

Design & Access Statement with Heritage Statement at:-
Mill House
Hermitage Lane
Higham
Rochester
ME3 7ND

MKA Architects Ltd, 198 High Street, Tonbridge, Kent TN9 1BE 01732 850995

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Fig .1. Location map 1

1.0 Site Location

1.0 The application site lies on the north side of Hermitage Lane which spans East-West between the Lower Rochester Rd to the East and School Lane/ Forge Lane to the West in the village of Higham. See Fig 1.

1.1 The location is generally rural with open fields to all sides. Mill House is within a grouping of around 12 houses in this location along Hermitage lane. They are a variety of detached, semi detached, terraced and bungalows. See Figs 2 & 3.

1.2 The character of the immediate location is a tight-ish grouping of dwellings to the North of the road with spacious landscape falling to the South with tall hedging to the dwellings and elsewhere post and rail fencing.



Fig .2. Map showing location of site



Fig .2. View looking East allong Hermitage Lane

Site location

1 other dwellings in close proximity to site

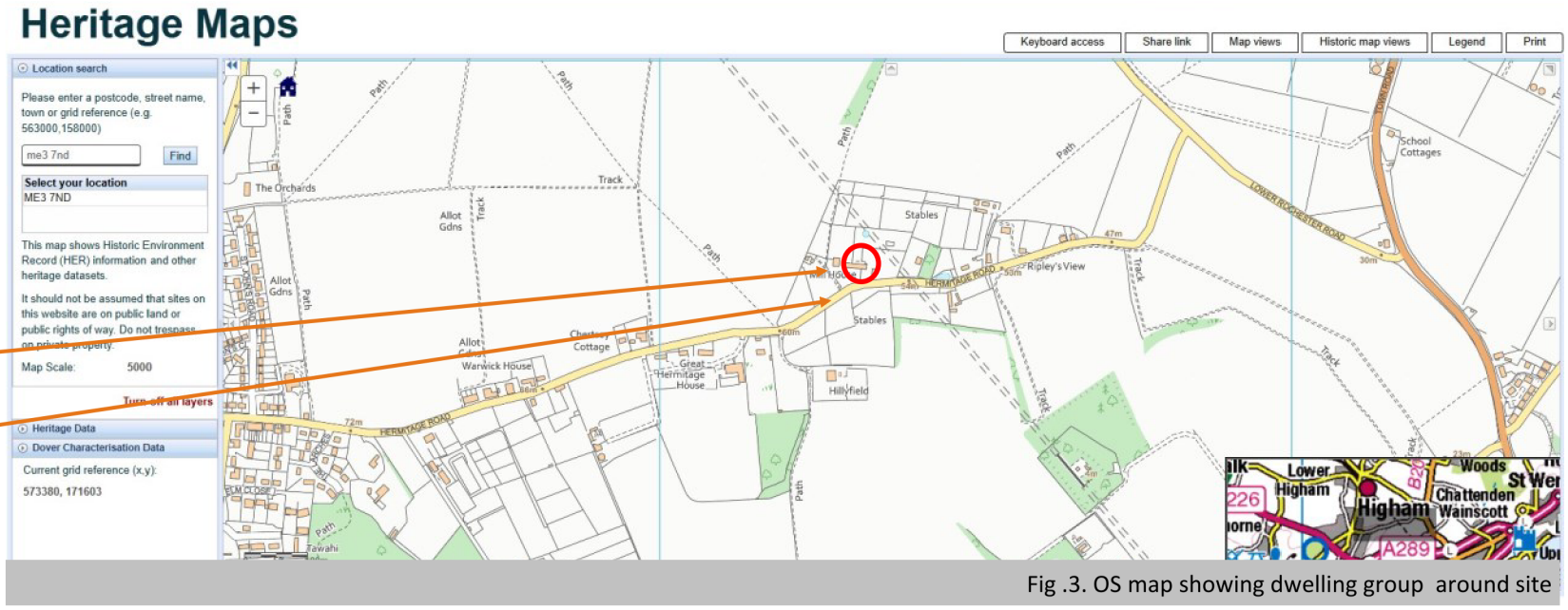


Fig .3. OS map showing dwelling group around site

2.0 Existing House

2.1 Mill House is an end of Terrace property, it is connected to Mill Granary to the West which was converted under consent 19870576. The conversion was from a Granary and Cottage into 2 no. dwellings with conservatories and garages. The conversion involved the demolition of a Northern Storage building and the construction of a conservatory to each new dwelling. The conversion also involved the retention and re-use of existing vehicular entrances onto Hermitage Lane, the conversion of the Mill Stump to a garage and the demolition of a modern concrete barn in favour of a new double garage. See Figs 4 & 7.

