

DESIGN & ACCESS STATEMENT

ELIZABETH HOUSE, THE STREET, MEOPHAM, DA13 0AJ

- Alterations to existing modern, ground floor rear kitchen extension.
- Demolition of existing modern, ground floor rear, WC extension.
- Internal and external alterations and refurbishment.



APPLICATION FOR PLANNING AND LISTED BUILDING CONSENT

JOB NO: 4412 NOV 2025 - Rev 1 MAR 2026, Rev 2 AUG 2026

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1. Introduction

Haines Phillips Architects have been appointed to prepare an application for Planning and Listed Building consent for proposed works to this Grade II Listed house. This Design and Access Statement accompanies the application and should be read in conjunction with the submitted drawings. A specialist Heritage Statement prepared by JF Heritage also accompanies this application and is to be referred to in conjunction with this Statement.

The proposed works include alterations to the existing ground floor, modern kitchen rear extension, the removal of the existing modern WC / utility room rear extension, modifications to existing openings on the rear elevation of the living room at ground floor level, internal alterations and refurbishment, including replacement of the existing unsightly modern staircase with a traditional timber staircase, at all floor levels.

This Design & Access Statement has been updated following a site meeting with Gravesham Council's Planning and Conservation Officers and subsequently following receipt of further comments from the Conservation Officer.

The purpose of this document is to provide sufficient information, alongside the specialist Heritage Statement, to allow the Council to understand the effects of proposed development upon the historic built environment and the Listed Building to gauge its suitability in heritage terms. Value judgements on the significance of the heritage asset affected are presented and the effects of the proposals upon that significance are appraised.

2. Relevant Recent Planning History

Elizabeth House:

- 19830281 (Granted Planning Permission/Listed Building Consent) dated 27th May 1983.
Erection of conservatory at the rear.
- 20020300 (Granted Planning Permission/Listed Building Consent) dated 10th July 2002.
Change of use of ground floor shop to residential use.

Dorrington Cottage:

- 19830260 (Grant Planning Permission/Listed Building Consent) dated 15th April 1983
Erection of single storey rear extension to form utility room cloakroom and double garage and formation of new vehicular access
- 20080039 (Grant Planning Permission/Listed Building Consent) dated 15th April 2008.
Application for Listed Building Consent for alterations in connection with the conversion of the double garage into a bedroom.

Well House:

- 19871140 (Grant Planning Permission/Listed Building Consent) dated 6th April 1988
Erection of a single storey rear extension to form games room.
- 19960416 (Grant Planning Permission/Listed Building Consent) dated 6th June 1997
Erection of two single storey side extensions to form enlarged kitchen and enlarged utility room incorporating pergola with two brick piers and arches.

- 19960417 (Grant Planning Permission/Listed Building Consent) dated 6th June 1997
Application for Listed Building Consent for partial demolition of external wall in connection with erection of two single storey side extensions to form enlarged kitchen and utility room.

The George Inn:

- 20180841 (Grant Planning Permission/Listed Building Consent) dated 10th August 2018
Application for Listed Building Consent for the erection of single storey rear extension to form lobbied entrance involving alterations to the entrance into the trade preparation area and instillation of a polycarbonate roof over existing rear pergola.

3. General Property and Site Description

Elizabeth House is a Grade II Listed single dwelling house within The Street, Meopham Conservation Area of Gravesham Borough Council. It is a semi-detached house on "The Street" in Meopham, Kent. It was first listed on 26th July 1983, with a statutory address of Elizabeth House (The Post Office), The Street, Meopham, DA13 0AJ.

The details of the listing as it appears under Historic England's List Entry Number 1350241 is as follows:

(Quote)

"TQ66 NW MEOPHAM THE STREET 4/92 Elizabeth House (the Post Office) II"

"C17 rendered front. Rear wall of red brick. L-shaped, of 2 storeys and attics. String course stepped up over sash window. one each side of entrance door. Tiled roof with bonnet hips. Central chimney. Two cast iron casements with glazing bars east of sash windows. Wood casements and dormers above. Gabled C19 porch. Single-storey flint faced rear projection. Internally 2 ingle fireplaces to central chimney and one in 2-storey wing. Much original timber framing and roof timbers exposed. Used as workhouse 1724 - 1834."

Listing NGR: TQ6442366014

It is to be noted that the casements described as wood are in fact cast iron timber frames.



Fig 01 - View of Elizabeth House from The Street.



Fig 02 - View of the rear elevation from the garden, showing the WC / Utility Room extension (left) and rear kitchen extension (right).



Fig 03 - View of rear elevation from the garden.

4. Description of the Existing Listed Building

Elizabeth House is a Grade II Listed building located within The Street, Meopham Conservation Area. It was built c. 1690, registered in 1720 and designated on 26 July 1983. Between 1724 and 1834, it served as the parish workhouse for St. John's Church. It would have housed several families, each probably living in one of the large rooms. This resulted in an open fireplace in four of the rooms, two on the ground floor and two on the first floor.

Another feature from its' original purpose, is the basement, which has two tunnels for access, 1. to St John's church and 2. Under the Wrotham Road to what is now The George pub. The entrance to these tunnels has now been bricked up, for obvious safety and security reasons. Apparently, the church elders would access the house via the tunnel on a Friday evening, to deliver garments for sewing repair and washing and any other jobs required of the Elizabeth House occupants. Available in the Kent library records, are the accounts for the house, including payments for various odd jobs and materials. The Wrotham Road outside, was a toll road at this time and was also home to the weekly market Soldiers manning the toll point would cross "under" the road using the tunnel.

