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**DESIGN and ACCESS STATEMENT and HERITAGE ASSET ASSESSMENT**

**PROPOSED GARDEN SHED at St ANN'S CROSS COACH HOUSE**  
**SOUTH STREET, FAVERSHAM, KENT, ME13 7LY**

St Ann's Cross used to be a pub until it closed in the 1990's and was sold off as a private house. It is listed Grade II and so is the coach house; listed in its own right despite being part of St Ann's Cross. The site is within the Faversham Town Conservation Area.

The coach house was in a dilapidated state so it was not suitable for use by the owners until in 2011 it was decided that it should be restored and planning approval no SW/12/0526 & 0527 was granted in 2012. There were a large number of planning conditions so work on site did not start until 2013 and did not progress much because the large timber wallplate supporting the first floor timber framed structure was found to be completely rotten. It took almost another year before a solution was agreed with the council's listed building consultant and then, - yet another planning application was required and approved, before work could proceed.

Building works were completed in 2016. The coach house is small and is occupied by a single parent and her son, who is now attending Q.E School. There is not enough space for gardening tools, etc, or a place where school homework can be done, and it is not possible to extend the coach house. A garden shed, which would normally be considered as a 'permitted development' would provide this extra space.

This shed is to be full width at the end of the coach house garden and will face the coach house, so it will be sited in the garden to St Ann's Cross, which is in the same ownership. It will be timber framed, on a brick plinth with feather edged weatherboarding and a mono-pitched mineral felted roof.

It will be a very small structure that will not be visible to the general public. It will only be possible to see it from the gardens to St Ann's Cross, the coach house and partly visible from the adjoining garden to Lime Tree House. It will therefore have no impact on the conservation area.

The builder will be able to use the St Ann's Cross car park for unloading and storing materials, and should be able to construct the shed over a week or two, so disruption will be minimal. The shed will also require no car parking facilities, nor will it lead to any additional journeys once construction is complete.

Document Favershams Conservation Area Assessment – Swale Borough Council  
Consulted

Eldon Hinchliffe, Affinis Design

08/01/2021