

TOWN & COUNTRY PLANNING ACT 1990

DESIGN & ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT

PROPOSED FIRST FLOOR SIDE EXTENSION TO 4 MELLIKER COTTAGES MELLIKER LANE MEOPHAM Nr. GRAVESEND KENT DA13 OHZ

1.0 SITE LOCATION & CONTEXT

1.1 The site lies in the Village of Meopham, on the northern side of Melliker Lane, which itself runs east to west away from the junction with the main A227 Wrotham Road, the main trunk road linking the A2/M2 in the north to the A20/M20 to the south.

1.2 At the eastern end of the Lane lies a small area of land, with a frontage onto Wrotham Road, known locally as Hook Green. This also lends its name to the Hook Green Conservation Area.

1.3 The site lies on the very edge of the Conservation Area and its western boundary forms the outer limit of the Conservation Area. There is a 3m high by some 11m long privet hedge-row on the western boundary.

1.4 The property is the end one of four Cottages forming a short terrace looking out onto Melliker Lane and each house in the terrace has at some time been extended at the rear with single storey flat roof extensions to improve the level of ground floor accommodation.

1.5 The front elevation of the Cottages are all covered externally with smooth rendering painted white which extends around each end of the terrace some 2metres at first floor level. The remaining side and rear elevations consist of Yellow Stock facing bricks all set under an artificial slate roof which is fully hipped at each end of the terrace.

2.0 PREVIOUS PLANNING HISTORY

2.1 In 1998 planning permission was granted under ref: 19880932, for the construction of a two storey side extension for a small Garage with a Bedroom and Bathroom above together with a single storey rear extension to form a Kitchen and Dining Room.

2.2 In 2001 planning permission was granted under ref: 20010963, for the construction of a single storey side/rear extension to form a Garage, Kitchen & Dining Room together with an open Porch.

2.3 In 2019 planning permission was granted under ref: 20190435, for the conversion of the ground floor Garage into habitable rooms, principally as a bedroom for the applicants wife who was being cared for through her cancer treatment, she has subsequently died.

3.0 THE PROPOSAL

3.1 It is proposed to remove part of the single storey roof, above the ground floor conversion of the previous garage, and construct a first floor extension to provide a new Bedroom with an En-suite Bathroom similar to that granted consent in 1998.

3.2 The existing ground floor extension already sits back from the main house frontage by some 300mm and it is proposed to maintain that set back at first floor level. It is proposed to repeat that set back at the rear of the first floor extension so that the new hip end roof can sit below the existing hip end and provide a break in the ridge line to a slightly lower level.

3.3 Unlike the first floor extension approved in 1998 this separation of the new hip end from the existing and the resultant lower ridge height will ensure that the proposed extension appears subordinate to the original and existing main roof.

HERITAGE STATEMENT

1.0 HOOK GREEN CONSERVATION AREA

1.1 The Hook Green[Meopham] Conservation Area extends to approx. 5.53 hectares and covers the Hamlet of Hook Green in Meopham Parish. Older buildings are situated to the south and west of The Green and at the junction of Norwood Lane. Much 20th century infilling has inevitably changed the character of the Area to a more suburban one but a number of well preserved buildings remain.

1.2 In February 2009 The Gravesham Borough Council brought in a Direction Order Under Article 4[2] of the Town & Country Planning [General Permitted Development] Order 1995 listing a number of properties within the area of The Green where permitted development rights would no longer be allowed. These include the following; 1-4[consec] Melliker Cottages, St.Aubins, Melliker Lane; Ash Cottage, Norwood Lane; Evenden House, 1-3 Woodbine Cottages, Wrotham Road.

1.3 It is worth noting that in the Council's Guidance Notes to the making of the Direction Order Under Article 4[2] the Council noted "the original detailing, windows, doors etc; is as important at St.Aubins as at the more modest Melliker Cottages, **but the latter has undergone numerous changes which have undermined the quality and character of the whole.**" Melliker Cottages [1-4] are unremarkable buildings of little architectural merit and it is suggested that they were only included within the Direction Order because of their historical merit.

1.4 There are few Listed Buildings within the Conservation Area and those that are are concentrated around or near The Green, namely, Mulberry House, The White House and Waterditch to the north; Hook Green Farm House and Weavers Cottages to the east and Woodbine Cottages, Fox Cottages, The Old Forge, Evenden Farm House and Evenden House all to the south.

1.5 The three properties to the west of the site are totally urban in character and bookend the accepted built development boundary. To the north of these lies Chesthunt Close a development of urban bungalows and houses that also make up much of Meopham's character outside of the Conservation Area.

4.0 CONCLUSION

4.1 The first floor accommodation of the Cottage is very limited with only one bedroom, of any practical size, to the front whilst the small rear bedroom is used as office space. It is proposed to build a first floor extension that provides a new bedroom with an En-suite bathroom similar to the extension approved in 1998.

4.2 As stated above the extension will be set back from the main front and rear house walls in order for the ridge of the new hip end roof can be set lower than the main ridge height giving a distinct visual separation between the original cottage and the new extension.

4.3 The added use of matching materials throughout, the small scale and bulk of the extension it is considered that no demonstrable harm will be done to the overall appearance of the cottages as a whole or their setting within the Conservation Area.