

**PROPOSED SINGLE STOREY REAR EXTENSION
AT
CRUTCHES FARMHOUSE
OLD WATLING STREET
HIGHAM
KENT
ME2 3UG**

**HERITAGE/
DESIGN AND ACCESS STATEMENT**

**mark carter associates
design studio
priestfield stadium
gillingham
kent
01634 304700**

JULY 26



EXISTING SITE / LOCATION.

This document has been prepared to support the Planning and Listed Building Applications for a new rear extension, which in part replaces the existing Utility and Toilet area and increases the existing Kitchen creating a more open family space.

The purpose of this document is to provide information explaining the site's background, heritage and the proposed design, it should always be read in conjunction with the formal scaled drawings and documents which constitute the planning and listed building applications.

THE LOCATION

Crutches Farmhouse is located in Higham, a large village with a civil parish and electoral ward in the borough of Gravesham in Kent, England.

The area comprises of a mixture of residential developments constructed from the 18th century to the present day.

The property lies along Old Watling Street and lies adjacent to the A2, the main trunk road between London and the Medway Towns and is approximately 5¾ miles from Gravesend, 2½miles from Strood and 4 miles from Chatham.

THE PROPERTY

Crutches Farmhouse is a Grade II listed, semi-detached, two storey cottage, dated back to the C18th and previously extended and subdivided and adapted over time including a single storey lean too rear extension.

The listing is shared with the adjoining Crutches Gate Cottage and would presumably have originally been one detached dwelling.

There are no other listed buildings within the street or local vicinity, so any potential impact is on the adjoining property called Crutches Gate Cottage, which shares the existing rear lean too structure.

CRUTCHES GATE COTTAGE PLANNING HISTORY

Conversion of existing detached double garage at the rear into a dwelling involving the erection of a first floor level, erection of 1.8m high brick wall and wall mounted railings to the front and side boundaries and laying out of a car parking space at the side and two car parking spaces to the front of and for the existing Crutches Gate Cottage.

Ref. No: 20080906 | Status: Application Refused

Application for Listed Building Consent for the conversion of the existing detached double garage at the rear into a dwelling involving the erection of a first floor level, demolition of part of an existing wall and erection of 1.8m high brick wall and wall mounted railings to the front and side boundaries and laying out of a car parking space at the side and two car parking spaces to the front of and for the existing Crutches Gate Cottage.

Ref. No: 20080907 | Status: Application Refused

Erection of a single storey extension added to previous extension to the rear elevation and remedial works and repairs.

Ref. No: 20210369 | Status: Application Permitted

Application for Listed Building Consent for the erection of a single storey extension added to previous extension to the rear elevation and remedial works and repairs.

Ref. No: 20210370 | Status: Application Permitted

Application for approval of condition 5 attached to planning permission Listed Building Consent Application 20210370 relating to a method statement for the removal of render.

Ref. No: 20210778 | Status: Permitted

Application for approval of condition 8 attached to Listed Building Consent Application reference number 20210370 relating to a schedule of works of the repair works for each window.

Ref. No: 20210779 | Status: Permitted

Application for the approval of condition 4 attached to listed building consent reference number 20210370 relating to rear door details.

Ref. No: 20210950 | Status: Permitted

Application for approval of condition 7 attached to listed building consent reference number 20210370 relating to mortar analysis and mortar method statement.

Ref. No: 20211065 | Status: Permitted

App. for the approval of the window joinery details; retention of fire place; details of arch to be formed over the entrance porch opening on south elev. of proposed. extension & samples of roof tile, slate & facing bricks as required by conditions (ii) (a), (c)-(h) of Listed Bldg. consent GR95/164

Ref. No: 19950378 | Status: Permitted

Erection of a detached double garage at the rear.

Ref. No: 19900547 | Status: Application Permitted

Application for Listed Building consent for the demolition of the existing porch in connection with the erection of a two storey extension; internal alterations; external alterations to the west and north elevations and re-roofing of the exist. single storey extension on north elevation.

Ref. No: 19950164 | Status: Application Permitted

Demolition of the existing porch and erection of two storey extension on the west elevation to form hall and covered way with bathroom and stairway over.

