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# Dryhill Farm

Dryhill Lane

Sundridge

TN14 6AA

TITLE  
Heritage &  
Planning  
Statement

DATE  
August 2020

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## 1.0 INTRODUCTION

### CONTEXT SUMMARY

1.1 The site consists of a grade II listed barn and forms part of a cluster of buildings and structures, including Dryhill Farmhouse, Dryhill Oast (Large barn to north west of Dryhill Farmhouse), the outbuilding to north east of Dryhill Farmhouse, the old garden wall and the barn to south east of Dryhill Farmhouse (the subject site), hereafter referred to as 'The Barn'. These are all grade II listed buildings and originally formed a working farmstead. The land was subsequently subdivided and sold off separately and the farmstead is no longer used for agricultural purposes. Both the oast and the outbuilding were converted for residential use in the 1980s. It is understood that the site has not been used as a farm for approximately 80 years (see appendices).

1.2 The site is listed for its group value with the other listed buildings. It is surrounded by open countryside and woodland and lies within the Metropolitan Green Belt. There are several other traditional buildings in the vicinity including White Shieling, Dryhill Cottage and Wellers Farmhouse, all of which are also grade II listed. The group of buildings sits in a secluded location towards to bottom of the valley's north facing slope.



*Figure 1: North elevation of the subject site, The Barn. This is the main, visible elevation when approaching the site from the bridleway off Dryhill Lane (north).*



### **AUTHORSHIP**

- 1.3 This Heritage & Planning Statement has been completed by:
- Josie Roscoe, MSc Historic Conservation, BSc Arch, IHBC
  - Harmeet Minhas, MRTPI

### **AIM OF THIS REPORT**

- 1.4 Fuller Long Ltd. has prepared this Heritage and Planning Statement to accompany a pre-application to Sevenoaks District Council. This statement includes an assessment of the historical development of the site and its historic context, including a historic map progression of the earlier built form within the farmstead. This report should be read in conjunction with the 'as existing' and 'as proposed' drawings and Design & Access Statement by Sonnex Surveyors.
- 1.5 In line with the National Planning Policy Framework (NPPF), this report includes sufficient information to identify the significance of the listed building and its setting. This includes the following:
- Background of the site's development;
  - Heritage Assets that may be affected by the proposed works;
  - Map Progression Study;
  - Rural Development;
  - A Significance Assessment;
  - Impact Assessment on the Green Belt, the Listed Building and its setting; and
  - Justification Statement

### **PROPOSED WORK**

- 1.6 The proposed scheme is for the conversion of the grade II listed Barn into a modest dwelling. The Barn was originally used for agricultural purposes, however, for the last 80-100 years it has remained ancillary to Dryhill Farmhouse. The Barn has become redundant, particularly since the farm use of the site ceased and the other buildings within the farmstead were converted. The proposed works seek to optimise the building through restoration and creating a new use.



- 1.7 These proposed works include underpinning to reduce the floor level and reconfiguration of the internal layout to accommodate WCs, living space, bedrooms, utility, study and a kitchen and an extension to the east side of The Barn.
- 1.8 This design scheme has evolved with a heritage-led approach. The extension design and the reduction in floor level takes into consideration the proportionality, size, form and character of the host building, the topography and impact on the setting of the surrounding designated heritage assets. The architectural features of the extension will match the existing building in terms of materials, detailing, profile and form.
- 1.9 Lowering the floor level will allow for an additional floor to be inserted. The visual impact of lowering the floor level is negligible on the north elevation facing towards Dryhill Farmhouse and the Outbuilding to the Northeast of Dryhill Farmhouse. This is considered to be the main elevation of The Barn due to its orientation towards Dryhill Farmhouse and its visibility from the main approach along bridleway SR185 from the direction of Dryhill Lane . By retaining the external height and openings of The Barn's main elevation, the visual relationship between The Barn and the other buildings is preserved. The design evolution and impact assessment are discussed in further detail in this report.
- 1.10 By enabling these works, the building will be restored, and the change of use will ensure its continued use and maintenance for the future.

#### **SITE DESCRIPTION**

- 1.11 The site is a single storey barn with three bays likely built in the 19th century, possibly the late 18th century. There are three large openings to the north elevation and one small window on the west elevation. The Barn was primitively constructed, likely with readily available or reused materials, which includes rubble stone, red brick dressings, timber and clay roof tiles (and some scalloped tiles on the south pitch). The roof has a jerkinhead detail at each gable end and is supported by two open queen post trusses. The floor is a later concrete slab, the date of which is unknown.

#### **METHODOLOGY**

- 1.12 The historic background and assessments in this report have been carried out using primary and secondary sources of information. The desktop research was based on literature and documentary review of local history and architecture, including maps, drawings and reports.
- 1.13 Area Surveying: A survey of the site was conducted on 20<sup>th</sup> July 2020 by visual inspection to analyse the site and identify the relevant parts of listed building and if proposed scheme will affect the special



interest of the listed building, its setting and the openness of the Green Belt. Consideration has been given to the features which contribute to the identification of the built form and the understanding of the special character of the site.

1.14 Planning Policy Guidance and Legislation: An initial review of relevant national and local policy and guidance has been considered at an early stage of the project. This is to inform the design development and ensure that proposals are compliant with the relevant policies and guidance. These include the following:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), February 2019
- National Planning Practice Guidance (NPPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
  - Planning Note 1: The Historic Environment in Local Plans
  - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
  - Planning Note 3: The Setting of Heritage Assets
- Farmsteads Assessment Framework, Historic England (2015)
- Historic Farmsteads Preliminary Character Statement: South East Region, Historic England 2006
- Sevenoaks District Council, Core Strategy (Adopted Feb 2011)
- Allocations and Development Management Plan (Adopted 2015)



## HERITAGE ASSETS

1.15 The subject site is grade II listed. Historic England's Listing description is as follows:

*SMALL BARN TO SOUTH EAST OF DRYHILL FARMHOUSE*

**Designation Type:** Grade II Listed Building

**Date first listed:** 16-Jan-1975

**Location:** SUNDRIDGE Dryhill Lane (East Side), Small Barn to South-East of Dryhill Farmhouse

**Details:** C18 3-bay barn. Half hipped tiled roof. Random rubble with red brick dressings. Somewhat altered internally with modern brick lining and partitions. Graded for group value.

**Listing NGR:** TQ4958454904

Dryhill Farmhouse, the oast, Barn, outbuilding and garden wall form a group and are also grade II listed, These are numbered in Figure 2 and outlined below:

- 1 - OUTBUILDING TO NORTH EAST OF DRYHILL FARMHOUSE  
Designation Type: Listing Grade: II
- 2 - OLD GARDEN WALL TO EAST OF DRYHILL FARMHOUSE  
Designation Type: Listing Grade: II
- 3 - DRYHILL FARMHOUSE  
Designation Type: Listing Grade: II
- 4 - LARGE BARN TO NORTH WEST OF DRYHILL FARMHOUSE  
Designation Type: Listing Grade: II

1.16 It is clear from the above listed building description of the site that its significance is mainly derived from the site's visual relationship with the other buildings, as it is 'graded for group value'. The listed description states that The Barn is 18th century, however, earlier cartographic evidence suggests that it may be 19th century and physical evidence suggests that elements of the building are much later. This is further discussed in the 'Historic Development' chapter.



**Figure 2: Local Plan map. This shows the location of the site in relation to the other statutorily listed buildings in the vicinity. Other planning constraints to notes are that the site lies within an AONB and is within the Metropolitan Green Belt. Numbered buildings are:**



## OTHER DESIGNATIONS

1.17 The site is located within the Metropolitan Green Belt, an Area of Outstanding Natural Beauty, an Archaeological Notification Area and lies adjacent to the public right of way and a Biodiversity Opportunity Area. There are two TPOs north of the site.



Figure 3: Local Plan Map. This shows the natural environment, trees and biodiversity in the site area. Two of the trees just north of the site have TPOs.