In more recent times, Meopham Post Office has circulated between Elizabeth House, Well Cottage and St John's cottages opposite the church. The Post Office finally closed whilst located at Elizabeth House in 2003 when the property was converted into a single-family dwelling.



Fig 04 - View of Elizabeth House, early 20th Century in its role as a Post Office.

Elizabeth House is two-and-a-half (in roof) storey semi-detached property of a stock brick construction laid in - predominantly - Flemish bond with lime mortar with white painted lime render finish at ground and first floor levels on the front elevation. The ground floor has a sash window with above-window cornice on each side of the timber framed porch that houses the four-panelled timber entrance door. A pair of cast-iron, side-hung double-casement windows that appear to be dated to the 19th C are located on the left-hand side of the front elevation. The windows at first floor level on the front elevation are cast-iron, side-hung, double-casement windows with glazing bars in timber frames while the dormer windows to the attic are white uPVC side-hung, casement windows with a fixed light and one opening casement.

The openings housing the side-hung double casement windows on the ground floor originally matched the openings on each side of the entrance porch, as evidenced from their internal elevations, and are likely to have been altered in the 19th C when the casements were installed. See Fig 05, of the internal view of the casement windows opening.



Fig 05 - View of the altered openings housing the 19th C casement windows.

Its internal fabric has been altered over time, from its original design as a workhouse, to its use as a commercial Post Office space, to its conversion into a single residential dwelling in 2003. The most recent works relate to planning permission 20020300 granted in July 2002, that affected the layout of the Ground, First and Second floors. The current ceilings and internal walls are predominantly constructed from modern studwork and plasterboard, with a mixture of pendant, ceiling-mounted and wall lights throughout the property. Some original timber studwork remains at the property though not in its original location.

Existing Cellar:

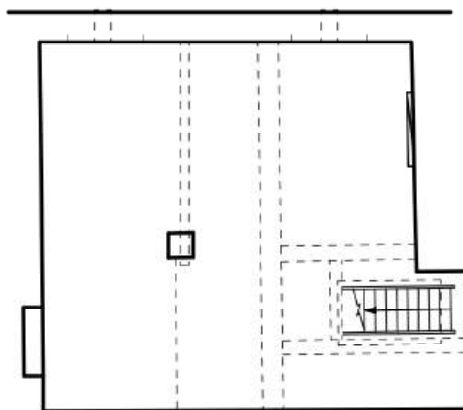


Fig 06 – Existing Cellar Floor Plan

The existing basement is used as a storage space.

Timber beams: An original oak beams survive, however, reclaimed modern timber joists have been added (Fig 07).

Perimeter walls: These are of original flint construction, patched up and repaired in more recent times (Fig 07)

Access stair: This is a modern fixed timber ladder in a modern framed hatch opening and likely dates from the change of use in 2003 (Fig 07).

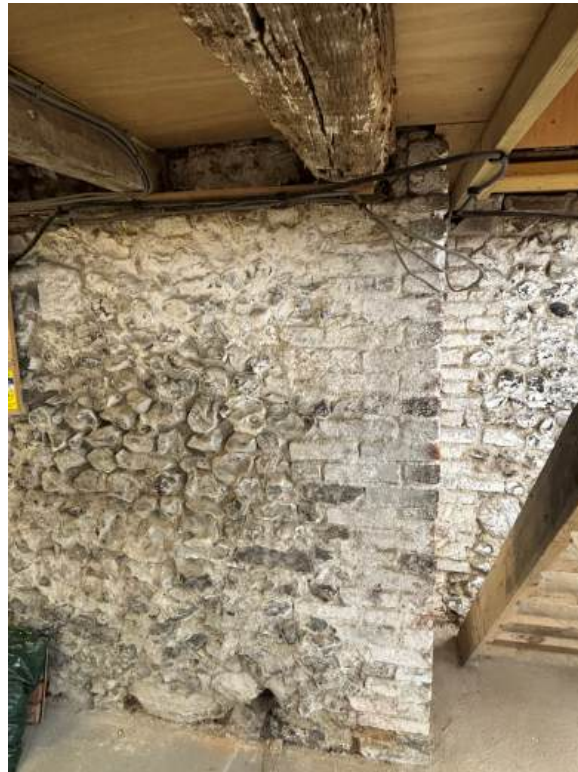


Fig 07 – View of Existing Cellar

Existing Ground Floor:

The existing ground floor layout consists of an open plan arrangement of the original three large rooms that were originally separated with stud walls, as evidenced from marks in the ceiling between the two front rooms, on the line of the stair well (see Fig 08) and the new steel beam that was installed between the front and rear rooms when the stud wall was removed (see Fig 09). Further evidence of the existence of the stud wall between the two front rooms can be ascertained from the floor plan present on Gravesend Council's planning website relating to the planning application made in 1983 for addition of a conservatory to the ground floor, which was not implemented (Fig 16) and from the 2002 planning application for change of use (Fig 10).



Fig 08 – Ceiling marks indicating location of removed stud wall



Fig 09 – Modern steel beam and timber post

An original sash window to the other side of the inglenook was bricked-in, probably when the property was used as a post office and a safe was located internally in the location of the sash window. Evidence of the existence of the window can be seen externally. Fig 12.