2.2 The Kent HER map shows the property and its neighbours as Mill House to the East, Mill Barn in the centre and Mill Cottage to the West. See Fig 3.

2.3 The existing Mill House is a simple Georgian/Victorian looking house with two storey white Ashlar/stucco elevations under a slate tiled roof. Most windows are timber sash windows with Georgian panes. The rear elevations contain sash windows without Georgian panes. See Figs 7 & 9.

2.4 To the rear of the building is a lean to sun room with a shower room at the end. This has a low pitched roof with a low internal ceiling height and externally comprises 4 no. vertical sliding sash windows (no Georgian bars), a side door to the garden (with Georgian bars) and a sliding patio door to the rear. The roof appears to be formed in translucent Polycarbonate which has been overclad on the inside and is mastered by low parapet walls at each and over the Shower room. The room is poorly constructed and reaching the end of it useable life. Although it could be thermally upgraded and re-roofed its likely that it will be more cost effective and successful to demolish it and replace it. See Figs 7 & 9.

2.5 The house was extended with a two storey side extension under Gravesham consent refs 19940342 and 19940355. This enlarged the ground floor lounge and the bedroom over on the first floor. The extension has been built in matching style to the existing Building. See Fig 5.

2.6 The house is set back from the road by around 14metres and is well screened with tall boundary hedging. To the East of the house is a triple Garage building constructed under consent ref:- 20040831. Behind this is a small open sided canopy shelter in the garden because the site is exposed on the North, East and Western sides to prevailing winds. See Fig 8.



Fig .4. Front view of Mill House, Granary and Cottage grouping.



Fig .5. Front view of Mill House—showing 2 storey extension to right (East)



Fig .6. Front view of Mill House



Fig .7. Rear view of Mill House



Fig .8. View of front of site from road edge



Fig .9. Rear view of Mill House



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SHEET

Existing
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DATE: Jan 25

DRAWING STATUS: PRELIMINARY

PROJECT NUMBER	DRAWING NUMBER	REVISION
2513	05	-

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1 Front/ S Elev



2 Side/E Elev



3 Rear/ N Elev

scale in metres

0 1 5 10

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Elevations

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PRELIMINARY

PROJECT NUMBER	DRAWING NUMBER	REVISION
2513	06	-

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3.0 Heritage Status

3.1 The application site shares a listing with its neighbours at Mill Granary and Cottage under the title name "Higham Mill". The listig wording is as follows:-

3.2 "Monument Types SITE (Post Medieval - 1740 AD to 1780 AD)
Protected Status:- Listed Building (II) 1051065: HIGHAM MILL (INCLUDING MILL HOUSE, GRANARY AND COTTAGE) AND MILL HOUSE

Full description
If you do not understand anything on this page please contact us.
The following text is from the original listed building designation:
TQ 77 SW HIGHAM HERMITAGE ROAD 3/156 Higham Mill GV (including Mill House, Granary and Cottage) II
C18 building probably built by Sir Richard Head about 1760. Restored. It comprises one long range of Mill House, Granary and Cottage, all of 2 storeys with a tiled roof. The Mill House is at the east end. This is stuccoed, has 2 windows, sashes with glazing bars intact and modern porch. The granary in the centre has 4 windows and the cottage at the west end one window. They are both stuccoed on the ground floor and weatherboarded above and have sprocket eaves.
Listing NGR: TQ7232471676

English Heritage, List of Buildings of Special Architectural or Historic Interest (Map). SKE16160."