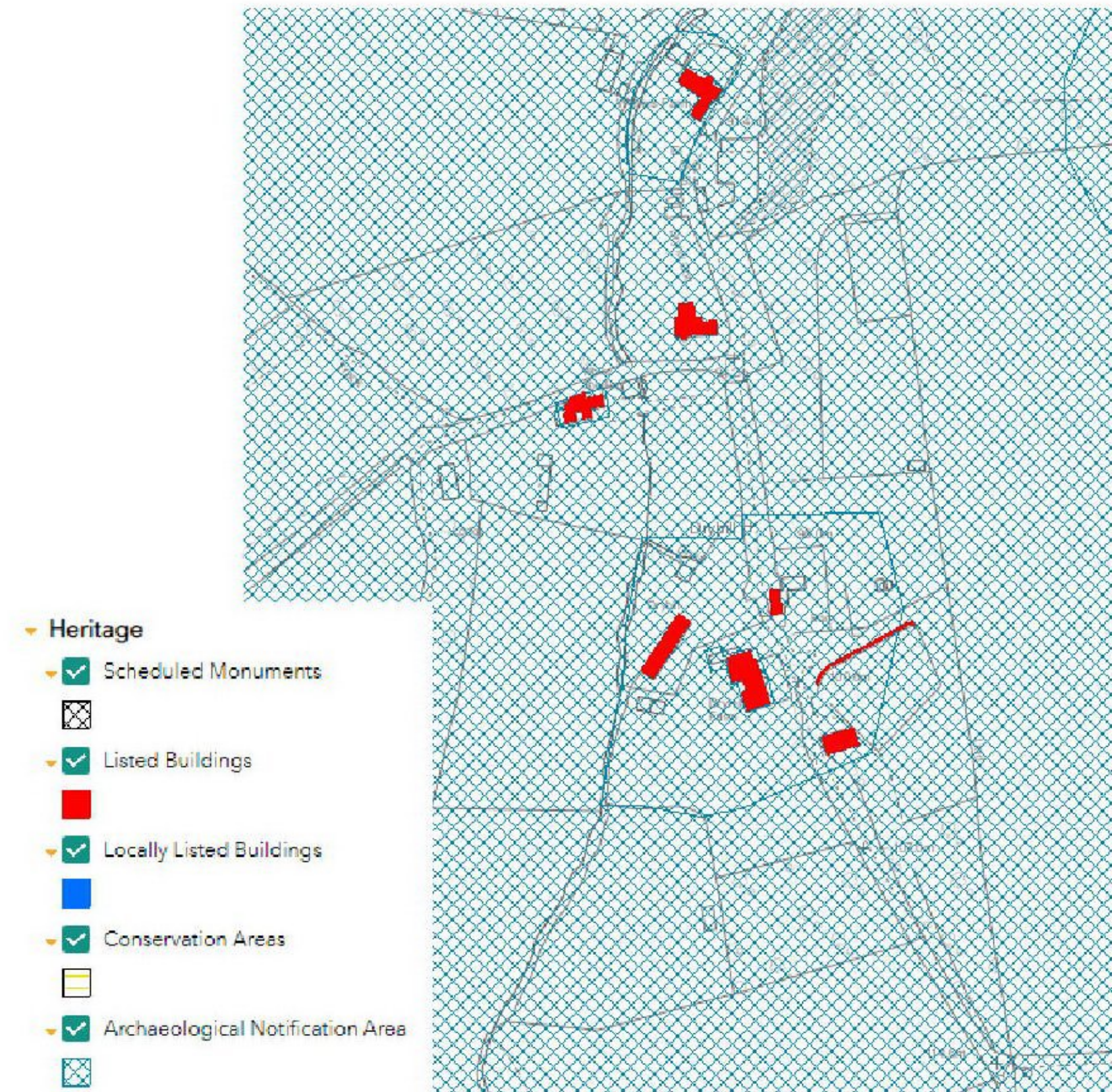


Figure 4: Local Plan Map. This shows the Archaeological Notification Area layer from the local plan map and shows that the site and its surroundings sit within this area.



## 2.0 HISTORIC DEVELOPMENT

### MAP PROGRESSION

The following maps show how the site developed between 1769 and the current date.



Figure 5: Blatt, 1769. This map shows Dryhill Farm in its current location with several buildings in a similar configuration to the other earlier maps in this map progression. The large barn to the northwest of Dryhill Farmhouse, The Barn and a larger version of the outhouse appear on this map. These earlier maps were more indicative, rather than showing exact location of buildings. However, the location of one of the barns/outbuildings having previously existed directly east of the farmhouse is substantiated by what appears to be early foundations. The Barn is not shown in this map, and it is possible that it was built later in the 18<sup>th</sup> century or in the 19<sup>th</sup> century as evidenced in the later OS maps.



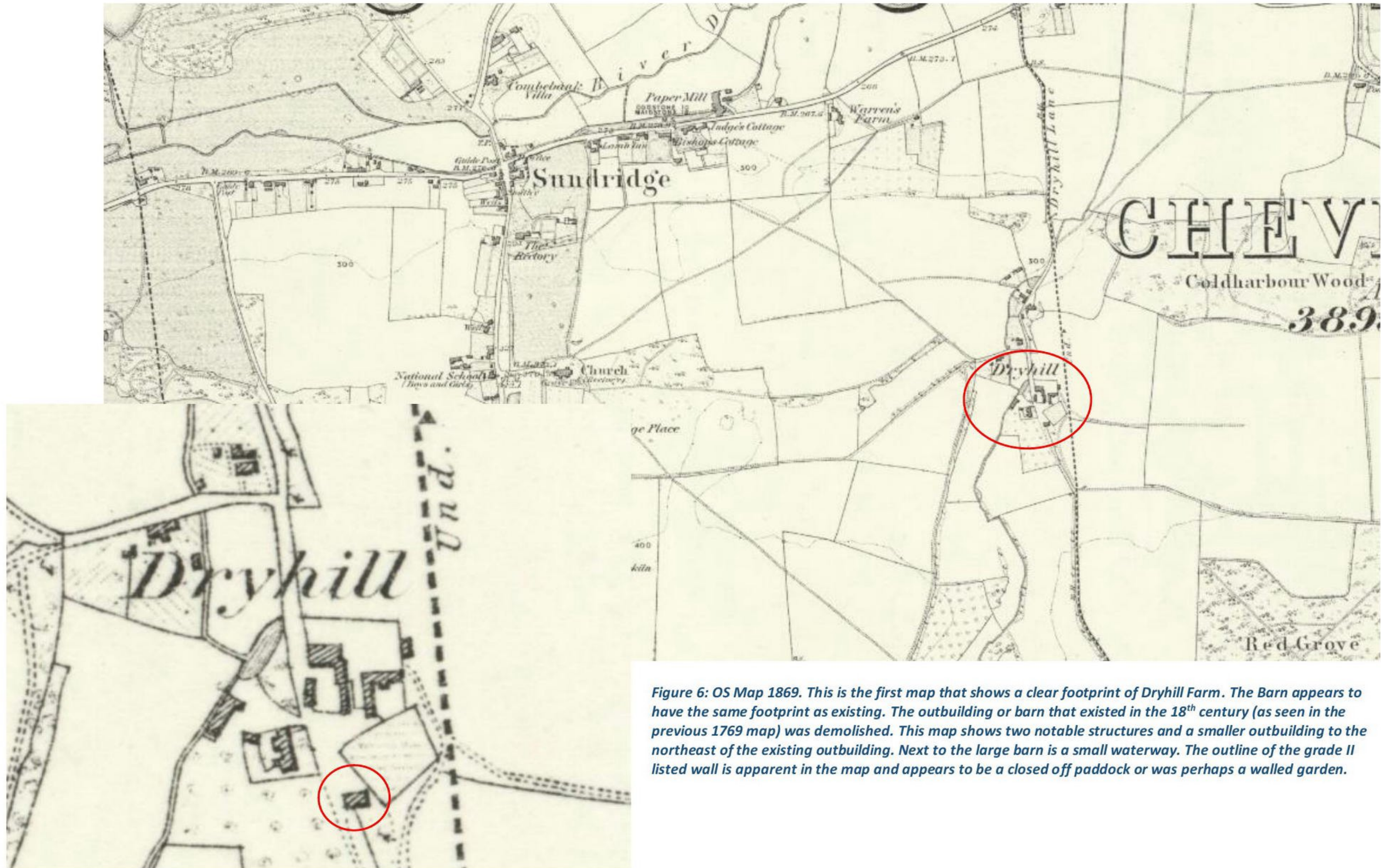


Figure 6: OS Map 1869. This is the first map that shows a clear footprint of Dryhill Farm. The Barn appears to have the same footprint as existing. The outbuilding or barn that existed in the 18<sup>th</sup> century (as seen in the previous 1769 map) was demolished. This map shows two notable structures and a smaller outbuilding to the northeast of the existing outbuilding. Next to the large barn is a small waterway. The outline of the grade II listed wall is apparent in the map and appears to be a closed off paddock or was perhaps a walled garden.



