

Heritage Statement

Project title	Cobb Tree Court Wrotham Road Meopham Gravesend Kent	Project No.	CTC_001
Date	13 August 2024	Revision	Full Planning Application

Introduction

The application site is located in Meopham, a village and civil parish in the Borough of Gravesham in north-west Kent, England. The site also sits within the conservation area, Meopham Green, one of four located within this parish.

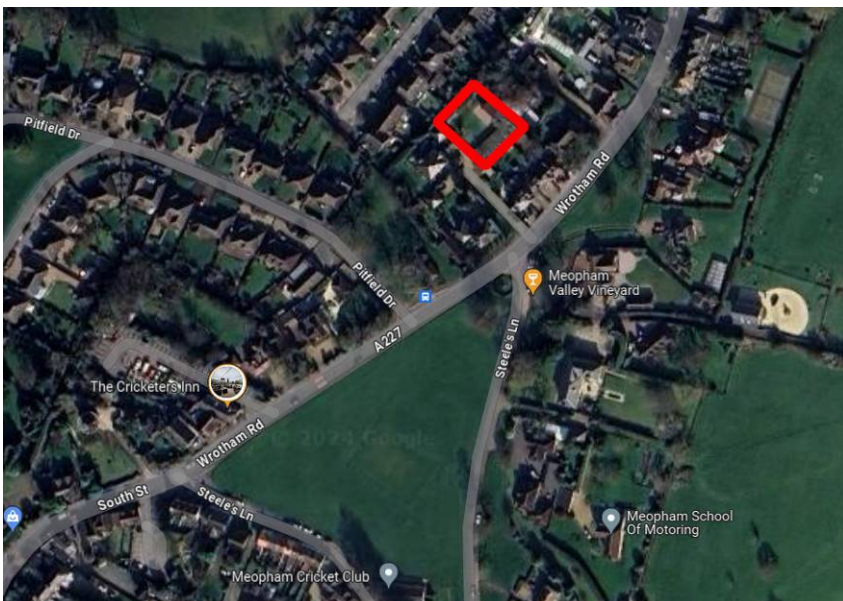
This planning application is for the removal of a small timber shed and some trees within the grounds of Cobb Tree Court, to be replaced with the construction of a new garden building along the north west boundary of the site.

Locality

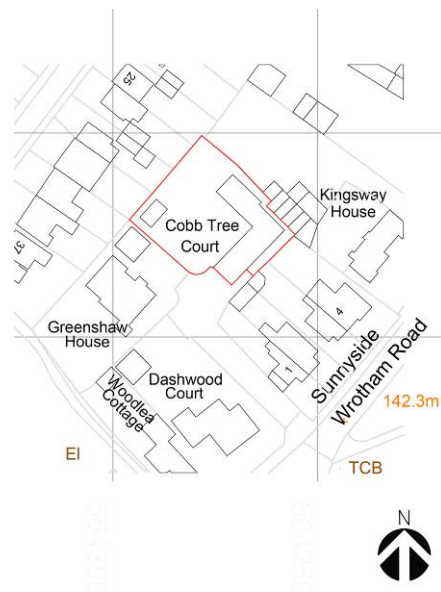
Meopham Green conservation area is based around a large triangular village green, a green open space surrounded by some trees and mainly residential dwellings with Wrotham Road (A227) running along its north west boundary. There are several buildings of historical note within this conservation area but only one is currently listed, Barnside, located at the northern end.

The application site, Cobb Tree Court, is accessed via a private drive off the opposite side of Wrotham Road (A227) to the north end of the village green. It is set back from the road behind existing residential dwellings that front the A227.

The majority of the properties in the area are detached houses, with older, semi- detached Victorian dwellings fronting Wrotham Road and a more modern residential development to the north-west, off Cricketers Drive.