Ref. No: 19950163 | Status: Application Permitted

Erection of a single storey extension at the side to form a porch

Ref. No: 19840820 | Status: Application Permitted

Application for Listed Building Consent for the demolition of existing store and porch at the side in connection with the erection of a replacement porch

Ref. No: 19840835 | Status: Application Permitted

CRUTCHES FARMHOUSE PLANNING HISTORY

Listed Building consent to re-site the existing brick built shed from its current location to the rear of the garden, involving demolition of the wooden shed.

Ref. No: 19980700 | Status: Application Permitted

Application for Listed Building Consent for the erection of part two storey and part single storey rear extension to form kitchen at ground floor level with bedroom at first floor level.

Ref. No: 20020823 | Status: Application Refused

Erection of part two storey and part single storey rear extension to form kitchen at ground floor level with bedroom at first floor level.

Ref. No: 20020713 | Status: Application Withdrawn

Application for Listed Building consent for the erection of a single storey rear extension to form a utility room and shower room/wc.

Ref. No: 19970870 | Status: Application Permitted

Application for Listed Building consent for internal alterations relating to the installation of a staircase.

Ref. No: 19970656 | Status: Application Permitted

Internal alterations to bathroom at first floor level, construction of staircase, formation of new window at first floor level in rear elevation and installation of replacement doors and windows on front and rear elevations.

Ref. No: 19930677 | Status: Application Permitted

Application for the renewal of outline planning permission ref no. GR98/489 for the erection of a detached dwelling.

Ref. No: 20010918 | Status: Application Permitted

Outline application for the erection of a detached dwelling.

Ref. No: 19980489 | Status: Application Permitted

THE LISTING

Heritage Category: Listed Building Grade: II

List Entry Number:1096336 Date first listed:05-Feb-1975 List Entry Name: Crutches Gate Cottage and Farmhouse

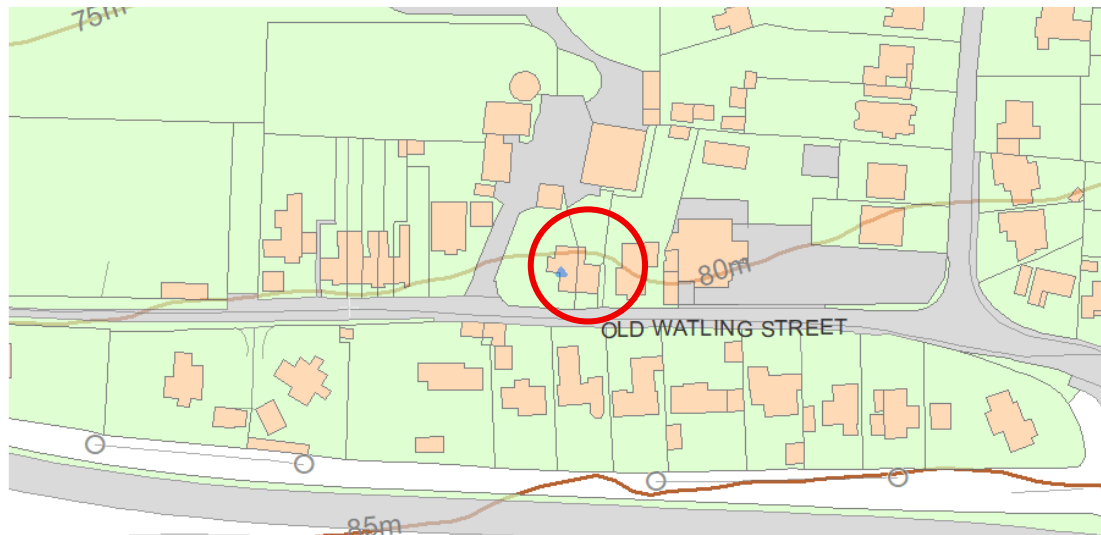
Statutory Address CRUTCHES FARMHOUSE, OLD WATLING STREET

(District Authority) Parish: Higham National Grid Reference: TQ 70748 69564

Description:

C18 subdivided. Red brick with grey headers. Tiled roof with one half hip. Two storeys. Two and 3-light casements with glazing bars. Segmental arches above those on ground floor, projecting brick courses above. Attic windows in gable ends. Central brick chimney stack.