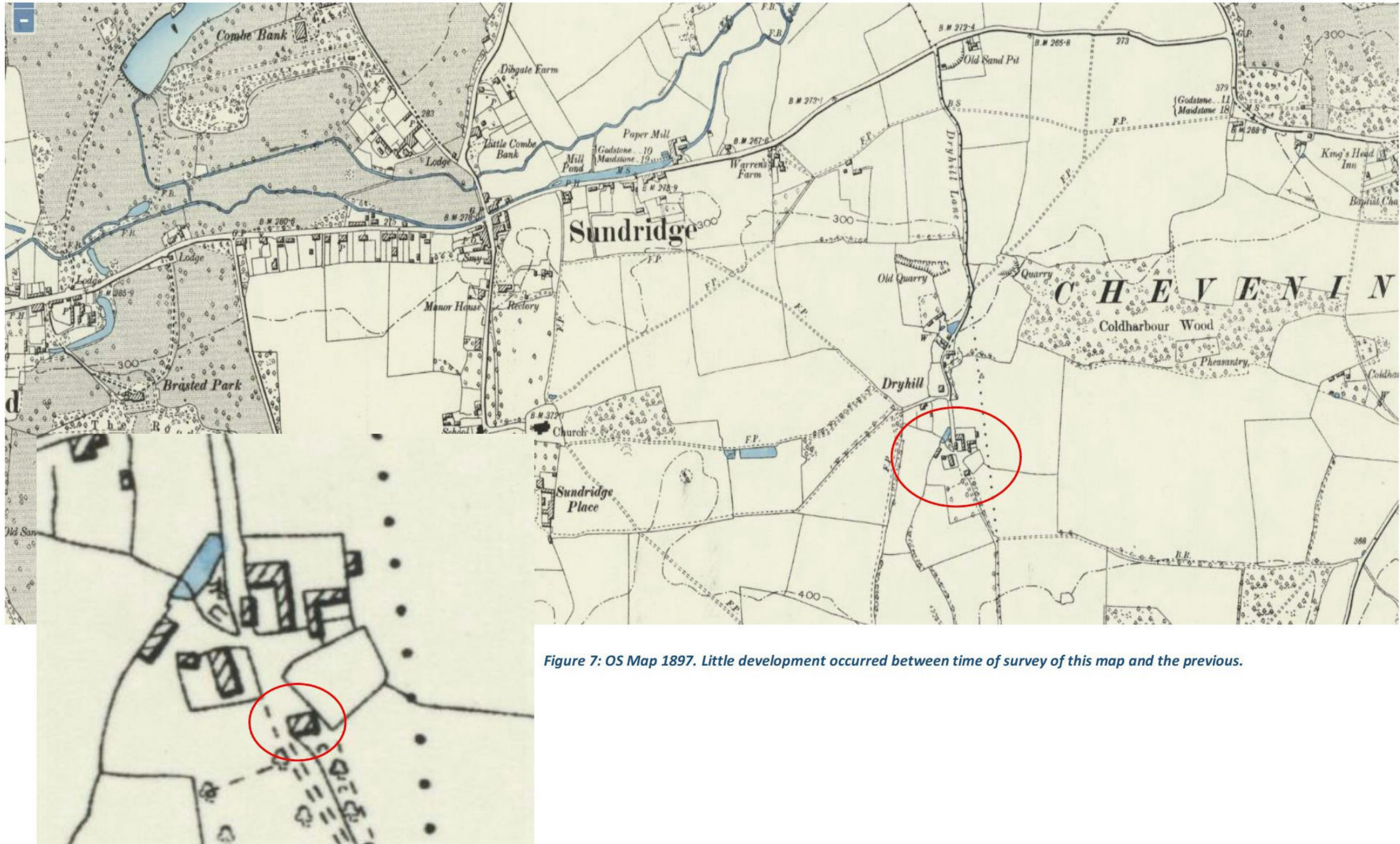


Figure 7: OS Map 1897. Little development occurred between time of survey of this map and the previous.



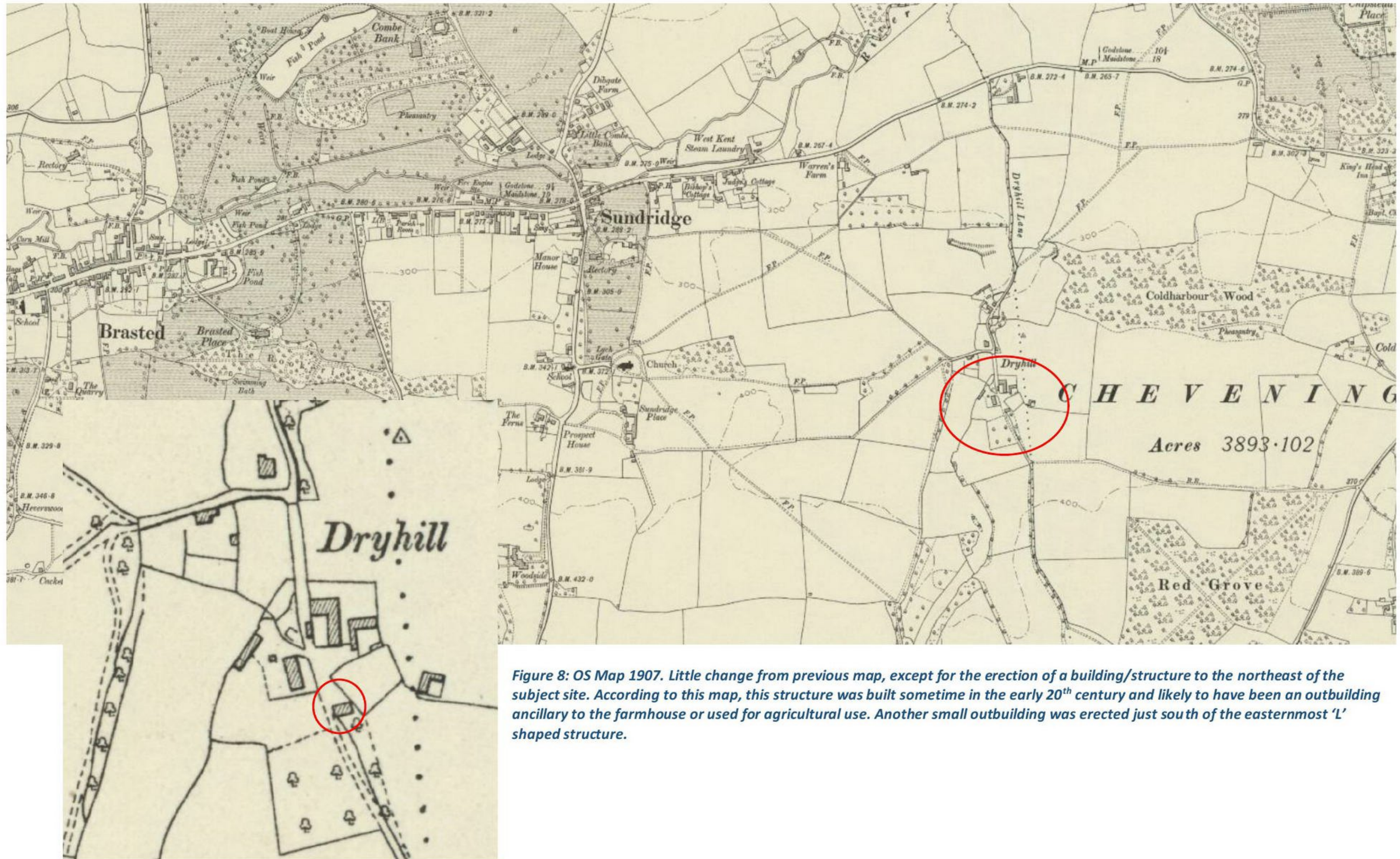


Figure 8: OS Map 1907. Little change from previous map, except for the erection of a building/structure to the northeast of the subject site. According to this map, this structure was built sometime in the early 20<sup>th</sup> century and likely to have been an outbuilding ancillary to the farmhouse or used for agricultural use. Another small outbuilding was erected just south of the easternmost 'L' shaped structure.