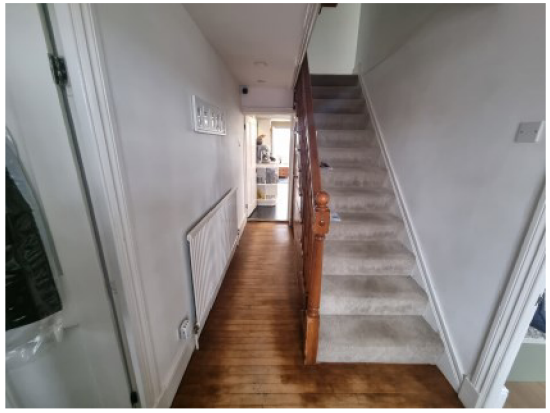
3.3 The listing clearly sets out the importance of the Heritage Asset being in its grouped status; a collection of the three property named together with the now converted Mill Stump.

3.4 An internal review of Mill House show that the fabric in all rooms is plain comprising generally painted plaster work with standard Ogee style skirtings and architraves (and others), these could be modern or Victorian or a mixture. Its likely that some of the doors are original doors however they are simple painted 4 or 6 panel white doors. The Dining Room contains a stone Fire place that maybe original however its insert and hearth are missing.

3.5 The ground floor ceilings generally have exposed and stripped or painted floor joists over, the ceiling is likely to have been removed to aid the sense of head height as all floor to ceiling heights are low on the Ground floor. The kitchen contains a stone fire place surround that may or may not be original. It is not mentioned in the listing statement and shows signs of being a more modern intervention and therefore is less significant. There are no proposals to remove it. See following photos.







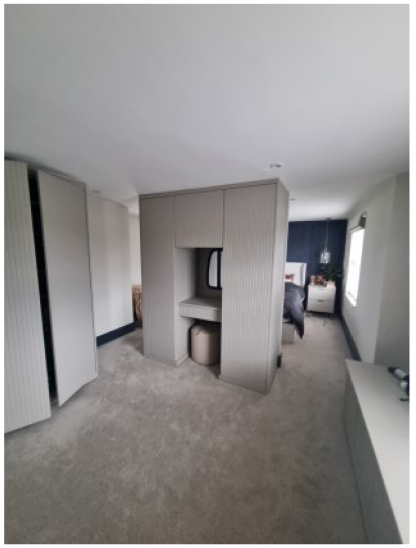
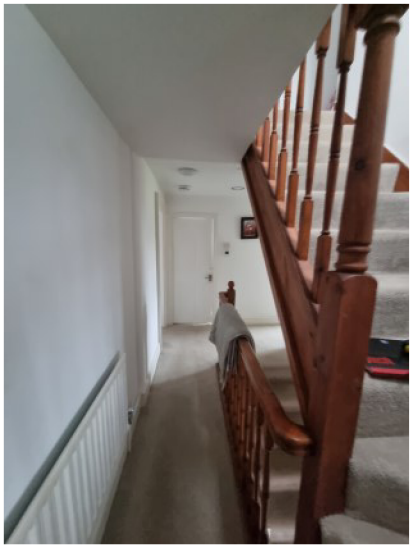
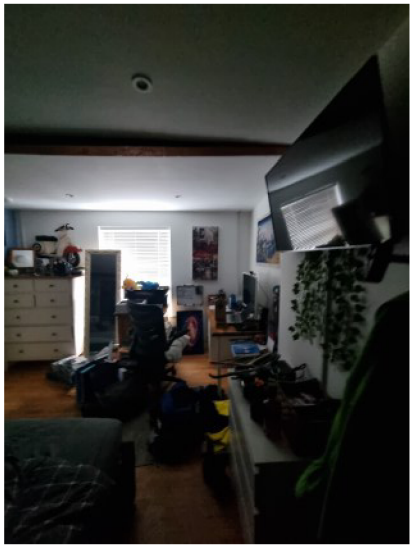





Fig .10. Photos showing internals of Mill House

4.0 Relevant Planning History —

Below is a summary of the relevant planning history on the site:-

Application for Listed Building consent for the installation of replacement windows for all windows on main house.
Ref. No: 20070139 | Status: Application Refused

Application for Listed Building Consent for the replacement of four windows on the front elevation.
Ref. No: 20090129 | Status: Application Withdrawn

Application for Listed Building Consent for the replacement of four windows in front elevation, either side of the porch.
Ref. No: 20090717 | Status: Application Permitted

Construction of two roof lights in the front roof slope, two roof lights in the rear roof slope, one roof light in the side roof slope and associated internal fire proofing works in relation to conversion of roof space.
Ref. No: 20160537 | Status: Application Permitted