Fig 12– View of the blocked-up window

Ceiling: There are three exposed original timber beams in the three main rooms and one steel beam installed on the line of an original studwork wall that was removed. A reclaimed timber post that appears to be an old ceiling joist has been added to prop up the steel beam, presumably to prevent bowing/deflection. The ceilings are built of modern plasterboard.

Perimeter Walls:

The brick external and internal structural walls are currently plastered with a non-breathable cement based plaster and are displaying signs of damp and deterioration. See figures 13 and 14.



Fig 13 – Damp external walls with cement based plaster finish.



Fig 14 – Damp internal brick walls with cement based plaster finish.

Staircase:

A modern, open tread, unattractive staircase that was inserted as part of the 2003 conversion works rises from the ground floor to the first floor and the attic. Figure 15. The staircase starts on the line of the old, original stud wall between the front and rear rooms that was removed during the 2003 works. Figure 16 is an extract from the 1983 planning application, as found on the local authority's website, and demonstrates the existence of stud walls in the location of the current staircase. Figure 10 from the 2002 change of use application has the staircase rising from the front (entrance) room and shows the access stair to the cellar. However, the staircase was clearly not constructed in accordance with the approved plan.



Fig 15 – View of the modern timber staircase inserted on the line of the removed original stud wall.

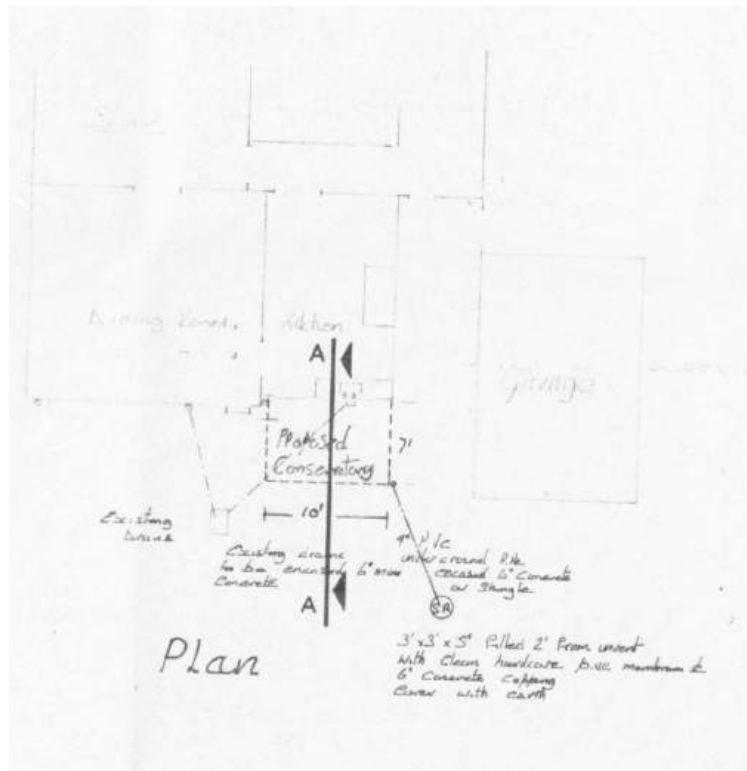


Fig 16 – Extract from drawing submitted in 1983 (19830281)

Inglenooks:

Easterly Front Room: Brick plinths have been added to the original inglenook hearth, to act as a raised base for the fire grate. Fig 17. The bressummer is original.



Fig 17 – View of the inglenook in the easterly front room.

Rear Reception Room: The easterly side wall of the inglenook has been repaired and reconstructed at its lower half, with ad-hoc materials, and the bressummer replaced with a modern one. Fig 18.



Fig 18– View of the inglenook in the Rear Reception room

Existing First Floor:

The existing First Floor layout consists of the master bedroom which is located above the main entrance at the front of the property with a games room on the other side of the central fireplaces, above the easterly front room (snug). A family bathroom is accessed from the First-Floor landing. A guest bedroom is located at the rear of the property with an en-suite bathroom. Fig 19.

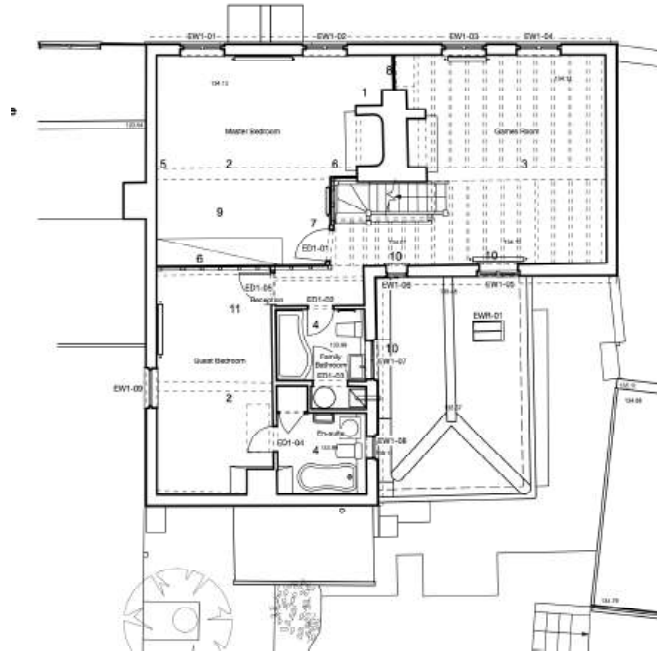


Fig 19– As Existing First Floor layout

Ceiling: There are exposed original timber beams and ceiling joists in the games room and exposed beams with flat plasterboard ceilings in the master bedroom and guest bedroom. (rear room) Fig 20. The bathroom and shower room ceilings are of entirely modern plasterboard construction. Fig 23.