Listing NGR: TQ7074869564

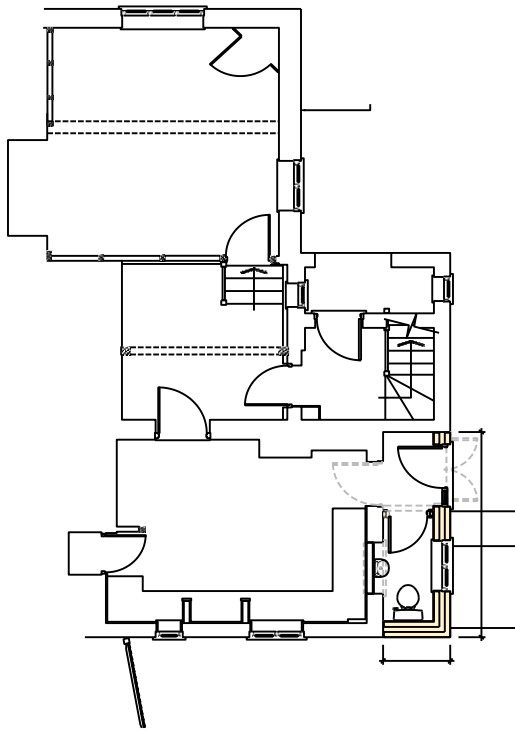


PROPOSED EXTENSION

Both properties currently share a single storey lean too enclosure, which an internal party wall.

The lean too structure is constructed in painted brickwork with a slate roof, which has been added on at some point and currently forms a utility and toilet area positioned off the existing Kitchen area via steps allowing for the change of level.

The lean-too area has recently been extended on the Gate Cottage side, which now allows the lean too roof to be positioned across the rear of the original house under application Ref 20210369. The approved floor plan and photograph is shown below-



PROPOSAL

The existing rear single storey lean-to roof and enclosure appear to have been added to both properties (Crutches and Gate Cottage) later than the original house in an obvious contrasting pallet of materials of brickwork with a slate roof. It may have at some point been an outbuilding that has become part of the existing floor space and incorporated into the house, which may have occurred when it was an original single dwelling.

The proposal is to extend the floor area of the existing house by 10m² to allow for adequate area for a family to use and to enhance the layout by re locating the existing Utility and toilet area to create a better use of the available space.

The existing lean too roof is proposed to be extended across the rear of the existing facade, and the existing kitchen window would be relocated within the extension on the rear elevation, so it is not considered as lost and to retain the existing character. The extension would not be extended across the total rear elevation but will be stepped in to retain the existing vertical line to the gable end.

As previously detailed the extension to the existing lean too building has recently been allowed on the adjoining property (Gate cottage), and this has been used as the principle to only extend this part of the property with no alterations proposed to the original building.

This proposal does not include any external alterations or extensions to the existing side gables or front elevation.

Proposed materials:

Walls – Brickwork toothed into the existing and painted to match the existing

Doors and windows – The openings will be finished in timber frames to again be in keeping with the character of the surroundings.

Roof – Slate tiles to match and tie in with the existing.

CHARACTER

The building is listed so the impact of any additional buildings is an important consideration.

The historic significance of the Grade II Listed Building has been analysed and appraised to ensure that the proposal is secondary and contribute to balance the facade nicely and to ensure that the prominence of the building is maintained. The proposal of using matching materials will retain the existing contrast of the lean-to material pallet and this simple approach will create a seamless alteration.

Alteration to the existing and impact on the neighbourhood have been carefully considered and would not be visible from the street scene and therefore maintains the street character.

The Farmhouse would maintain its existing charm and historic character while adapting to the requirements of the 21st Century and its impact would be minimal and be in keeping with the existing rear elevation and the adjoining Gate Cottage property.

SCALE.

The proposed single storey floor area is 10m²

LANDSCAPE.

Landscaping would not be affected under this proposal

PARKING / ACCESS.

The existing access and parking would not be affected by this proposal

PHOTOS



CONCLUSION

The proposal would enhance the family living space, which is currently cramped whilst maintaining the existing character and minimising any impact on the existing listed building.

The scale of the proposed extension has also been kept to a minimal in terms of scale and floor area to reduce any form of impact to the rear elevation.

Consequently, we respectfully request that the application is granted.