Application for Listed Building Consent for the construction of two roof lights in the front roof slope, two roof lights in the rear roof slope, one roof light in the side roof slope and associated internal fire proofing works in relation to conversion of roof space.
Ref. No: 20160538 | Status: Application Permitted

Construction of a dormer window in the front and rear roof slopes, one roof light and three high level vent tiles within each of the front and rear roof slopes and a roof light within the side roof slope.
Ref. No: 20171160 | Status: Application Permitted

Application for Listed Building Consent for the proposed construction of a dormer window in the front and rear roof slopes, one roof light and three high level vent tiles within each of the front and rear roof slopes and a roof light within the side roof slope.
Ref. No: 20171161 | Status: Application Permitted

Application for approval of conditions 3, 4, 5, 6 and 7 attached to planning permission reference number 20171161 relating to samples of the tiles to be used for the dormer cheeks and roof, details and samples of the air vent tiles, details of the dormer roof and half or full size showing the joinery details and relationship of the window to the dormer cheeks and the dormer roof/sill, drawings to a scale of 1:5 and 1:2 of the roof lights and full details of all fire protection works required.
Ref. No: 20181283 | Status: Permitted

Erection of two storey side extension to form enlarged lounge with enlarged bedroom over and retention of the conservatory at the rear.
Ref. No: 19940342 | Status: Application Permitted

Application for Listed Building consent in connection with the erection of a two storey side extension and retention of the conservatory at the rear.
Ref. No: 19940355 | Status: Application Permitted

Erection of double garage and store at the front.
Ref. No: 20040831 | Status: Application Permitted

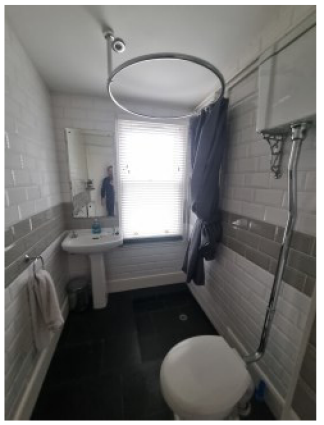
Conversion of granary and cottage into 2 no dwellings each with the erection of a conservatory at the rear conversion of mill stump into garage with studio over and erection of a detached double garage on the western side
Ref. No: 19870576 | Status: Application Permitted

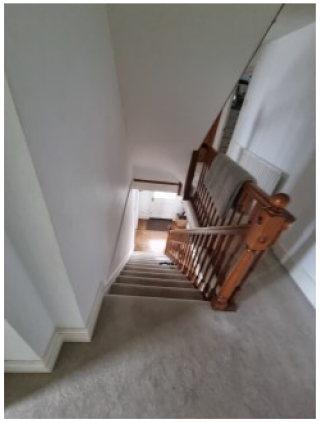
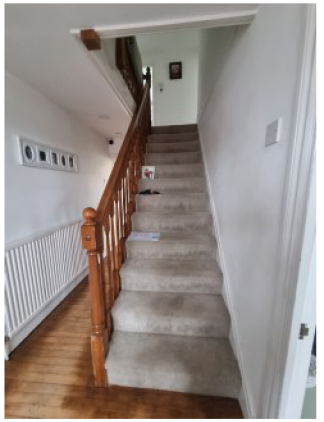
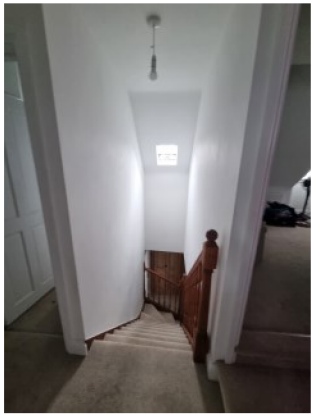
4.1 The main areas of historic alteration and development of the house have been as follows:-

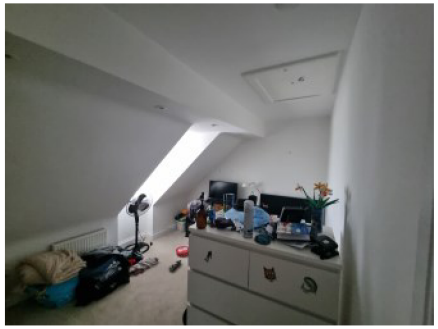
4.2 ONE
Two storey side extension. This was consented in September 1994.

