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Readers
240 Lower Higham Road Chalk DA12 2NR

Heritage Statement

October 2025

1.00 Introduction:

- 1.01 Readers is located on the corner of Lower Higham Road and Orlick Road.

The house is two storeys, constructed with timber framed walls (exposed frame to parts of the ground and first floor) beneath tiled roofs. A largely brick built extension has been added to the West end of the house.

- 1.02 Readers is a mediaeval house in origin but it has undergone a series of alterations perhaps most significant being that of the early C20th when it appears that the house was substantially altered by the addition of a two storey extension to the centre of the North elevation.

- 1.03 The house was Listed Grade II on the 23rd of January 1952. The List Entry Number is: 1089019. The Listing description reads as follows:

A T-shaped timber-framed house with roughcast infilling and curved braces on the 1st floor. Probably a C15 or C16 Hall house as the roof retains its smoke louvres. The central protruding 2 storey extension has a gable end, now tiled, with a casement window and Tudor arched stone doorcase with blank spandrels. Outside chimneystack. Right side modern extension.

- 1.04 The works subject to this application, for Planning Permission, are for an electric car charger.

This document should be read with the following drawings:

- 01 Plan as existing
- 02 Plan as proposed
- 03 EV charger elevations

2.00 Building assessment:

- 2.01 Readers has been described above in items 1.01, 1.02 and the Listed Building description in item 1.03.

- 2.02 The house has been the subject of a recent phase of external repairs undertaken following the receipt of Listed Building Consent Ref: 20210448 Granted on the 6th of July 2021.

3.00 Proposed works:

- 3.01 The proposals are for an EV charging point such as the one illustrated by the photograph below, together with a below ground duct bringing the power supply from the consumer unit in the house to the charging point.



Photo of charging pod



Dwarf wall against which the charging point is to be placed.

- 3.02 The charging pod will be positioned against the brick retaining wall (see photo above) which forms the East edge of the footpath leading to Readers' rear garden.

4.00 Access Statement:

- 4.01 The proposed works do not affect access arrangements to the house.

5.00 Conclusion:

- 5.01 The works are in response to the Government encouraging the population to move to electric cars.
- 5.02 The size and location of the proposed charger is modest and discreet and does not detract from the setting of the historic building.