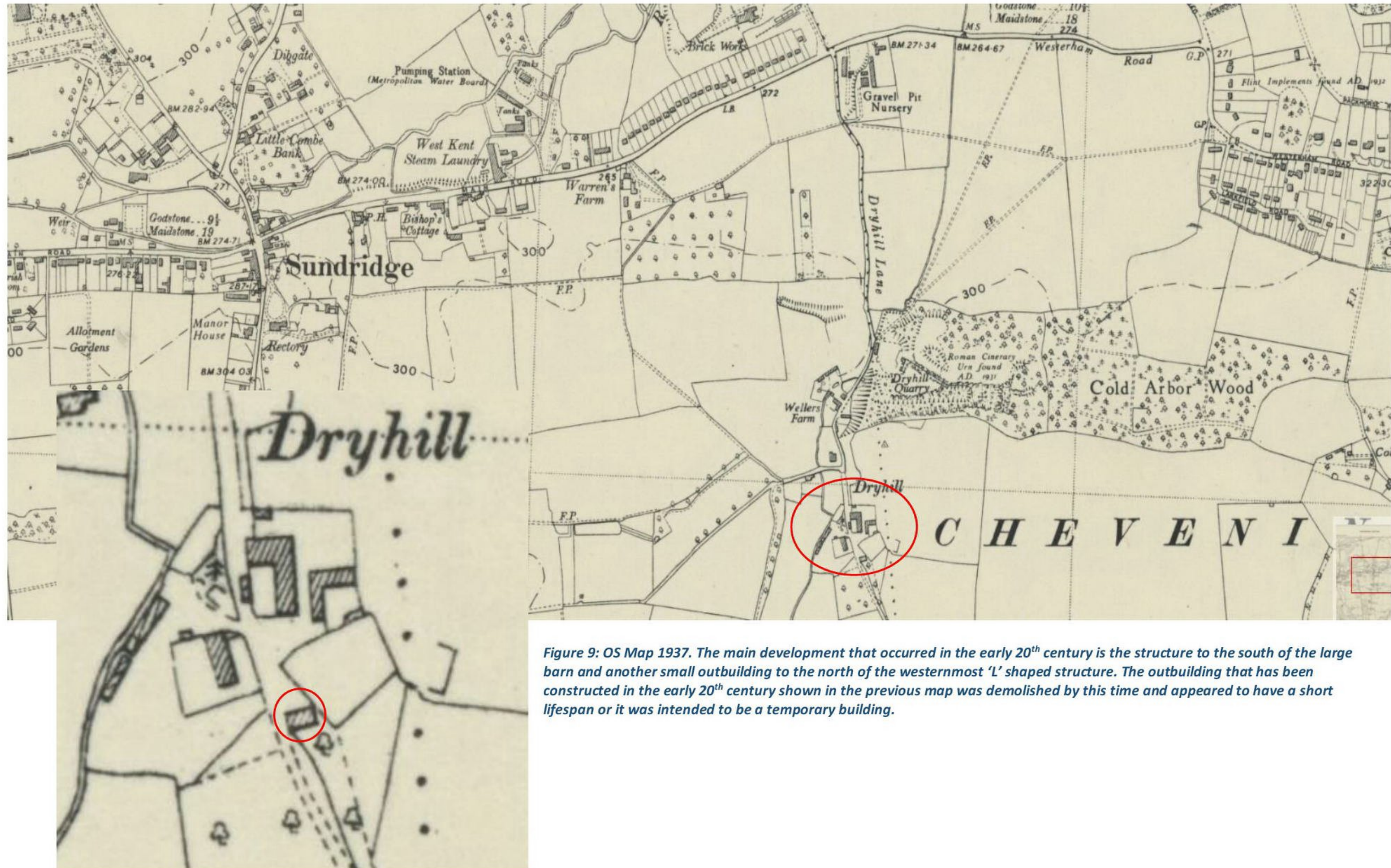
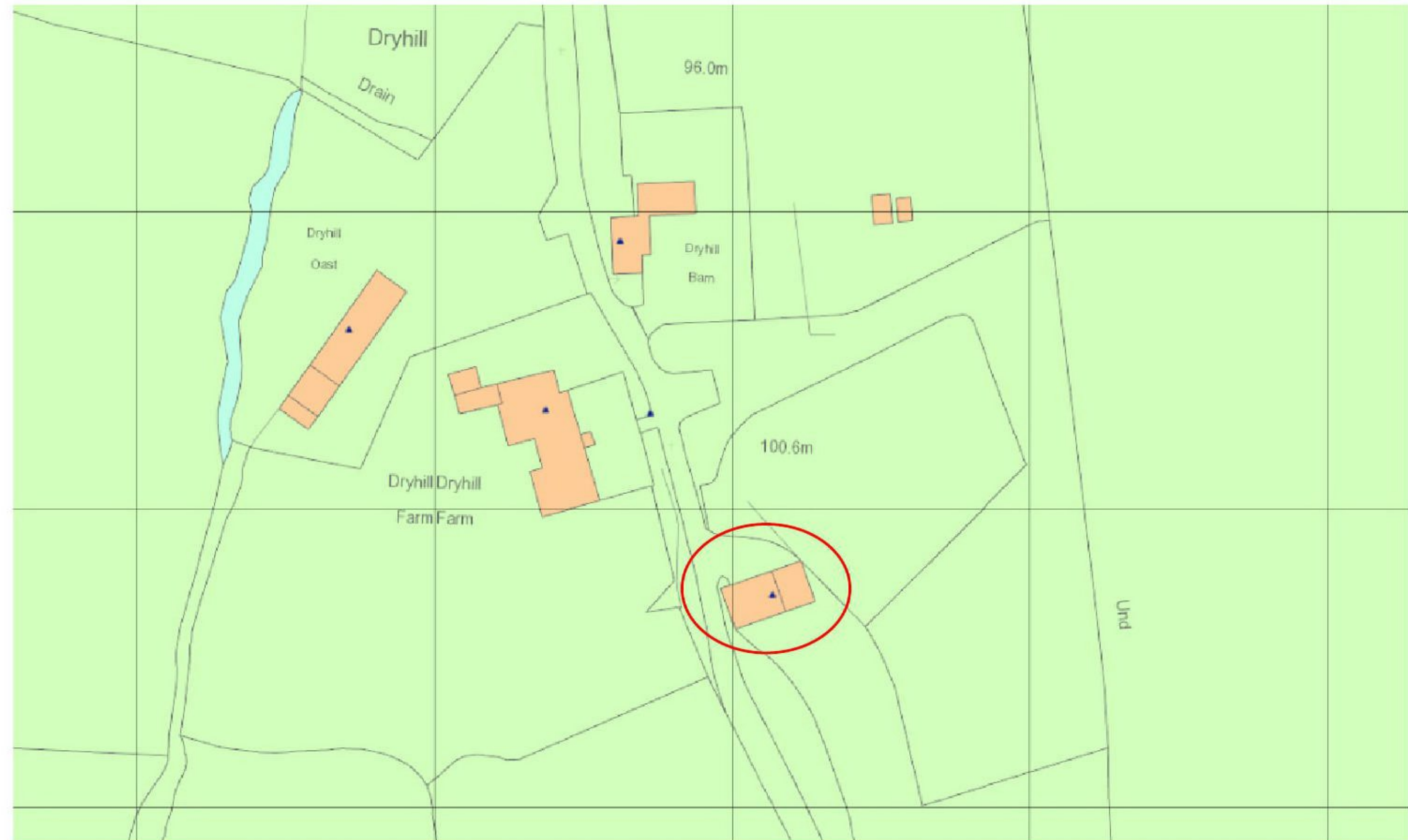


Figure 9: OS Map 1937. The main development that occurred in the early 20<sup>th</sup> century is the structure to the south of the large barn and another small outbuilding to the north of the westernmost 'L' shaped structure. The outbuilding that has been constructed in the early 20<sup>th</sup> century shown in the previous map was demolished by this time and appeared to have a short lifespan or it was intended to be a temporary building.





*Figure 10: OS Map – current (Historic England). This map shows the development that occurred in the late 20<sup>th</sup> – early 21<sup>st</sup> century. The two large structures to the northeast of the outbuilding and the two small buildings next to them and the structure south of the large barn (oast) were demolished. The number of buildings in the farm reduced. Those left are what remains of the original/early farmstead. Development that occurred includes the extension of the outbuilding, extension to the Farmhouse and extension of the large barn/oast.*



### **RURAL DEVELOPMENT OF THE AREA**

- 2.1 As seen in the map progression, the area has maintained its open, rural character. The interrelationship between farm buildings developed through trial and error and agricultural innovations during the 18<sup>th</sup> century regularised the layout of farmsteads. By the 19<sup>th</sup> century, the courtyard plan was common practice, however, Dryhill Farm being an earlier farmstead, developed organically and retained its informal layout.
- 2.2 The piecemeal construction of the farmsteads in the area has developed a patina of age over time. The built form is derived from a typical Kentish material palette, including weatherboard, ragstone, brick, tile hanging, timber casement windows, tall chimney stacks and Kent peg roof tiles. A key component of the farmsteads is the variation of building typologies, detailing and forms built to a domestic scale. The different building typologies in the site form a rich variety of architectural features and an informal cluster of buildings surrounded by a combination of gardens, garden walls, hedgerows, open fields and woodlands. Despite the differences in original building uses and hierarchy, there is a consistent architectural language that is defined by several recurring characteristics such as steep hipped roofs, use of Kent peg tiles, jerkinheads, exposed ragstone and red brick dressings.
- 2.3 A characteristic of the farmsteads in the area is the legibility of hierarchy between the buildings. The farmhouse would have been the principal building on the farmstead with the agricultural buildings around it. The most important building in the farmstead was not necessarily determined by its size, but by its level of sophistication. Farmhouses, though commonly smaller than the barns, had more refined detailing, fenestration and materials.

### **DISPERSED PLANS**

- 2.4 Unlike other farmsteads in the country where farm buildings were commonly attached to each other, the farm layouts in the south east were characterised by groups of detached buildings. Prior to the 19<sup>th</sup> century when the courtyard layout was common, farm buildings were unplanned and dispersed. This was typical of smaller farms, as seen in Blatt's map from 1769 (Figure 11).
- 2.5 Historic England's Historic Farmstead Preliminary Character Statement describes these dispersed plans as follows:

*" typically found on smaller farms in stock-rearing or dairying areas, where a large straw yard for cattle was not required. They can range in size from the very small - for example a farmhouse and combination barn - to large groups of two or more blocks or individual structures, some or all of which may combine a variety of functions.*