4.3 TWO
Consent to replace front 4 Sash windows. This was consented in January 2010 and the main aim was to restore the traditional look and features back to the Heritage Asset.

4.4 THREE
Conversion of loft space and insertion of 2 no. dormer windows. The delegated report sets out that there is a theoretical case that the combination of the roof conversion, dormer windows and 2 storey side extension is inappropriate in terms of development in the Green Belt. However when considering the overall impact on the openness of the Green Belt the conclusion was that the additional dormer windows affect on the openness of the Green Belt “would be very limited”. Furthermore the delegated report stated “It is considered that the conversion of the roof space and the insertions of the dormers would have no overall effect on the existing bulk or appearance of the dwelling and would therefore accord with adopted policy. The roof lights and vents would also not impact on openness”. The report also contains an objection to the design of the dormers which were, presumably, re-designed as consent was issued in October 2016.



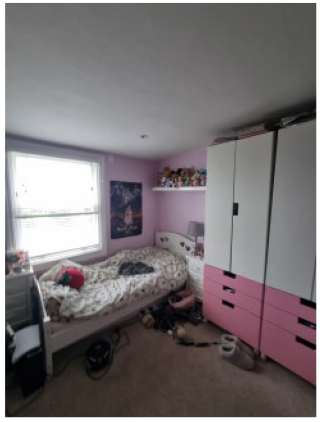
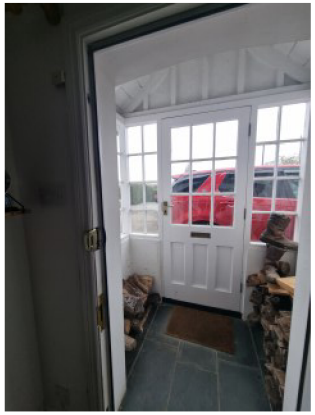



Fig .11. Photos showing internals of Mill House

5.0 Pre-app submission

5.1 A pre-app submission was made to Gravesham Council on the 25th Feb 25 and a meeting held on site with a Planning Officer on 10th April 25.

5.2 The pre-app proposals were as follows:-

5.2.1 Demolition of existing rear sun room and shower room

5.2.2 Construction of single storey extension to the full width of the rear elevation plus a further 1.7m portion to the East to provide sheltered courtyard to the Eastern side of the house. This will provide a new position for the Kitchen and a boot room with cloak room toilet. See Fig 12.

5.2.3 Adjustments to the patio areas including the construction of seating and an external kitchen See Fig 14.

5.2.4 A pair of French doors are proposed in the existing East Elevation. See Fig 13.

5.3 The appearance of the proposals was designed to be similar and harmonious with the existing Heritage Asset.

5.4 In the meeting with the Planning Officer (PO) he stated that he had consulted with the Conservation Officer (CO) who had stated that the rear extension could not extend beyond the width of the original wall of the house an that it should be set back from the corner by between 200 and 300mm. The PO stated that he would get clarity from the CO on this.

5.5 The PO also stated that he recognized that increase calculations had been submitted. He stated that Gravesham's policy is that increase should be no greater than 30% but that this was an indicative tool that is used in conjunction with other salient matters when determining a formal application. The PO stated that again he would ask for clarity form the CO and provide that. The CO's responses are still awaited.

5.6 In broad terms the Pre-app suggested that the proposals were acceptable if the width of the rear extension was reduced to connect to the original back wall in line with the edge of the Kitchen window. The scheme has been adjusted to achieve this.