Fig 20– View of the master bedroom

Perimeter Walls: The brick external walls are currently plastered with a non-breathable cement-based plaster.

Stud partition walls and doors: The stud wall flanking the staircase (between the staircase and master bedroom) surrounding the door opening appears to incorporate original timber studs but not in their original location, incorporated within a modern plasterboard construction (figure 21) and the door appears to be an original timber boarded door. The stud wall between the master bedroom and guest bedroom is non-original and is likely to belong to the 1940's (figure 22). The timbers are probably original but not in their original locations. The studs are lined with plasterboard. All other stud walls are of modern stud and plasterboard construction (fig 23). All other timber boarded / ledged and braced doors appear to date to the 19thC.



Fig 21– Original stud wall



Fig 22–Stud wall from the 1940's in guest bedroom with 19thC door.



Fig 23-View of the family bathroom

Inglenooks: The inglenooks in the games room and master bedroom are well preserved original elements. An opening to the side of the inglenook, between the games room and master bedroom, is blocked with plasterboard. Fig 19.

Floor construction: The floor finish is a modern timber floor boarded finish over floor joists, with carpet in the bedrooms.

Windows: The two windows in the rear elevation of the games room are UPVC casements (fig 24), as is the window in the side elevation of the family bathroom and guest bathroom.



Fig 24-View of the UPVC window in the games room

Existing Second Floor:

The existing Second Floor layout consists of two further bedrooms (used for storage and a study) accessed from the stair landing. Fig 25.

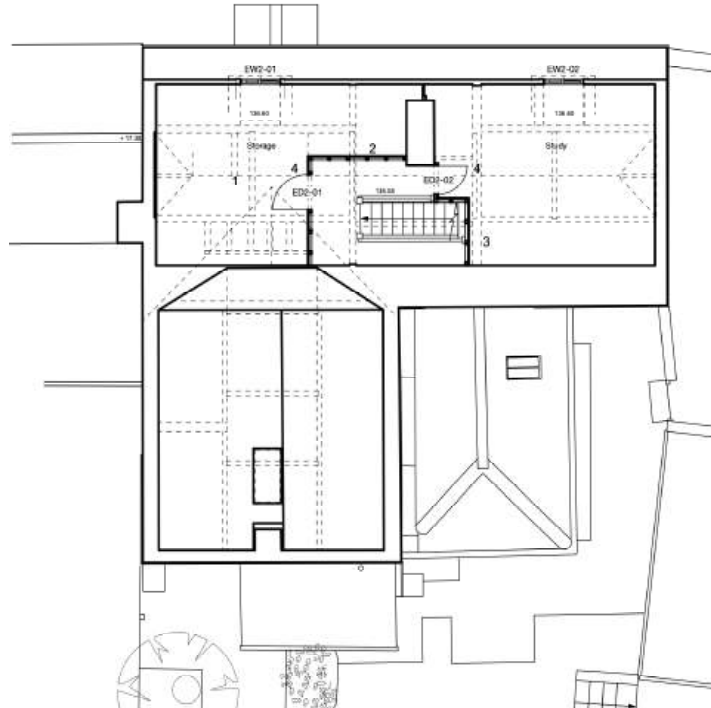


Fig 25-As existing Second Floor layout

Ceiling: There are exposed original timber beams and rafters in the attic, with modern plasterboard ceilings. Fig 26.



Fig 26-View of the 2nd Floor attic room.

Stud partition walls and doors: The stud wall enclosing the staircase are of modern plasterboard construction, generally with planted-on reclaimed, modern, exposed studwork. Fig 27. However, a small section of planted-on studwork appears to be original, but not in its original location. Fig 28.



Fig 27-View of the 2nd Floor stair landing, with planted-on modern studs.



Fig 28-View of the stair landing with some planted-on original studwork moved from a different location.

The ledged and braced timber doors appear to date to the 19thC.

External Fabric:

Roofs and rainwater goods: The main roof is of sound Kent peg tile construction with dormer windows to the front elevation. The kitchen extension's clay tile roof is in poor condition, including its gutters and flashings. Fig 29. The kitchen roof has a conservation type rooflight in very poor condition.



Fig 29-View of the kitchen extension roof

The rainwater and drainage goods consist of unattractive, modern, square, black plastic gutters and rainwater and soil pipes, to the front, side and rear elevations. Fig 30 and 01.



Fig 30-View of the rear of the house/drainage goods

External walls: In general areas of the brickwork to the rear and side elevations needs specialist repair and re-pointing. Fig 31.

Existing knapped flint wall to the front elevation is in poor condition (ivy roots have taken hold in mortar joints).
Modern buttresses have been added to the gable-end rear elevation, presumably to stop it from bowing further. Fig 30.



Fig 31-View of the flank elevation from the street.