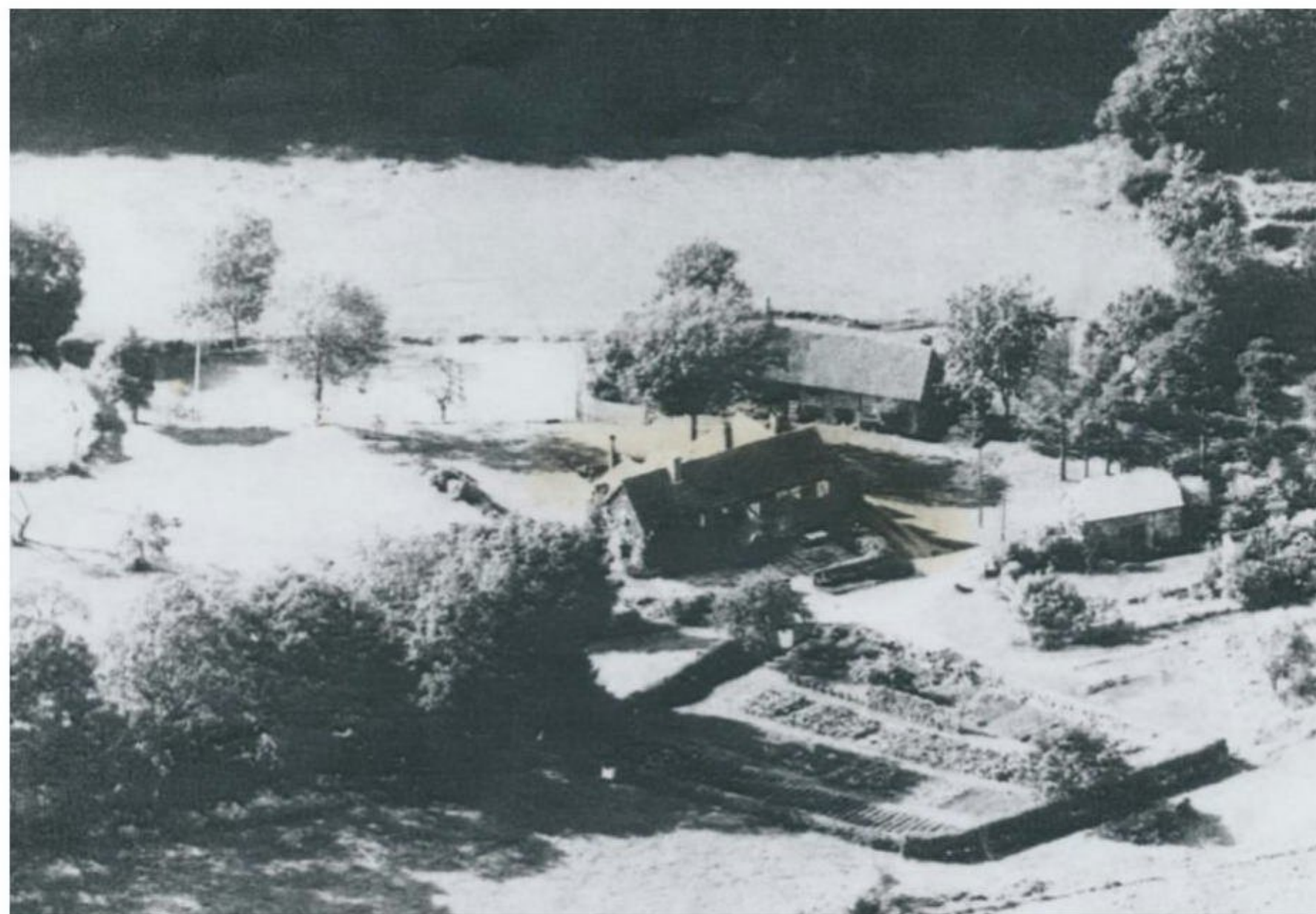
*In some areas, such as the Weald, cartographic evidence shows that there was often no attempt at planning or creating a formal yard area. Instead the house and barn (often the only buildings of the farmstead) were set fairly close together but in many instances there is no clear relationship. This unplanned nature of farmsteads in the Weald persisted until the mid-19th century."*

- 2.6 This is evident in the map progression of Dryhill Farm; the construction of buildings/structures appeared to be carried out on an ad-hoc basis. It is also clear in this case, that these smaller structures were not deemed important and were subsequently removed when they were no longer required. It was common practice to reuse the building materials from these demolished buildings elsewhere in the farmstead or in neighbouring farms.
- 2.7 Despite the removal of several early/original buildings in Dryhill Farm, its overall rural grain remains largely intact. This is, in large part, due to the buildings having retained the legibility of their original uses and their hierarchy within the farmstead.



*Figure 11: Blatt Map 1769 showing the neighbouring mills and farmsteads. At this time, formulated layouts were not standardised, and it is evident in the map that the building clusters did not follow a pattern. This in itself is a characteristic of the area's built form.*





*Figure 12: Dryhill Farm from above. Date of photo is unknown. This photo provides a clear shot of the buildings and how they relate to one another. The Barn is not visible in this view due to the dark shaded area on the left hand side of the photo.*



## DEVELOPMENT OF THE SITE

- 2.8 Farmhouses were not standalone buildings but formed part of a group. The survival of some of the buildings in the group at Dryhill Farm contributes to the legibility of the original agricultural use. The group of listed buildings, namely the Large Barn (now referred to as the Oast), Dryhill Farmhouse, Outbuilding to Northeast of Dryhill Farmhouse, Old Garden Wall to east of Dryhill Farmhouse, and the Small Barn (subject site) formed Dryhill Farmstead. Although these buildings have been converted and extended (except for the site), their proportions, building materials and detailing give visual cues into its original use and agricultural connection with Dryhill Farmhouse. The other outbuildings to the east (seen in the map progression) were removed some time in the 20<sup>th</sup> century.
- 2.9 Early maps of the site and the surrounding area show that early farmsteads did not follow a specific pattern and were characterised by unplanned layout that arose from emerging necessities. It is considered that this configuration is also in keeping with the characteristics of original farmsteads in the wider area.
- 2.10 The grade II listed Dryhill Farmhouse is the most prominent building within the group and sits within a garden that extends to the front and rear. It is visible from the bridleway but is set back and partially concealed behind vegetation and garden walls.
- 2.11 The subject site is visible when approached from the north, with its north and west elevations mainly in view and facing towards the other buildings. The south and east elevations are largely concealed by vegetation and the land that slopes up towards the east. The topography of the site gives the building a 'nestled' appearance.
- 2.12 Utilitarian buildings such as the sheds, barns and outbuildings were commonly constructed with local materials or reused materials from earlier structures. Specific examples of this are seen within the site and includes the differing stone used on different elevations and the roof tiles on the south elevation where there is a section of scalloped roof tiles (Figure 15).
- 2.13 The Barn itself does not appear in the 1769 Blatt map, though it is possible that it was built in the late 18<sup>th</sup> or 19<sup>th</sup> century. The roof structure appears to be mostly pine (though the queen post trusses were not thoroughly inspected). Although pine was commonly used in the 18<sup>th</sup> century, the roof timbers do not display any patina of age and there is some evidence that the timbers were worked with a machine saw suggesting that the roof timbers are much later, possibly 20<sup>th</sup> century. The Barn has demonstrably been subject to later alterations and patch repairs during its lifetime.
- 2.14 The primitive construction of The Barn was readily apparent upon inspecting the site and it demonstrated that the barn was not originally built to the same standard or made to last in the same way as Dryhill



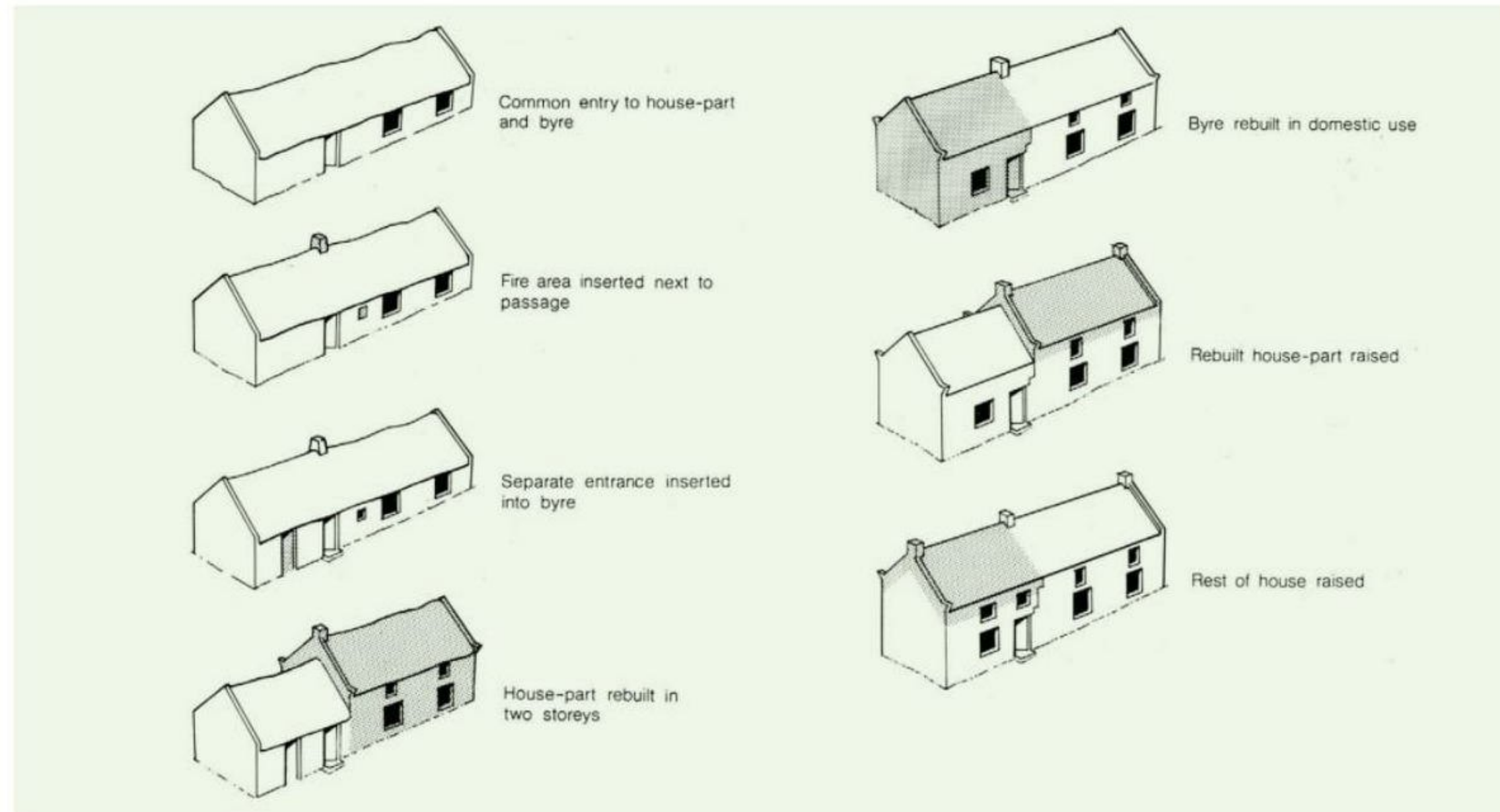
Farmhouse, the Oast or the Outbuilding to Northeast of Dryhill Farmhouse. This is further evidenced in the map progression, which shows that these outbuildings and barns could have relatively short lifespans.