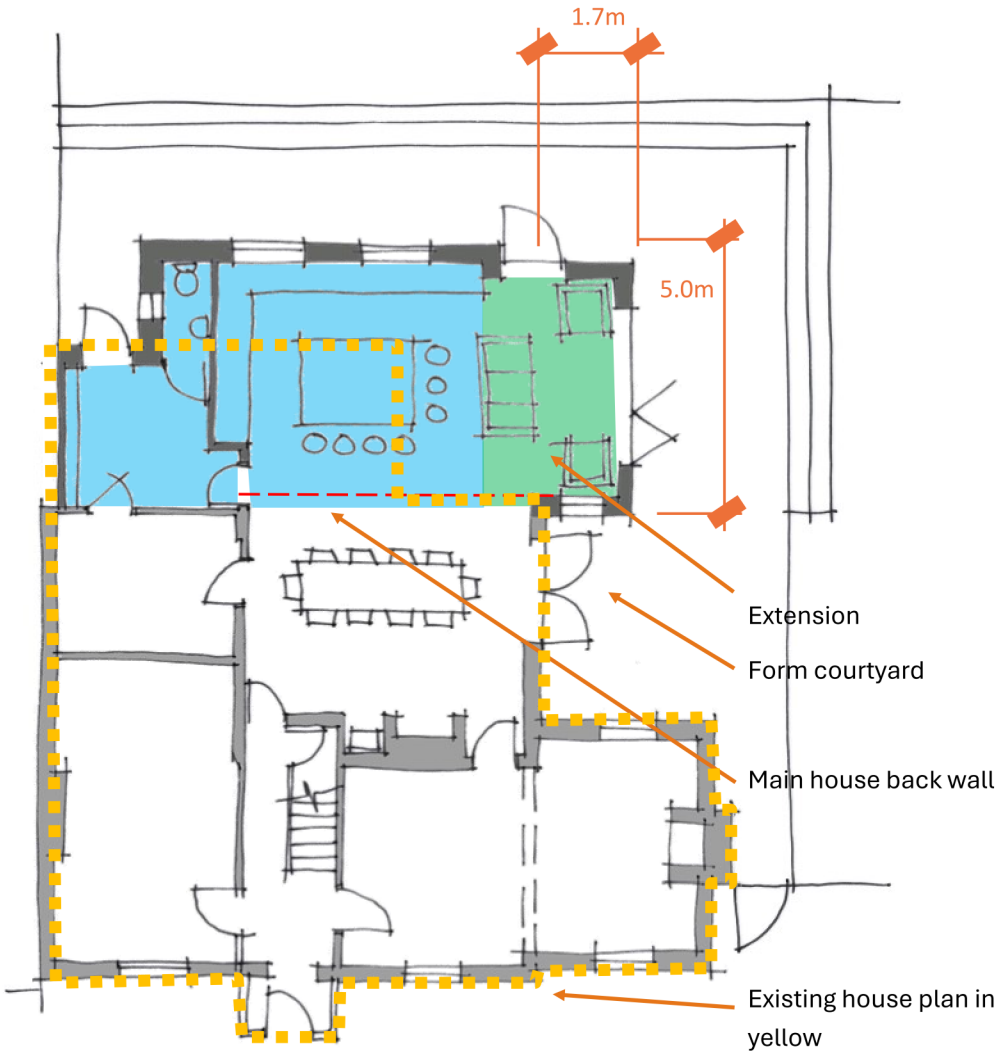


Fig .12. Pre App Proposed Ground Floor Plan



Fig .13. Pre-app proposed East/ Side Elevation



Fig .14. Pre-app proposed North/ Rear Elevation

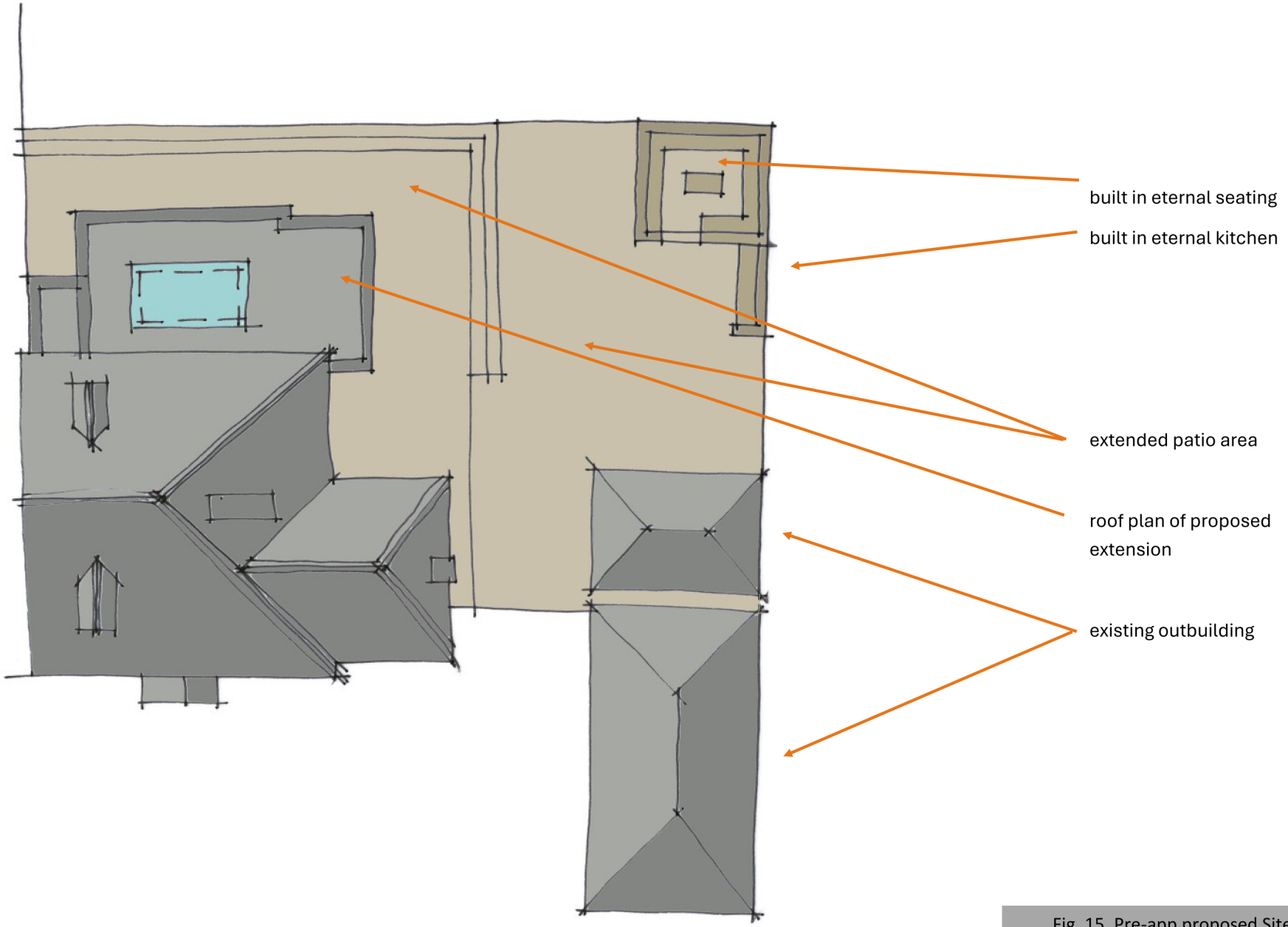


Fig .15. Pre-app proposed Site Plan

6.0 Proposals

6.1 The proposals now represented in this Planning and Listed Buildings Application are therefore as follows:-

6.1.1 Demolish the existing rear sunroom and shower room. These rooms clearly have no historical significance.

6.1.2 Construct a single storey extension in place of 6.1.1. The features of which are:-

a) Simple white painted masonry room with parapet walls and flat roof over.

b) The room will be divided into 3 bays on the rear elevation to break down its mass. The Western side will be set back as a doorway to and from the Boot room, the central area will sit forward and encompass the Cloak Room WC and Kitchen and the Eastern portion will be set back and house seating area to address the garden which is primarily in the Easterly direction. The extension will be less than the full width of the original rear wall of the house by springing it in from the existing window opening as discussed at Pre-app above.

e) The existing ground floor back wall of the kitchen will be removed to enlarge the current kitchen/ dining room. This portion of wall appears to contain no Historically significant fabric, the windows are replacement.

f) Patio enlarged and built in seating area and eternal kitchen constructed

6.2 As in the pre-app the appearance of the new extension has been designed to be in- keeping and harmonious with the existing Architecture through the use of white painted ender elevations.

