

# Design and Access Statement inc Heritage Statement

Little Buckland Cottage, Buckland Lane Maidstone, ME16 0BH

The property was listed grade II in 1951 under the description

*A timber-framed cottage, the ground floor rebuilt in painted brick, above plastered. Hipped tiled roof. 3 casements. Simple left side doorcase. Ground floor addition on the west side and shed added on the east.*



1897 Ordnance Survey Map

The cottage would have been part of Little Buckland Farm but was annexed from the other listed farm buildings by the Victorian railway line to London, with access between via an underpass. As a result, the old farm buildings can no longer be viewed as a group. The property now sits in a small plot and is surrounded by early C20 sub-urban housing. The modest dwelling can still be clearly seen from the road, but its diminutive stature is dominated by the adjacent housing.

The Cottage has been extended on the south-west side in the mid C20 by a single storey flat roof extension, which forms the current kitchen, adjacent to which is the pre-fab concrete garage.





*1. View of property from roadside – land rises towards the road and right-hand boundary*



*2. SW corner for plot – site for extended garage*





*3. Existing white painted pre-fab concrete garage*

### Setting

The proposed garage remains set back on the site and will not impede views of the listed building. The visual separation between the dwelling and garage will remain much the same with the existing flat roof extension and footpath between. The traditional design of the new building will be far more in keeping with the listed building than the existing garage and provides some screening from the suburban development beyond, thereby enhancing the setting of the listed building.

### Use

The applicant wishes to replace the existing pre-fab garage with a wider garage that suits a modern car and a deeper building that also provides spaces for other domestic storage.

### Amount

The proposed building will be 0.6m wider and 4.9m deeper than the existing garage, which is the same floor area as a typical double garage.

### Scale

The height of the building will naturally increase with the use of a tiled pitch roof compared with the current flat roof, but because of its narrow span of the garage the ridge height is relatively low, keeping the building subservient to the much taller dwelling. The floor level of the garage is to be



raised by 150mm to enable the slope on the ramped access to be reduced – preventing grounding of vehicles that occurs on the current ramped driveway. The current drop in garden levels to the neighbouring house to the south-west means the eaves height will remain below the height of the existing boundary fence.

#### Location

Extending the building into the relatively unused corner of the site makes best use of the small garden. This location and the relative positions of the adjacent properties means that the proposed garage would not affect the amenity of the neighbours. In fact looking at photo 2 above the increased roof height will give greater privacy and prevent overlooking into the applicants garden.

#### Appearance

The proposed garage is of a traditional design using brick built walls with timber windows and doors under a handmade clay plain tile roof, finished with cast iron rainwater goods.

#### Landscaping

There are no trees or hedges in the area of the build and no planting is proposed.

#### Access

The proposed scheme will not affect the vehicalr or pedestrian access to the site.