- 2.15 A trial pit was done in the south elevation (where there was no concrete flooring) to ascertain the make up of the footings. Upon inspection, it was found that The Barn does not have any footings and sits on what appears to be compacted sand/lime.



- 2.16 As mentioned previously, the large barn/oast and the outbuilding have been converted for residential use and the farmstead is no longer used for agriculture.





*Figure 13: Figure taken from p.15 of Historic England's publication: 'Domestic 1: Vernacular Houses Listing Selection Guide'. The image shows the development of Laverock Hall Farm, North Yorkshire (listed grade II). The building's morphological analysis above shows, in order to survive and remain relevant, that these buildings were adapted to suit evolving living standards and needs.*

*As described in the 'Domestic 1: Vernacular Houses Listing Selection Guide' publication: "Hardly any vernacular houses have escaped alteration over time, and many will have undergone several phases of change, reflecting altered concepts of privacy and hygiene, as well as the impact of other social and economic changes. The insertion of a floor into an open hall, for instance, can add significantly to a building's interest, whereas the complete obliteration of an early floor plan can impair our ability to understand its development. The evidence of change, important in any building type, has particular value in those that have adapted incrementally over hundreds of years."*





*Figure 14: North elevation of the subject site, the barn. This is the first visible elevation approached from the public realm and is considered to be the barn's main elevation.*



*Figure 15: South 'rear' elevation of the barn. The land slopes up on this side.*





*Figure 16: Approach from the north of Dryhill Lane. The grade II listed garden wall is to the left-hand side, grade II listed Dryhill Farmhouse to the right (not in view) and a corner of the barn just visible in the background.*



*Figure 17: View looking north from the west elevation of the barn. Central to the view is the grade II listed outhouse.*





*Figure 18: East elevation of the barn. The land slopes up and conceals a large section of the elevation.*



*Figure 19: View towards Dryhill Farmhouse from the barn's north elevation.*





*Figure 20: The central doorway to the barn. North elevation.*



*Figure 21: Similar to Figure 17, view looking north from the west elevation of the barn. Central to the view is the grade II listed outhouse.*





*Figure 22: Larger opening in the north elevation of the barn. Lintel is sagging in the middle. Beams appear early/original and have a small brace on each side. New white brick lining on the inside.*



*Figure 23: Later white brick partition, which subdivides the barn.*





*Figure 24: Timber wall plate and rafters directly placed above the rubble wall. The rafters and sections of wall plate do not have the patina of age for a 18<sup>th</sup> century building. The timbers appear to be from the same date and mostly pine. The roof structure appears to be a later replacement.*



*Figure 25: Internal view of the jerkinhead roof at the east elevation. Rafters, purlins, battens and roof tiles are visible.*





*Figure 26: Wall plate joint where original/early timber pegs exist. The later metal bracket was added later, likely as a reinforcement to remediate structural issues.*



*Figure 27: One of the two open queen post trusses.*





*Figure 28: East/north corner showing a different type of stone and the red brick quoins.*



*Figure 29: One of the north elevation openings showing the later white brick lining.*





*Figure 30 Concrete floor slab inside The Barn*



*Figure 31: The grade II listed garden walls.*



### 3.0 SIGNIFICANCE ASSESSMENT

- 3.1 Paragraph 189 of the NPPF recommends that an assessment of significance of the affected heritage assets should be carried out.
- 3.2 This is a key assessment that will inform design development, minimising impact where possible and assessing the potential impact of a development proposal.
- 3.3 In order to assess significance, the criteria from Historic England's 'Conservation Principles, Policies and Guidance' (2015) will be used. 'Significance is a collective term for the sum of all the heritage values attached to a place', these are as follows:
- Evidential Value
  - Historical Value
  - Aesthetic Value
  - Communal Value
- 3.4 The key purpose of the statement of significance is to identify the special interest of the listed building against the above criteria and to demonstrate that the development proposals avoid substantial compromise or harm to those values.

#### **EVIDENTIAL VALUE**

- 3.5 *"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement"* (Conservation Principles, Para 38).
- 3.6 The area around the site and its association with agriculture dates back as early as the 16<sup>th</sup> century or possibly earlier. The farmhouse is the earliest building, with the later additions of the small barn, the outbuilding and the large barn/oast occurring during the 18<sup>th</sup> century. The site itself may include evidence from earlier settlements and early artefacts of agricultural use, however, there are no records of this. The site is located in an Archaeological Notification Area, however, if there are any remains, these may have been damaged during periods of construction. As such, the evidential value is low to medium.

#### **HISTORICAL VALUE**



- 3.7 *"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative."* (Conservation Principles Para 39).
- 3.8 *"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value."* (Conservation Principles Para 44).
- 3.9 The Barn was not conceived with the original farmhouse but was a later addition to the farmstead in response to evolving operational requirements. The farmhouse, outbuilding, large barn/oast, outbuliding and earlier barn (which was removed) associated with the farm appear in the 1769 Blatt map and the listing description of the oast states that the building is early 18th century. The farmstead has been subject to a staggered development that spans at least two centuries when considering the 16th century farmhouse.
- 3.10 As per Historic England's publication, *4.0 Agricultural History and Farm Buildings*, cart sheds were:  
  
*' typically single-storey timber-framed buildings with one open side, and range from two to six or seven bays in length. Structurally they are often identical to the open-fronted cattle sheds that were built as additions to many farms in the later 18th and 19th centuries. It is usually the location of the cart shed, either facing out of the yard or located near a track into the farmyard, which identifies the original function of the building.'* (p.57)
- 3.11 The large openings in the north elevation of The Barn which face onto the original open track (also evidenced in the map progression chapter), suggest that The Barn was originally a cart shed.
- 3.12 Internally, the original queen post trusses are visible, which gives insight to the structural building methods in the 18<sup>th</sup> and 19th centuries. The external details of the farmhouse give insight into how building hierarchy was determined in farmsteads. The more sophisticated detailing and fenestration of the farmhouse state its hierarchical status within the group of buildings. The setting and other buildings therefore contribute to the historic interest of The Barn.
- 3.13 Although the farmstead's development occurred at different periods, the buildings form an attractive group that contribute greatly to the legibility of the site's original use. Historic value of the group of buildings is therefore high.



- 3.14 Considering the Barn individually, the materials, simple rectangular layout, queen posts and large openings on the north elevation give insight into its original use and contributes to the setting and the historic interest of the surrounding buildings and rural landscape.

**AESTHETIC VALUE**

- 3.15 *"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).*
- 3.16 *"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects. Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).*
- 3.17 *"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. The embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).*
- 3.17 The Barn was built for utilitarian purposes and not a result of conscious design. Though it does not display any features of artistic merit, the differing material palette including red brick dressings, clay roof tiles and ragstone are combined to form varying textures and visual interest that have developed a historic patina over time. Its simple form and visual relationship to the other buildings, though limited, makes it a modest building of domestic scale. The general roofscape of the buildings within the farmstead are perceived at different levels in the varied topography around the site, and when perceived in the wider setting of the open countryside, adds to the overall aesthetic value. The aesthetic value of the site's exterior in conjunction with the other buildings is medium.
- 3.18 Internally, The Barn appears to have been subject to alterations including the addition of modern brick lining in areas and a new modern brick partition. Some early beams, brackets and lintels add to the historic character of The Barn, but much of the timbers of the roof structure also appears to be later. The original queen post truss is still visible and adds some visual interest. The aesthetic value of the interior is low to medium.



**COMMUNAL VALUE**

- 3.19 *“Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects”* (Conservation Principles, Para 54).
- 3.20 The Barn contributes to the rural landscape and the other buildings within the original farmstead. In turn the gardens and rural setting contribute positively to The Barn. Although the site is privately owned, they are located near a public highway/footpath and will be enjoyed from the public realm. The Barn and its setting provide a visual connection to the past, which can be appreciated from the public realm. Communal value is therefore medium.



## 4.0 NATIONAL AND LOCAL POLICY

### 4.1 THE PLANNING ACT 1990

4.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered.