Location of application site



Site

The application site is within the grounds of Cobb Tree Court which is surrounded on all four boundaries by trees and gardens of existing dwellings and is not visible from Wrotham Road or the village green beyond. The proposed development, due its location and design, would have a minimal visual impact on this heritage asset from any public space within this conservation area.

Cobb Tree Court was constructed around 2015/2016 within the original grounds of Greenshaw House and then sub-divided to form this new dwelling. The dwelling is a single storey, three bedroom house with part pitched clay tile roof and part green/sedum flat roof. Materials used are vernacular in style and a design influenced heavily on the adjacent buildings and the context of its surroundings.

The existing site has a small timber shed in the lower north west corner and a number of trees along the remainder of the north west boundary. The garden slopes down from the main dwelling towards the north west boundary which is set approximately 1m below the floor level of the main dwelling.

The design principals behind the existing dwelling sought to closely consider the impact of privacy, outlook and overlooking on both Cobb Tree Court and its adjacent neighbours.



Site Plan

Heritage Asset

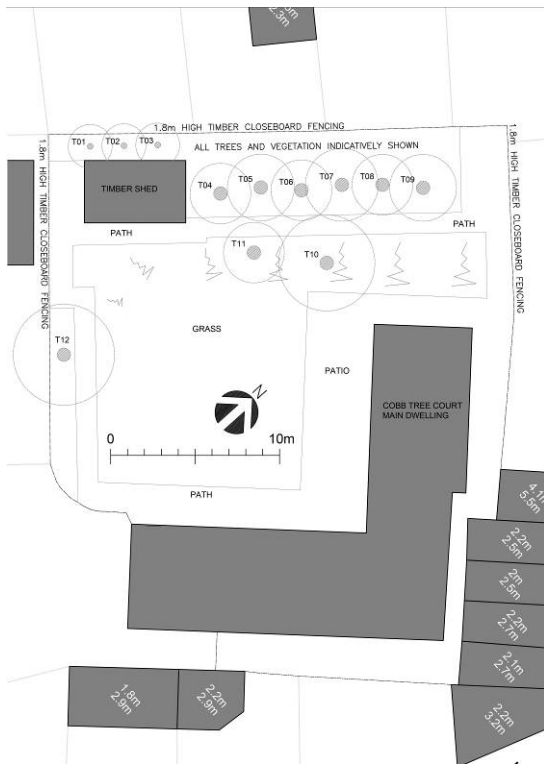
The application site is located within a conservation area but is very secluded and cannot be seen from any public road or footpath. It is surrounded on all four boundaries by dwellings, gardens and adjacent outbuildings on neighbouring sites.

The application is for a new garden building to be located within the grounds of Cobb Tree Court which is to be used for a purpose incidental to the enjoyment of the dwelling house including garden storage and open plan family/games/exercise space.

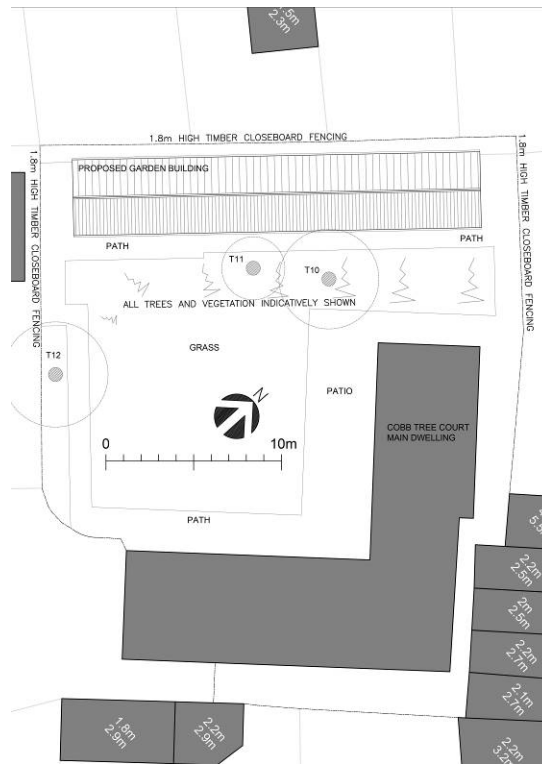
The proposed garden building will replace a small timber shed and some trees along the north west boundary of the application site. No permanent structures will be demolished as a part of these proposed works.