Rear Garden: The rear garden is accessed from a small door opening in the kitchen extension and has a poor connection with the interior of the house, which limits its potential use and enjoyment. It is laid out with areas of hard paving and lawn at the lower level and rises to a higher level, with access steps.

A historic well has been uncovered and is surrounded with shrubs and planting that conceal it from view. Fig 32.



Fig 32-View of the historic well, surrounded with shrubs

The boundary treatment consists partly of a brickwork boundary wall, and partly of an unattractive modern fence. Fig 33.



Fig 33-View of the modern boundary fence and hard paving.

5. Proposals

The current owner/ occupier has owned the house since 2021, and the accommodation is now in need of refurbishment and sensitive modernisation. The proposals aim to restore and highlight the surviving historic fabric and to introduce sensitive interventions where appropriate to enhance the useability and sustainability of the accommodation to ensure its preservation into the future.

Additionally, the existing staircase landings/enclosures do not comply with current Building Regulations fire safety standards, and the proposals seek to provide the necessary fire separation in a sensitive way that preserves the original fabric.

The proposals also seek to enhance the external fabric through sensitive repairs to the brickwork by a specialist and replacement of the plastic rainwater/drainage goods that are visible from the street and Conservation Area, thus providing public benefit (as described in the below sections), in addition to the public benefit embodied in the restoration and sensitive adaptation of the fabric to secure its sustainable use into the future.

The proposals are as follows:

Cellar:

- Existing timber stair to living room retained and relocated.
- Existing oak beam to be lime washed to prevent further deterioration.
- Existing perimeter flint walls to be lime washed.

Ground Floor:

- Removal of existing modern timber board floor finish.
- Floor level raised in front Reception Room to match floor level in rear Reception/ Dining Area: new timber joists laid on existing joists with insulation in between 18mm WBP plywood laid over to align with top of existing slabs in Living and TV Room areas.
- New cellar hatch to staircase to basement level in new location, as above.
- Kitchen floor build-up: Existing screed retained and made good. Levelling screed applied. Flagstone finish to match Ground Floor Reception Rooms.

- New, timber staircase in the location of the existing but in a modified layout, with access from the front (entrance) room, to rise to the first floor and attic.
- Slim profile secondary glazing to be installed to windows EWG-01 & EWG-02.
- New painted timber, single glazed, sliding sash windows, WG-10 and WG-11 to the front elevation, to match EWG-01 & EWG-02, with slim profile secondary glazing.
- The wrought iron fire grate and brick plinth in the Ingle fireplace in the Snug/ TV room is to be removed, bricks retained, cleaned and reused to repair hearth, to match the other existing fireplace. The fire grate will be retained for storage of logs by the fireside. A new wood-burning stove is to be installed.
- New reversible stud partition in Snug/ TV room to create new WC/ Utility Room with entrance from rear garden. As can be seen from the 1983 layout (fig 16), stud partitions existed in this room prior to the change of use application in 2002.
- The floor of the new WC/Utility room will be raised, using timber joists overlaying the existing slab, to allow drainage pipes to connect to the existing manhole outside the proposed utility room, avoiding damage to the existing structure.
- The existing timber post that supports a modern steel beam supporting joists at first floor level, is deemed structurally inadequate by the structural engineer necessitates and its necessary to replace this with a new steel post (round hollow section, as agreed with the Conservation Officer) on new pad foundation in location specified by Structural Engineer (refer to the proposed GF plan). The existing timber post will be retained on site and re-used in a new location within the house. A full statement by a CARE Registered Structural Engineer can be provided prior to the commencement of the works as part of the discharge of a condition, if required.
- The existing kitchen roof clay tile covering, gutters and perimeter flashings are in a poor condition. These roof coverings and flashings will be replaced with new clay tiles to match the existing, with new lead gutters and flashings to match the existing. The internal plasterboard ceiling will be removed and insulation added with a new plasterboard ceiling that follows the pitch of the roof.
- The kitchen extension will have its end wall demolished, hip roof removed and ridge beam extended to form a glazed gable wall (with brick side-panels) with direct access to the garden through elegant, Crittall-style French doors. It is noted that in 1983 planning permission and listed building consent was granted for a highly glazed conservatory addition to the kitchen extension.
- The rooflight in poor condition will be replaced and a total of 6no. new Conservation rooflights will be installed in the new roof over the kitchen extension.
- The blocked-up window opening in the rear elevation will be re-instated and modified, and a new window installed in this location, to provide much needed light and outlook to the rear of the living room.
- The existing WC/ Utility Room lean-to extension is to be demolished with modification of the existing opening in the rear wall of the dining room to create direct access to the garden from the rear Living/ Dining Room (see Proposed Ground Floor Plan, fig 34) via elegant, Crittall-style French doors.
- Rear Reception room Inglenook: The easterly side wall of the inglenook that has at its lower half, with ad-hoc materials, will be rendered in lime render up to the line of the original brickwork, to tidy up the unsightly appearance.
- Perimeter walls will be insulated using a fully breathable system: The cement-based plaster will be carefully removed, a lime render parge coat will be applied to the exposed brickwork, wood fibre insulation will be fixed and finished with a lime render coat, based on a Ty-Mawr Internal Wall Insulation system, and as detailed on the submitted drawings. Works to be carried out by a specialist.
- The existing ceiling will be repaired and re-skimmed.
- Existing 19thC doors from the 1st and 2nd floors will be used in non-fire-rated doors to the utility room/WC (DG-06 and DG-08).

