

Heritage Statement

Heritage Asset & Its Setting

WEST LODGE, PEENE, CT18 8BA

NEWINGTON Peene Peene House and West Lodge

(Formerly listed as Peene House and Flats 1 and 2)

II House. C17 or earlier with early-to-mid C19 addition to left. Right section timber-framed clad towards right with red and grey brick of two periods and towards left with channelled render. Left addition channelled render. Plain tile roofs. Right section comprises main range with cross-wing to left. Cross-wing projects to rear with two short conjoined wings at right-angles to it to right, parallel to rear of main range. Short C19 single-storey rear addition to right of main range. Left addition has parallel rear range. Right section on galleted stone plinth; main range 1½ storeys, cross-wing two storeys. Left addition two storeys on rendered plinth with rendered plat band. Roof of main range hipped to right, wing hipped to front. Hipped roof to left section. Red brick stack with cogged cornice to left end of main range and to rear towards right end. Gable end stack to left end of left addition. Two hipped eaves dormers to main range. One three-light first-floor casement to cross-wing. Ground-floor windows with segmental heads. Regular three-window front to left addition, of recessed sashes with margin lights. Similar ground-floor windows. Half-glazed door under half-glazed porch to right of-ridge stack. Central panelled door with rectangular fanlight to left addition. Interior not inspected.

National Grid Reference: TR 18555 37936

Map

The building may lie within the boundary of more than one authority.

County: Kent

District: Shepway

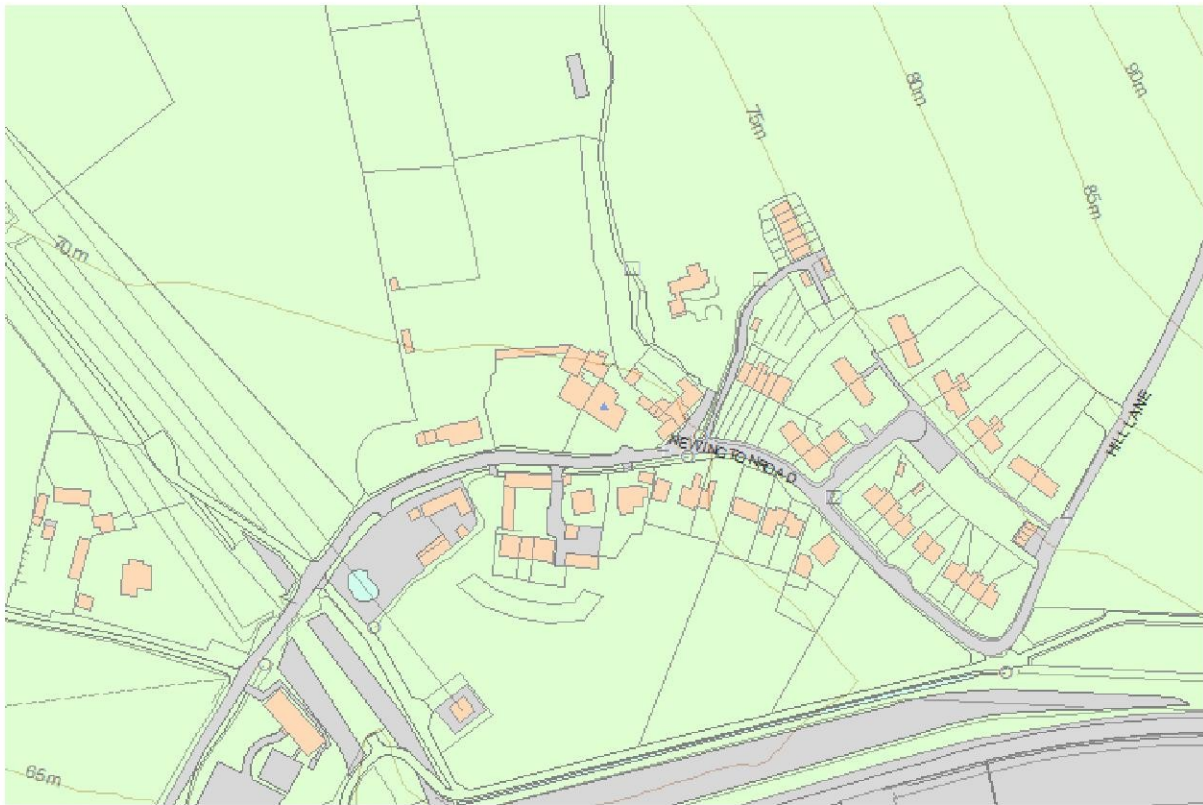
District Type: District Authority

Parish: Newington

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 15-May-1986



Setting

This 5 bed freehold detached house is located at West Lodge, Peene, Folkestone CT18 8BA and has an estimated current value of £706,000. [Peene, CT18](#) has 43 properties on it with a current average value of £358,584, compared to an average property value of £313,468 for [CT18](#).

