

**DESIGN & ACCESS STATEMENT & ASSESSMENT OF SIGNIFICANCE
(HERITAGE STATEMENT)**

FOR

**DEMOLITION OF PART TWO STOREY, PART SINGLE STOREY REAR ADDITION &
REPLACEMENT WITH A TWO STOREY, PART SINGLE STOREY EXTENSION
TOGETHER WITH REAR GROUND FLOOR INTERNAL ALTERATIONS & CHANGES TO THE
FRENCH DOORS SO THEY OPEN OUTWARDS FROM THE RECEPTION ROOM**

AT

BECKETTS CROFT, MALLING ROAD, TESTON, KENT ME18 5AR

FOR

MR A & MRS J HOPSON

September 2021

This statement and assessment have been prepared to accompany an application to Maidstone Borough Council requesting both Planning & Listed Building Consent for the above proposed works.

Becketts Croft is a Grade II Listed property set in the Conservation Area. The description from Historic England describes the house as early eighteenth century with late nineteenth century alterations.

The house is two storeys with attic rooms and a basement under the dining room. The majority of the construction is brickwork but to the rear the first floor is weatherboarded.

The front part of the house is very symmetrical but as described in the listing there is a later nineteenth century bay window added at ground floor level to the reception room, giving the front elevation a degree of asymmetry.

None of the items and features described in the listing will be affected by these proposals since it is only the rear centre section which will be changed together with some interior alterations to the kitchen and living room.

It is the intention to remove the centre two storey section at the rear with the single storey additions each side and replace it with a central two storey structure with a single storey projection on the kitchen side.

Like the front, the two-storey part of the building at the rear is very symmetrical. By removing the additions and replacing them with a two-storey structure, the symmetry will be retained but with a small degree of asymmetry created by the single storey projection.

With the two-storey extension, the centre hipped roof will be pulled forward over the extension thus maintaining the roof shape and the hipped roof.

The first floor will be weatherboarded, and the ground floor will remain in brickwork, all to match the existing.

From the research by the applicants and ourselves there were alterations to create a utility room and move the bathroom upstairs around 2001 (application number MA/01/0403) and this is the accommodation which will be altered and affected by these proposals.

The existing kitchen will remain in the present position but by rebuilding the central section, it will create the opportunity to include some glazing with bifold doors so the garden can be better linked with the house. This will provide a kitchen, living, eating area for day-to-day use. The existing living room will be sub-divided to create a toilet and utility room with changes to the fenestration to create windows to each area and an external door.

This design has enabled all the historic features of the building to be retained as described in the listing.

In the new utility room, the existing chimney and fireplace recess will be retained. However, the front face of the fireplace has been modernised in the last twenty years by previous owners giving an incongruous appearance so this will be removed, and the fireplace recess restored to become part of the fixtures in the utility room.

Most of the existing windows will be retained apart from the changes in the existing wall for the new toilet and utility room.

Where the ground floor extends in the new structure, the windows are deliberately different, partly to give improved daylight and views into the garden, but mainly so the history of the building can continue to be “read” by the style of fenestration.

The proposed extension retains the scale and rhythm of the main building with the hipped tiled roof and eaves level with the rear part of the house, which in turn is lower than the front part facing Malling Road.

At first floor level, the bathroom and toilet are kept in the existing position, but the alterations will enable the bathroom to have full height accommodation, rather than part of it being under the slope of the roof at present.

In the reception room, the applicant wishes to change the swing of the existing French doors so they open outwards onto a small terrace, rather than the existing steps, so it will create a small sitting area facing south with the steps moved to the edge of the terrace down to the garden area below. The style and appearance of the French doors will remain unchanged.

These doors and adjacent fenestration are contained in a more recent two storey extension which enlarged the reception room and bedroom above.

Therefore, the proposed rear extension follows the theme of earlier extensions, although in the case of the present proposals an existing structure is to be removed and replaced, rather than just extended, so it is felt these proposals help retain the cohesive appearance of the house and respect the historic vernacular.

Conclusion.

For all the above reasons it is felt the proposals do not adversely affect and should enhance both the appearance of the Listed Building and its setting in the Conservation Area.