- The safe, that is not in the original location when it was installed by the Post Office, will be retained and carefully relocated from the Rear Reception room to be under the stair in the easterly Front room (Snug)
- Wet underfloor heating system throughout using OMNIE underfloor heating panels above joists and slab, below the proposed floor finish.

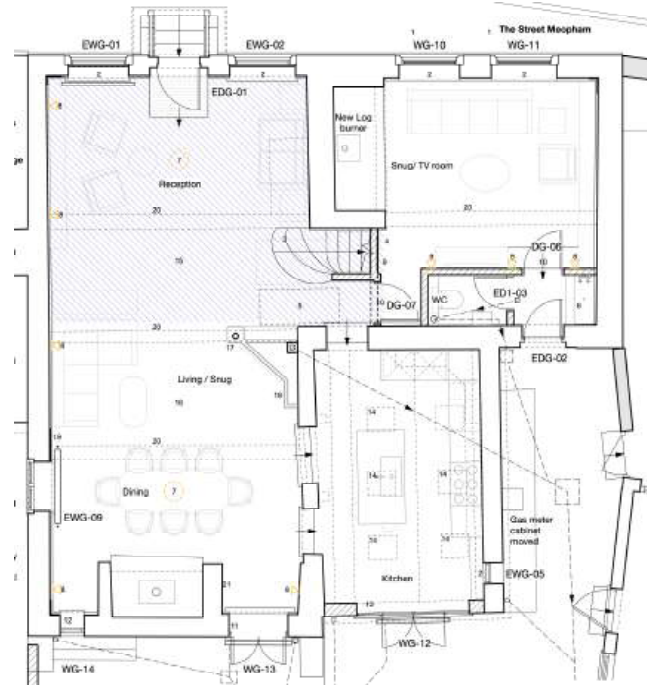


Fig 34-Proposed Ground Floor layout.

First Floor:

The proposed First Floor layout consists of the relocation of the master bedroom to the games room, above the easterly front room (snug). The master bedroom will become a dressing room with access to a new master bathroom. The guest bathroom will be accessed from the First-Floor landing via a storeroom. Fig 35.

- Ceiling: The exposed original timber beams and joists will be retained. The plasterboard ceilings will be repaired and re-skimmed. If original beams are found when the modern plasterboard ceilings are stripped out, these will be restored and exposed in the new ceiling construction.
- Perimeter walls: The cement-based plaster will be carefully removed and a fully breathable insulation system applied as per the ground floor insulation (see above)
- Stud partition walls and doors: The original stud wall flanking the staircase will be retained and encapsulated with Fireline boarding, to comply with the fire safety standards required by the Building Regulations. The non-original stud walls between the guest bedroom and bathrooms are to be stripped out and new, reversible, timber stud and plasterboard partitions erected in slightly adjusted positions, to create walk-in-storage/ Utility Room and Guest bathroom. (Fig 35). New reversible stud wall to create the master bathroom, accessed from the dressing room. The original door on the staircase landing, ED1.01, will be re-used in the opening between the dressing room and master en-suite, and the opening boarded-up.

Doors D1-07 and D1-08 will be new fire-rated ledged and braced timber doors to match the existing.

Door ED1-04 will be retained and re-utilised in a new opening, between the store/utility room and bathroom. Door ED1-03 will be retained and used in the ground floor WC.

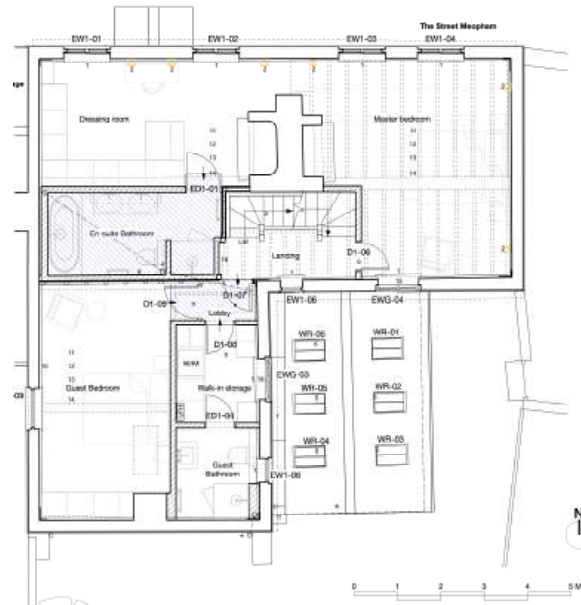


Fig 35 - Proposed First Floor layout

- **Inglenooks:** The inglenooks in the games room and master bedroom will be retained and are not affected by the works. The blocked opening to the side of the inglenook will be opened.
- **Floor construction:** The modern floor finish will be stripped out and the existing joists preserved and cross boarded with levelling battens. The floor of the new master bathroom and lobby area leading to the guest bedroom will be raised to allow for drainage from the new master bathroom. A new timber boarded floor finish will be laid over OMNIE underfloor heating panels, which will be laid over the cross-battens.
- **Windows:** Modern, rear window EW1-05 replaced with casement window EWG-04 removed from the front elevation at Ground Floor level. Modern, side elevation window EW1-07 will be replaced with casement window EWG-03 removed from the front elevation at Ground Floor level. Slim profile secondary glazing to be installed to windows EW1-01, EW1-02, EW1-03 & EW1-04.