It is an active and deliverable address. It is situated in South East region of England (ENG). It comes under North Downs East ward in Shepway district. It is in Kent County. It is at an elevation of 70m above Sea Level. The approximate latitude and Longitude of the property are 51.098688, 1.120035 respectively.

The property has its own gravel driveway leading onto the premises and is neighboured by similar residential properties. The selected site is located on the rear of the property furthest from public view confined to within the domestic dwelling as shown in the picture attached. (Photos of proposed location of air source heat pump are included) Please see enclosed plan. It will be positioned as close to the wall as possible. (300mm)

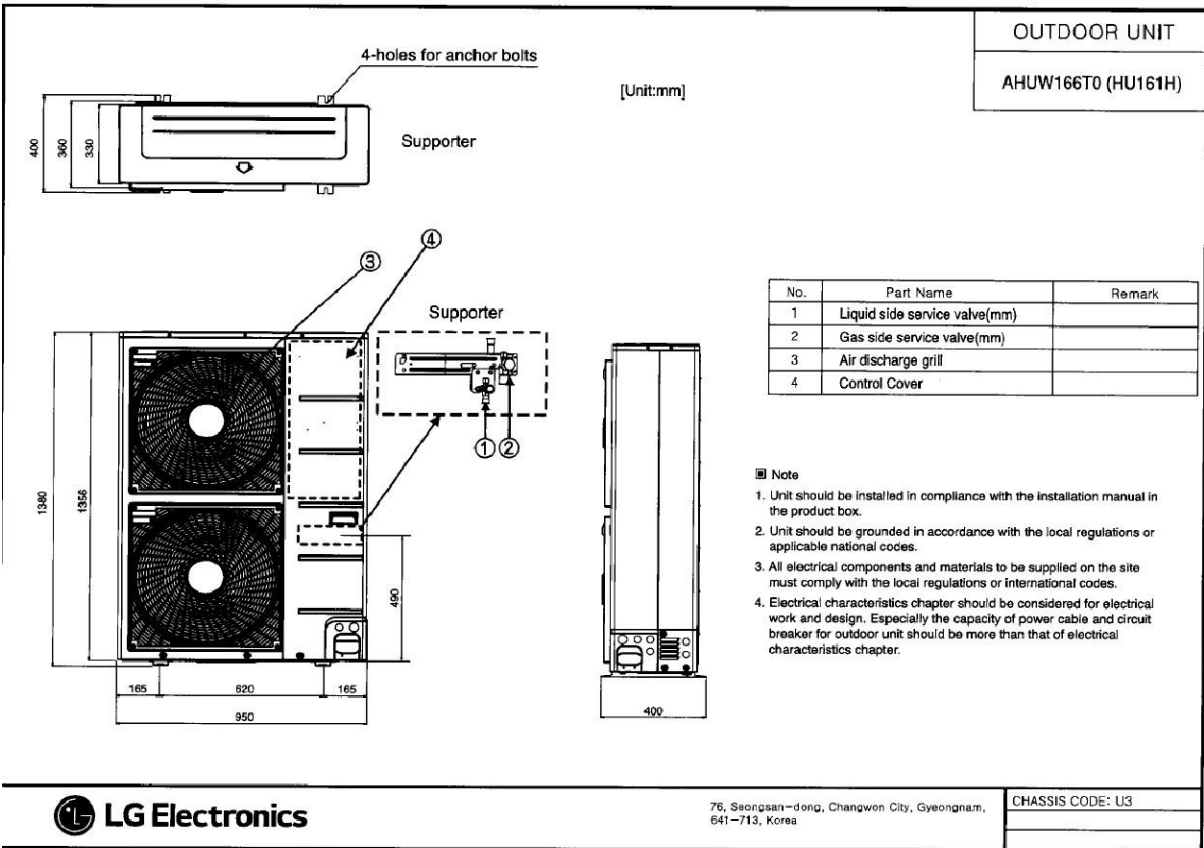


Scale and Appearance Explanation of the Design Concept for the Proposed Development.

The dimensions of the Air Source Heat Pump are

Indoor Width 520mm x Height 1,080mm x Depth 330mm

Outdoor Width 950mm x Height 1,380mm x Depth 330mm



A perfect solution for fossil-fuel boiler replacement and refurbishment projects due to the ability to produce **up to 80C** for space heating and domestic hot water, without the use of an electric back-up heater.

Reliable performance with high capacity, even at low ambient temperatures, and being at the rear of the property in a non-intrusive position this will not affect visibility from any public view point and it does not require any loss or change to original features