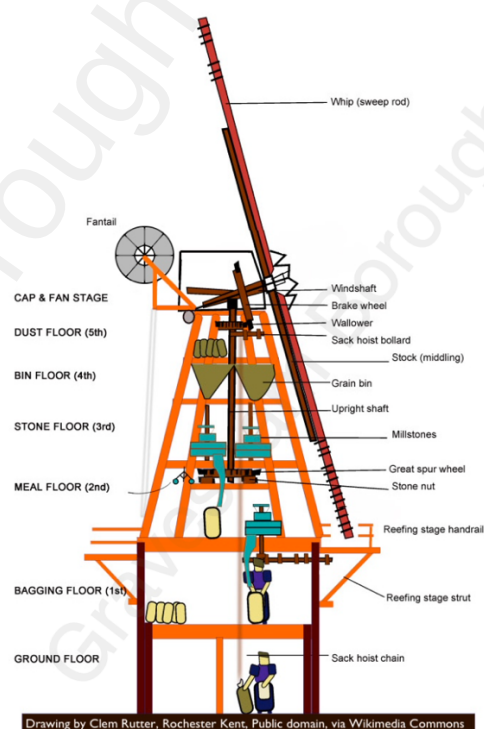
Conservation Area and Windmill

Meopham Windmill is owned by Kent County Council and dates from 1819. It is a Grade II* listed building, accessed via a gravel track from Wrotham Road.

As well as being one of the most complete examples of its kind in the country Meopham Mill is highly significant as the sole surviving 'Medway type' smock mill, with several regionally distinctive features.

A Lawful Development Application (20220766) has been submitted by Kent County Council to restore the Windmill, and some works appear to be in progress now.

The Application includes a large amount of interesting and valuable information about the Windmill and its history, drawing in its content from James Carley's 1993 booklet 'The Killicks and the Nortons – Millers in Meopham' and from R J Brown's 1976 book "Windmills of England"



The relationship of Tangle Trees to Meopham Windmill

Tangle Trees is just 70 metres from the Meopham Windmill, it forms one half of two pairs of semi-detached houses, on the bend where the A227 Wrotham Road becomes South Street. It is not listed, though the four are handsome properties, all built at the same time probably in the early 1930's. Rear additions appear to have previously been made to all four houses.

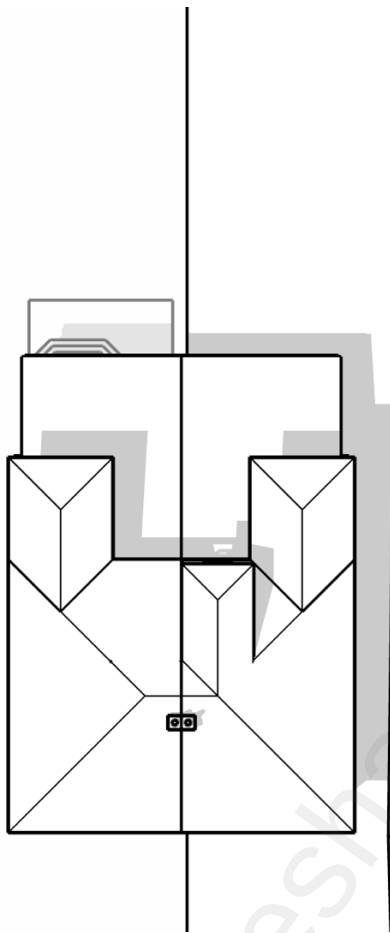
There are two other residences located between, and separating Tangle Trees from the Windmill; - "Orchard House" fronting onto Wrotham Road, and "Killick Mill" which was described by the Planning and Conservation Officer in 2002 as being a "large, modern house of no great architectural merit". These are accessed from the same lane as the Windmill, while access to the rear of Tangle Trees is via a completely separate lane entered from further down Wrotham Road.



The Proposed works to Tangle Trees

Tangle Trees is the easternmost of the four semi-detached homes. The immediate adjoined neighbour, "Kesteven" was extended with a ground and first floor addition in 2007 / 2008 (application reference 20070750 – Permitted). The proposal for Tangle Trees is to now add the same first floor extension as has been added to "Kesteven", albeit handed.

The front facades of the pair are pleasingly symmetrical, - as are the other pair, "Millside" and "Crale", and while neither Kesteven's earlier extension, nor the current proposal for Tangle Trees will be visible at all from the front (Wrotham Road) elevation, the addition will bring back symmetry to the rear of the pair. Like the addition to "Kesteven" its style will match that of the main house in terms of overall form, roof shape, windows and detailing.



The impact of the proposed works

We do not consider that the proposed works to Tangle Trees will have any impact on Meopham Windmill, to the relationship of Tangle Trees to the Windmill, or to the Conservation Area as a whole.

The rear addition will not be visible from Wrotham Road, and is probably not visible from the Windmill (it is probably obscured by "Killick Mill", though this is not easily checked at present).

The proposed works are in keeping with the design of the original building, symmetrically match and enhance the works already completed on the immediate neighbour, and will be carried out using materials which sympathetically match the existing.

Paul Richards

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10 January 2023