Second Floor/Attic:

The proposed second floor layout retains two separate rooms, one acting as a study/store room and the other as a store/guest bedroom (incorporating a Murphy bed) and adds a small en-suite shower room to the guest bedroom. Fig 36. The en-suite shower room is located above the proposed master bathroom at 1st floor level, to facilitate drainage and pipe distribution via a duct wall located behind the master bathroom bath. Fig's 35 and 36.

- Ceiling: The exposed original timber beams and rafters will be retained. The plasterboard ceiling and eaves walls will be upgraded to include insulation and a new plasterboard and skim finish. 3 no. Conservation rooflights will be added to the rear roof slope (fig 36) to serve the Shower room, Attic storage/guest bedroom and Attic storage/ Study room.
- Stud partitions and doors: The modern construction stud wall enclosing the existing stair landing will be replaced with new, fire rated, stud walls, to create the new rooms. The small section of planted-on studwork that appears to be original will be retained and re-used as a surface feature to the stair landing (partition between stair landing and Study). Any original/old studwork identified will be re-used as surface features in the new stud walls. Doors D2-03 and D2-04 will be new fire-rated ledged and braced timber boarded doors to match the existing. Door ED1-01 is a reclaimed door from the first floor that will be relocated and utilised in the new door opening between the Attic Storage/Guest Bedroom and new shower room.
- Floor construction: The modern floor finish will be stripped out and the existing joists preserved and cross boarded with levelling battens. A new timber boarded floor finish will be laid over underfloor heating panels, which will be laid over the cross-battens.

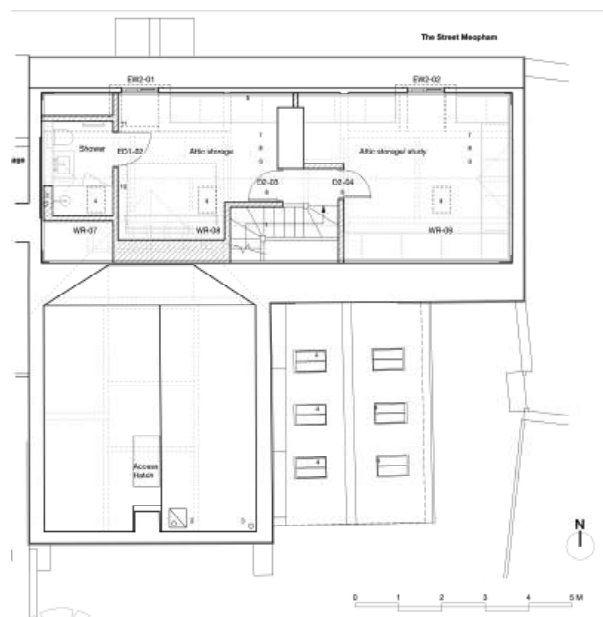


Fig 36 - Proposed Second Floor layout

General Notes for all floors:

- Existing, black-painted exposed timbers are to be stripped of paint and other surface treatments by a specialist, using Peelaway paint remover, wherever possible providing a controlled method of removing coatings whilst minimizing disturbance to the underlying fabric. For larger areas, dry-ice cleaning will be used. This is an established low abrasion cleaning technique used in heritage conservation. When required a small trial area will be carried out prior to the main works to confirm that the method is suitable and does not cause unacceptable damage to the underlying historic fabric. If there is any evidence of damage to the historic surface, the method will be adjusted or stopped.

- All new partitions will be constructed using studwork and this work will be fully-reversible.
- New, timber staircase serving all floors to be with hardwood handrail (natural finish), with square spindles painted white.
- Underfloor heating (First & Second Floors): existing, non-original floor finishes to be removed down to original joists. Cross-board using levelling battens will be introduced above the joists to level floor, OMNIE insulated, underfloor heating panels installed above the levelling battens (in-lieu of plywood) with new floor finish installed over to provide level surface. Engineered timber floor boarded finish with tiling to wet areas.
- Secondary Glazing: Aluminium single glazed, slim frame, secondary glazing, by STORM, is to be installed to the internal faces of all existing and new windows on the ground and first floors. The secondary glazing will consist of slim frame (35mm overall width) aluminium vertically or horizontally sliding sashes that are aligned with the profile of the sashes/casements they serve.

External Fabric:

- **Roofs:**
3 new conservation rooflights are proposed in the rear (garden facing) slope of the main roof, and the roof made good. New boiler flue and SVP opening proposed in rear slope of the roof and the roof made good.

For works to the roof of the kitchen extension refer to the proposed works to the Ground Floor, detailed above.
- **Rainwater and drainage goods:** All existing plastic rainwater goods and soil pipes, present on all elevations (front, side and rear) are to be replaced with black aluminium cast iron look pipes.
- **External walls:** In general areas of the brickwork in poor condition to the rear and side elevations will receive specialist repair and re-pointing.

For works to openings in the ground floor's rear elevation wall refer to the proposed works to the Ground Floor, detailed above.

Existing knapped flint wall enclosing the driveway (to the front elevation) that is in poor condition (ivy roots have taken hold in mortar joints) is to be rebuilt to match existing.

Existing brickwork wall between the driveway and rear garden, visible from The Street, is in poor condition (bricks blowing) and is to be rebuilt to match existing.