4.3 The site is a grade II listed building and is adjacent to several one other grade II listed building; Section 16 of the Act states that in considering whether to grant listed building consent and/or planning permission for development which affects a listed building or its setting, the decision maker should have "special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

### 4.4 NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2019)

4.5 Section 13 of the NPPF deals with Green Belt policies. Paragraphs 143 to 147 set out the policies relating to proposals affecting the Green Belt.

4.6 Paragraph 143 states that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances."

4.7 Paragraph 145 states that ". A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are: [...] c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

4.8 Paragraph 146 states that "Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are: [...] d) the re-use of buildings provided that the buildings are of permanent and substantial construction."

4.9 The NPPF's core principles requires that proposals should contribute to conserving designated heritage assets in a manner proportionate to their significance (paragraph 184). In this instance the 'heritage asset' is the grade II listed building.

4.10 The NPPF puts emphasis on avoiding harming the significance of heritage assets and that 'great weight' should be given to the objective of conserving them (paragraph 193).



- 4.11 Paragraph 184 states that "heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance."
- 4.12 Paragraph 189 adds that "applicants are required to describe the significance of any heritage asset that might be affected by a proposal with the level of detail being provided proportionate to the asset's importance."
- 4.13 Paragraph 193 states that "when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation."
- 4.14 Paragraph 196 states that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate securing its optimum viable value."

**ALLOCATIONS AND DEVELOPMENT MANAGEMENT PLAN (ADMP) - 2015**

- 4.15 Policy EN1 of the ADMP states:

*"Proposals which would create high quality design and meet the following criteria will be permitted:*

- a) the form of the proposed development would respond to the scale, height, materials and site coverage of the area;*
- b) the layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;*
- c) the proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;*
- d) the proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;*
- e) the proposal would incorporate, within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm; [...]"*

- 4.16 Policy EN2 - Amenity Protection:



*"Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, and is not located in areas where occupiers of the development would be subject to, excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties."*

4.17 Policy EN4 - Heritage Assets:

*"Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset."*

*Applications will be assessed with reference to the following:*

- a) the historic and/or architectural significance of the asset;*
- b) the prominence of its location and setting; and*
- c) the historic and/or architectural significance of any elements to be lost or replaced.*

*Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate."*

4.18 Policy EN5 - Landscape:

*"The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance. Proposals that affect the landscape throughout the District will be permitted where they would:*

- a) conserve the character of the landscape, including areas of tranquillity; and*
- b) where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD."*

4.19 Policy GB5 - Dwellings Permitted under Very Special Circumstances or as Rural



*"Exceptions in the Green Belt Applications to extend dwellings or erect or extend outbuildings to dwellings that have or are permitted on grounds of very special circumstances , or as part of a rural exception scheme will not be permitted."*

4.20 Policy GB7 - Re-use of a Building within the Green Belt

*"Proposals for the re-use of a building in the Green Belt which would meet the following criteria will be permitted:*

*a) the proposed new use, along with any associated use of land surrounding the building, will not have a materially greater impact than the present use on the openness of the Green Belt or harm the existing character of the area; and*

*b) the applicant can demonstrate through a detailed structural survey and method statement that the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction that would detract from their original character.*

*Where a proposal seeks the re-use of an agricultural building constructed within the last 10 years, it will be necessary for the applicant to demonstrate that there is no longer an agricultural need for the building, or that the building is no longer fit for its agricultural purpose. Where it is accepted that there is no future agricultural need for the building, the Council will resist future proposals for new agricultural buildings, unless it is apparent that they are of a different type and nature than that previously identified as being surplus to requirements."*

4.21 Policy GB8 - Limited Extension to Non-residential Buildings in the Green Belt

*"Proposals to extend an existing non-residential building within the Green Belt which would meet the following criteria will be permitted:*

*a) the existing building is lawful and permanent in nature; and*

*b) the design and volume of the proposed extension, taking into consideration the cumulative impact of any previous extensions, would be proportional and subservient to the 'original' building and would not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion."*

**CORE STRATEGY (2011)**



Policy SP1 of the Core Strategy states that *"all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated."*

**SUPPLEMENTARY PLANNING DOCUMENTS**

Sevenoaks District Council's Development in the Green Belt SPD states that conversion of a building that requires substantial rebuilding in order to make it suitable for re-use will not be permitted. As a starting point when determining whether a proposal constitutes substantial new rebuilding, the Council will wish to see at least 75% of the original structure maintained to protect its character. However, the Council recognise in some instances proposals may be able to protect the character of the building with a less proportion of the original structure being retained.



## 5.0 IMPACT ASSESSMENT

### CRITERIA

- 5.1 This chapter will assess the impact of the proposed works on the grade II listed Barn and the setting of the other nearby listed buildings.

The impact assessment takes into account whether the proposal causes any degree of harm by altering or eroding the authenticity and the heritage values identified in the significance assessment. The proposals will be assessed based on the policies and guidance set out by Historic England in Conservation Principles, Policies and Guidance (2008) and against criteria set by Historic England as published in Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015).

### PRE-APPLICATION FEEDBACK

- 5.2 A pre-application consultation took place, Council ref. PA/19/00385, for the proposed development to the site. The design proposal has subsequently been reviewed for further pre-application consultation.
- 5.3 Written feedback from The Council was received on the 20<sup>th</sup> November 2019, which raised concerns with regards to the impact on the openness of the Green Belt and impact on the listed building. The full Pre-Application Advice can be found in the appendices of this document. The key concerns are cited below:

- *The existing barn comprises of a simple rectangular building. The proposal would result in major reconstruction of the existing barn with a disjointed side extension that in my view would adversely impact upon the fabric and setting of the listed building.*
- *Design and impact on the character of the area: Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.[...] In respect to the proposed dwelling it would result in a building higher than the existing property that would incorporate elements of the existing property that may potentially respect the character of the wider area.*
- *The proposal would result in a side and rear extension and lead to the increase in the bulk of the building with dormers and a raising of the height of the eaves. In reviewing the proposed development it is not considered that the proposal would represent a proportionate increase in the bulk of the*



*property and accordingly the proposal would represent inappropriate development harmful to the openness of the Green Belt failing to meet the requirements of the NPPF and policy GB8 of the ADMP.*

- *Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development. Due to the distance of the proposed development from Dryhill Farm it would not appear that it would impact upon light or overlooking of the adjacent property. In the absence of information relating to car parking and the curtilage of the dwelling it is not possible to determine whether this would impact adversely upon local amenities.*

5.4 The design revisions seek to address the above concerns raised by the case officer. The key design alterations from the previous scheme are:

- Removal of the proposed dormer windows
- Removal of the proposed wing extension
- Removal of the proposal to raise the eave and ridge height

5.5 The proposed development has been designed taking into account the site's context, heritage constraints and opportunities. The main considerations are the impacts on the existing listed building and the openness of the Green Belt.

#### **PROPOSALS AND IMPACT ASSESSMENT**

5.6 These proposed works include an extension to the east side of The Barn, underpinning to reduce the floor level, tanking of the new retaining walls, addition of conservation roof lights to the south elevation and reconfiguration of the internal layout to accommodate WCs, living space, bedrooms and a kitchen.

1. **Proposal: Underpin the exterior walls to lower the floor level.**

Rationale: To create more headroom without altering the scale and mass of The Barn as perceived externally.

Impact: Trial pits have been carried out in areas of The Barn that did not have the concrete flooring. The earth was removed to approximately 40mm to reveal that there are no footings. It appears that the ragstone walls sit on a compacted bed of sand/lime. Underpinning will likely have some minimal impact on the base of The Barn's rubble walls during the works (though methods can be employed to minimise this). The proposal will also alter the space as perceived internally. The



north elevation height and openings will remain intact externally. As outlined in the significance assessment, the north elevation is a key part of the building's historic value, as it provides insight into how the building was originally used, particularly with regards to the materials, small stature and the three large openings. These characteristics, as well as the legibility of the hierarchy between buildings, will be preserved.

2. **Proposal: Lower the floor level**

Rationale: To create more headroom without altering the scale and mass of the barn as perceived externally.

Impact: The Barn does not have any flooring of historic significance. A concrete slab was formed in the past (date unknown). Its removal is therefore negligible to the listed building, however, the method of removal will be considered and agreed with the Council to ensure minimal occurrence of damage during removal. The internal special quality will be altered by lowering the floor. This will be perceived in the proposed living area and the bay entrance where there is a double height. This will allow a section of the barn's roof and both of the queen post trusses to be appreciated, albeit from a lower perspective within the building.

3. **Proposal: New extension to the east elevation of The Barn.**

Rationale: To create sufficient living/bedroom space for the conversion to residential use. The extension will enable one section of The Barn to remain full height, which will allow for an open view of the roof space and queen post truss. It also enables one of the two queen post trusses to remain unaltered.

Impact: The proposed new extension will add bulk and mass onto the existing building. This will be located in the area where the topography slopes up and a large portion of it will therefore remain concealed behind the sloping land. Impact on the Green Belt will be minor to negligible. In order to accommodate the new extension, the roof of the east elevation will need to be removed and rebuilt in the new location. The proposed materials and new form will match the existing to adhere to the listed building's architectural language. The proposed extension will account for approximately 25% of the whole Barn and extends directly from the east elevation with matching roof pitch and jerkinhead detail, thus retaining the simple rectangular planform and profile.