Cobb Tree Court is a relatively recent development within the conservation area of Meopham Green and the design and materials proposed and approved for this application were carefully considered to minimise the impact on adjacent properties. Careful consideration, therefore, was implemented in terms of materials, location, massing, privacy and outlook in relation to the existing site to ensure this new addition continues the positive contribution to the overall heritage asset in which it is located.

Cobb Tree Court received planning approval and was constructed around 2015/2016.



Block Plan Existing



Block Plan Proposed

The proposals for the new garden building follow closely the design intentions set out in the considerations for the main dwelling house and have been carefully implemented to compliment the existing house whilst minimising the impact on adjacent properties and the heritage asset.

The proposed location for the setting of the new garden building is set down at the bottom of a sloping site running along the north west boundary line. The design faces inwards towards the garden with fenestration on the north east elevation only, facing towards the garden and existing dwelling. The materials and design of the garden building have been carefully considered to match/compliment the existing dwelling and create a 'courtyard' style garden. The roof is to be constructed in clay tiles to match the existing dwelling, colour coated metal door/window frames are proposed to match the existing dwelling and stained vertical timber cladding (colour similar to door/window frames) has been chosen to help soften the impact of the construction along the boundary line but within the garden setting. The proposed out-building does not attempt to replicate the existing dwelling but is to take on a more subservient form in its function as a contemporary out-building in a garden setting.

We believe that the proposed design for this planning application of a new garden building within the grounds of this existing dwelling house address any conservation area concerns. We feel that the contemporary design of this garden building is a complimentary addition to Cobb Tree Court that would have minimal impact on its adjacent neighbours and have a positive impact on the existing development and conservation area in general.

Other Legislation

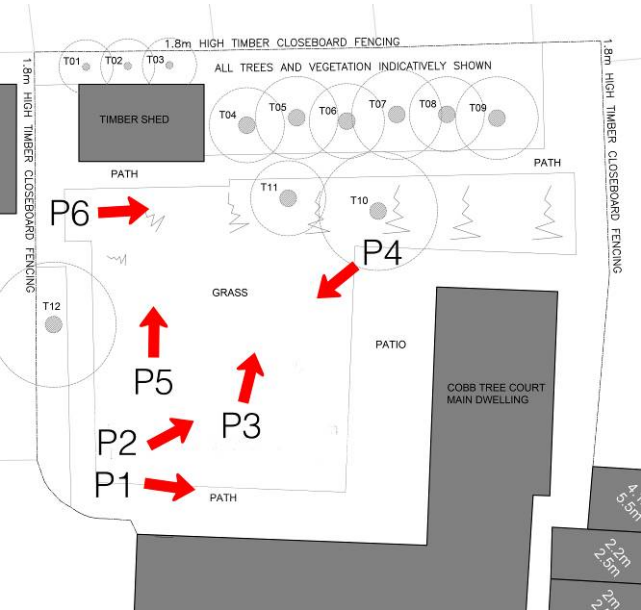
The application is for a garden building and not a habitable dwelling and/or self-contained living accommodation.

The overall floor area will be above the 30m² limit and would be subject to a building regulation application.

Access to the proposed garden building would be via existing paths on the site which provide sloped access without any requirement for steps from the site entrance and existing dwelling to the proposed garden building.

Heritage Statement to be read in conjunction with drawings A101/P, A102/P and A103/P.

Photographs



Photograph P1



Photograph P2



Photograph P3



Photograph P4



Photograph P5



Photograph P6



Photograph from Wrotham Road (A227) looking towards entrance to private road serving Cobb Tree Court