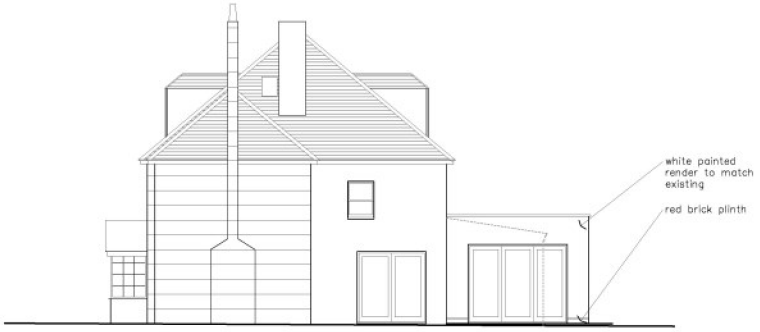
6.3 See Fig 16 & 17 showing proposals.



Fig .16. Proposed Plans



1 Font/ S Elev
no changes



2 Side/ E Elev
no changes



3 Font/ S Elev
Rear/ N Elev

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SHEET

Proposed Elevations

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scale in metres
0 1 5 10

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Fig .17. Proposed Elevations

7.0 Amount

7.1 The proposals will remove the existing sun room which has an area of 18m2 (Gross external).

7.2 The size calcs are as follows:-

7.3 The **original house** has the following Gross External Floor Area (GEFA) sizes:-

Basement – 23.6 m2

Ground floor– 79.5 m2

First floor – 77.5 m2

Total = **180.6 m2**

7.4 The sun room and two storey side extension added the following:-

Basement – 0 m2

Ground floor – 33 m3

First floor – 15 m2

Total = **48m2** taking the GEFA to 229.6m2 This was an increase of 26.5% over the original building.

7.5 Current proposals add the following:-

Basement – 0 m2

Ground floor – 31m2

First floor – 0 m2

And the reduction by removing the sun room – 18m2

Total = **13 m2 additional floor area** (which is the size of the two storey side extension (38.5m2) minus size of the existing sun room 18m2 (sun room)) takes the GEFA to:-
Original house (180.6m2) + two side extensions (30m2)minus plus replacement rear extension (31 m2) = **241m2 which gives a percentage increase over the original GEFA of 33%.**

8.0 Layout

8.1 The layout of the proposals are much the same as the existing arrangement, that of the original house with an existing side extension with a rear addition. In the existing layout this room is a separate Lounge and shower room. In the new layout it provides a new location for a Kitchen dining room. The existing shower room becomes the location of a Cloak room and is complimented by a Boot Room with a separate rear entrance.

9.0 Scale

9.1 As above the scale of the proposals have been designed do that they are subservient to the existing dwelling just as the existing rear extension is.

10.0 Landscaping

10.1 Landscaping proposals are limited to extending the patio as shown on the drawings and proving a built in seating area and out door kitchen. The seating are and kitchen have been set away from the rear of the Heritage Asset so as to limit their impact on its setting.

11.0 Appearance

11.1 As above the appearance of the proposals have been designed to be subservient and to use harmonious materials and detailing so that the appearance of the Heritage Asset is not compromised.

12.0 Context

12.1 The context of this design is set by the appearance of the Heritage Asset and that the proposals are an extension to a domestic property. Therefore and as above the extension has been designed to be subservient and harmonious.

13.0 Use

13.1 The application site is a private domestic property.

14.0 Access

14.1 Access arrangements to and from the house remain as existing.

15.0 Conclusion

15.1 The significance of the Heritage Asset can be seen to be primarily in the grouped status of the three main buildings and their relationship together. The main groups most significance elevation also appears to be the south elevation facing the road.

15.2 The existing rear lean to extension is, arguably, at the end of its economic life and a straight like-for-like replacement would miss the opportunity to improve the rear elevation of the Heritage Asset. Additionally the existing sun room does notprovide useful accommodation to the dwelling and its area could be better used.

15.3 The proposed new extension has been designed to have aesthetics that are sympathetic to the existing aesthetic of the Heritage asset and to also improve on those of the lean to extension.

15.4 GEFA calculations show that the proposals remain “modest” as required by Green Belt Policy.

15.5 The designs have been submitted to Gravesham for their comment before a formal application has been prepared. As a result of the Planning Officers comments in the pre-app the proposals have been adjusted and reduced in scale as recommended by the Planning Officer and the Conservation Officer.

15.6 The submitted scheme aims to provide improved accommodation to the dwelling and to also remove the existing low grade rear sun room. At the same time it seeks to improve and enhance the setting and appearance of the heritage Asset by proposing a simple rear extension using materials and features that are harmonious with the existing dwelling.