- **Rear Garden:** Existing close-boarded, timber, boundary fence to rear garden that is in poor condition is to be stripped out and replaced this with a new brick wall in brickwork to match the existing house.

A structural glass covering is proposed for the existing historic well in the rear garden to enhance and highlight its presence in the garden. The steps flanking the historic well are to be re-laid in a new landscape proposal, to form wide, deep steps that act as seating areas, from which to view and admire the historic well and garden.

The paved area of garden accessed from the Rear Reception room is to be lowered to form new, stone paved patio, with enhanced access from the Rear Reception room.

6. Assessment of the Impact of the Proposed Works

6.1 Impact on the Character of the Conservation Area:

Please refer to the specialist Heritage Statement in addition to this D&A Statement, for a full statement of Significance and assessment of the impact of the proposals upon the Conservation Area.

The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF – 2024) as being made up of four main constituents: architectural, historical, archaeological and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to these four main elements of significance identified in the NPPF.

The proposed alterations to Elizabeth House will preserve the special interest of Meopham, The Street Conservation Area and the local interest of the street of which it's a part. Works will not adversely affect the building's aesthetic character or its contribution to the character and appearance of the conservation area.

The proposed replacement of the 19thC pair of casement windows to the front elevation at ground floor level to match the existing pair of original sash windows (either side of the front door) will enhance the appearance of the front elevation, returning it to its assumed original configuration and making a positive contribution to the character of the Conservation Area.

The proposed changes to the kitchen extension, new window and French doors to garden represent a discrete and coherent treatment of the new glazed elements along the rear elevation. The rear elevation is not visible from The Street or any other public views from the Conservation Area. Therefore, there is a neutral impact on the appearance and character of the Conservation Area.

The proposed re-building of the knapped flint wall enclosing the driveway (to the front elevation) and the brickwork wall between the driveway and rear garden, both visible from The Street, will enhance the appearance and setting of the Listed Building and contribute positively to the Conservation Area. The proposed repairs to the brickwork of the side elevation will also contribute positively to the Conservation Area. The repairs and rebuilding of these elements that are visible from The Street represent public benefit.

The proposed replacement of the unsightly plastic rainwater goods to the front and side elevations, visible from The Street, will enhance the appearance of the Listed Building and contribute positively to the Conservation Area and are of public benefit.

The existing rear garden fence is to be replaced in brickwork to match the brickwork of existing house. There is a neutral impact on the appearance and character of the Conservation Area.

The proposed landscaping works will have a neutral effect on the Conservation Area.

Therefore, in conclusion, there is no change to the views from the Conservation Area, and an overall absence of harm to the architectural, historical, archaeological and artistic interest of the Conservation Area, the four main elements of significance identified in the NPPF. If harm is judged to be perceived, then it is less than substantial, and is offset by the public benefit described above.



Fig 37 - Proposed Front Elevation

6.2 Impact on the Character and Significance of the Listed Building:

Please refer to the specialist Heritage Statement in addition to this D&A Statement, for a full statement of Significance and assessment of the impact of the proposals upon the significance of the Listed Building.

The proposals embody the preservation and restoration of the internal and external historic fabric, whilst enhancing the sustainability and use of the house. The proposed layout respects and responds positively to the historic layout of the accommodation, and enhances it with sensitive alterations, to better suit a family dwelling. The proposals have been designed to preserve the Significance of the Listed Building by preserving its architectural, historical, archaeological and artistic interest.

Paragraph 210 of the NPPF underlines the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation. This paragraph also reiterates the well-established concept that new development can make a positive contribution to local character and distinctiveness.

NPPG also notes that public benefits can be heritage based for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit. The guidance goes on to note that examples of heritage based public benefits include:

Sustaining or enhancing the significance of a heritage asset and the contribution of its setting;

Reducing or removing risks to a heritage asset; and

Securing the optimum viable use of a heritage asset in support of its long- term conservation.

The proposals have been designed to secure the future of Elizabeth House, a Listed private dwelling, by enhancing its sustainable use as a family dwelling, carefully restoring surviving historic fabric whilst updating and upgrading the layout and useability without harm to its significance. These are considered to be of public benefit, in addition to the public benefits outlined in section 6.1 above.

7. Accessibility

The application site currently contains a single dwelling house with access from The Street. There are no changes proposed to the existing access arrangements.

8. Conclusion

The above proposals preserve the significance of this heritage asset with an absence of harm to the Conservation Area, together with public benefits to offset any perceived, less-than-substantial, harm. The proposals fulfill the requirements of the NPPF and relevant Gravesham Borough planning and conservation policies.

The proposals are in line with proposals granted consent at Dorrington Cottage and Well House.

The works are not considered to harm the special interest of the listed building, and the proposals have been designed in accordance with all relevant planning policies

The specialist Heritage Statement concludes that

“Overall, it is considered that the proposals represent a sensitive, proportionate and conservation-led response to the opportunities and constraints presented by Elizabeth House. The scheme has been informed by a detailed understanding of the building's architectural and historic significance and seeks to preserve those elements of greatest interest whilst enabling the building to continue to function as a sustainable family home. The identified harm is principally associated with alterations to the later fenestration and the reopening of the former window aperture and is considered to be at the lower end of the less than substantial harm spectrum. The harm is outweighed by the conservation and public benefits arising from the repair, enhancement and long-term stewardship of the listed building. The proposals therefore comply with the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, and relevant local planning policy.