4. **Proposal: Creation of a single doorway at ground floor level and proposed upper floor level on the original east elevation**



Rationale: This will allow for access between the original Barn and the new extension.

Impact: This is an original wall and therefore intervention has been minimised. The single doorway will require the removal of a small section of wall. The east wall will be retained and remain legible as the original wall and the intention is to leave the stone and brick exposed. Impact on the listed building is minimal.

5. **Proposal: Removal of a small section of the beam in the westernmost queen post truss to allow for a single door opening.**

Rationale: To allow for circulation between rooms on the upper level.

Impact: The intervention to the historic fabric is minimal, as the alteration is for a single doorway. Part of the truss will be altered in order to optimise the use of the space on the upper level. The other queen post truss will remain intact and exposed to retain evidence of the original roof structure.

6. **Proposal: Lining the internal walls**

Rationale: To bring the building up to today's living standards.

Impact: The inner side of walls will be lined suitably with breathable materials that are compatible with the traditional materials. We recommend that the details be dealt with via discharge of conditions. The east wall will remain exposed, as this will become an internal wall.

7. **Proposal: Erection of partitions to accommodate new residential use**

Rationale: To incorporate the various rooms in a dwelling: kitchen, WCs, utility, living room, bedrooms etc.

Impact: The insertion of partitions will not impact the historic fabric. The removal of the internal white brick partition will be required to accommodate the proposed layout. This brick partition is later fabric and does not have special historic or architectural interest. The new layout will alter the internal perception of the barn; however, the living area and the entrance lobby of the building will remain full height to allow for an appreciation of the barn's open internal space and one of the queen post trusses. The original tripartite division of the barn will also remain legible, as the proposed layout follows the lines of the spacing of the trusses.



8. **Proposal: Installation of new windows to the north elevation**

Rationale: To protect the dwelling from the elements. The new windows will allow natural light and ventilation into the building.

Impact: Minimal intervention to the historic fabric will be required at the joint of the original walls with the window frames. The doors will be retained to preserve the historic interest of the building and the legibility of its original function.

9. **Proposal: Creation of new window openings to the south elevation**

Rationale: To allow for natural light into the rooms.

Impact: Part of the original wall fabric will be removed to allow for the window openings. The openings on this side are minimised in order to preserve the historic fabric and character of the building. These will be partially concealed behind the sloping topography of the site.

10. **Proposal: Creation of new conservation roof lights on the south pitch**

Rationale: To allow natural light into the rooms on the upper floor

Impact: Some minor impact to the historic fabric will occur. Wherever the tiles are removed to allow for the window opening, these will be set aside for reuse on the proposed extension. In any case, all the roof tiles will be removed to enable proper maintenance and repair works to take place. The new windows will be conservation rooflights and the materials will be in keeping with the traditional materials of the building. This proposal has been limited to the south elevation, which is the more discreet of the two long sides of the barn. The simplicity of the north elevation and its subservient relationship with the other buildings will therefore be preserved.

11. **Proposal: Offset the current sloping land by approx. 1 metre to allow for access into the dwelling from the south elevation.**

Rationale: To allow for access into the building and incorporate a ramp for disabled access.

Impact: The visual impact of the lightwell is only perceived from the south and west elevations, where the land slopes upward to the east. The lightwell will not be perceivable from general views over the group of buildings, but will be visible when viewed at a close distance when approaching The Barn from the south approach on the bridleway.



## PLANNING CONSIDERATIONS

### Impact on the Green Belt

- 5.6 The application site falls within the Metropolitan Green Belt designation, as contained within the Sevenoaks District Council Proposals Map (2015). The Sevenoaks District Local Plan was adopted in 2015, to be largely consistent with the context of the NPPF.
- 5.7 Importantly the NPPF confirms the following area exceptions to inappropriate development:
- "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building" (Paragraph 145 Part C)
- "the re-use of buildings provided that the buildings are of permanent and substantial construction"
- 5.8 The proposal is entirely consistent with the above, in this regard it seeks the re-use of a redundant former agricultural barn to a residential use. Furthermore, the proposed alterations and extensions to the building are considered to be entirely proportionate to the original building.
- 5.9 With regard to the above, traditionally, an increase in floorspace is considered to be one of the tests applied to assess whether a scheme is dis-proportionate to the size of the original building. This is consistent with Policy GB1 of the Development Management Plan policies which seeks to ensure that proposals do not increase the floorspace of the original building, by more than 50%. The proposed side extension is considered to be secondary in size and scale, and therefore not disproportionate to the original building.
- 5.10 The proposed two-storey side extension would continue the roof profile of the existing barn, and by virtue of its overall design and scale would not result in a prominent form of development that would harm the setting of the Green Belt, especially views in towards and outwards from the site. This is again consistent with the context of Policy GB1 (b) which seeks to ensure the design of development responds to the original form and appearance of the building and the proposed volume of the extension, is proportional and subservient to the original dwelling.
- 5.11 The existing building is served by an area of hard surfacing forward of the main building, as well as the private access road which serves the site. Such development features are an established form of the site and the proposal would not require additional built form characteristics which could otherwise harm the setting. In addition, the extent of works required to facilitate the conversion of the building would not result in a significant increase in residential paraphernalia that could harm the open setting of the Green



Belt. The site is well guarded by mature vegetation and trees which would act as natural boundary borders. All of these factors serve to ensure the setting of the Green Belt would not be harmed as a result of the proposal.

### **Impact on Heritage**

- 5.12 The key characteristics of the site have been identified in the significance assessment. These comprise the following:
- Subordinate scale and mass in relation to the other buildings
  - The value derived from the visual relationship between the group of buildings in Dryhill Farm
  - Simplicity in materials, detailing, footprint and building profile
  - The general roofscape of the buildings within the farmstead and how they are perceived at different levels in the varied topography
  - Jerkinhead roof detail at each gable end
  - The form of the north elevation including the large openings facing into the driveway, which contributes to the understanding of its original use as a cart shed
  - The queen post trusses which give insight into traditional roof structure types in the 18<sup>th</sup> century
  - The original vernacular materials
- 5.13 The proposed works will preserve the identified key characteristics which contribute to the significance of the site. The north and west elevations of the barn are the more visible and face onto the main approach and the other listed buildings. The proposed works have therefore been localised to the south and east elevations where the impact is less perceivable and the mass of the proposed extension will be concealed behind the sloping land.
- 5.14 The roofscape is an important element of the special historic and architectural interest of the group of listed buildings and their setting. The roofs are mostly large steep pitched with Kent peg tiles. The profile of the extension will match the existing, including the jerkinhead roof detail.
- 5.15 Implication of mass relative to the other dwellings is minor to negligible: The Barn with the extension will still read as a subservient building within its group. There is no pattern or prescribed size to barns; they were built informally in response to growing needs of the farmstead. The simplicity of the built form is retained by maintaining the simple rectangular shape of the building, maintaining the same



ridge height, maintaining the original building profile and retaining the principal north elevation in its existing form.

- 5.16 The proposed building footprint, though it will be extended, will not detract from the legibility of the building's original use and its subservient relationship with the surrounding buildings.
- 5.17 The design of the building with the extension adds a degree of bulk and massing to The Barn, but not so much that it will undermine the form, the historic pattern, architectural language and traditional grain of farmstead development. The scale, form, height, massing and alignments faithfully adhere to the local distinctiveness and complement the built form and scale.
- 5.18 As stated in the listing description, the subject site is listed for its group value. Part of this significance is derived from the building's subordinate architectural language, its simplicity of materials and form and its mass and scale. The distinction between the main farmhouse and The Barn is readily apparent. The proposed works are focussed on preserving this visual distinction by retaining the fabric, form and proportionality of the north elevation as existing, thereby preserving the interrelationship between the group of listed buildings.
- 5.19 It is therefore considered that the proposed works comply with the following national and local policies: Section 16 of the NPPF, EN5- Landscape and Policy EN4 - Heritage Assets of the ADMP and Policy SP1 of the Core Strategy.



## 6.0 CONCLUSION

- 6.1 Generally, the continued original use of a building is a key factor in its conservation. However, this not always being practical or economically viable, it is better to find a new use rather than leave the building without a function. In this case, the building's use as a cart shed in association with the original agricultural use of the farmstead has become redundant. A key element of the proposed works is to bring the building back into use. The associated works, which will enable the building to be converted, will have an impact on the listed building and the Green Belt, which has been assessed in this report.
- 6.2 In response to section 16 of the NPPF, the applicant has recognised the need to carry out a significance and impact assessment of the grade II listed Barn to inform this application. A significance assessment was carried out as part of this baseline study of the building, with a level of detail proportionate to the importance of the listed building and the proposed works. The impact assessment acknowledges that the proposed works to the subject site will require a degree of physical intervention on the historic fabric of the building in order to optimise the use of the space, however, the key characteristics that are deemed to contribute to the significance of the listed building will be preserved. This is namely the front (north) elevation, the vernacular materials, the simple form and its subservience to the main farmhouse. Overall, the work carried out conserves the significance of the listed building and there is no occurrence of 'harm' to its significance. The listed building will be conserved in a manner appropriate to its significance and will benefit from the proposed works by bringing the building back into use, which will ensure its long-term conservation.



## 7.0 APPENDICES

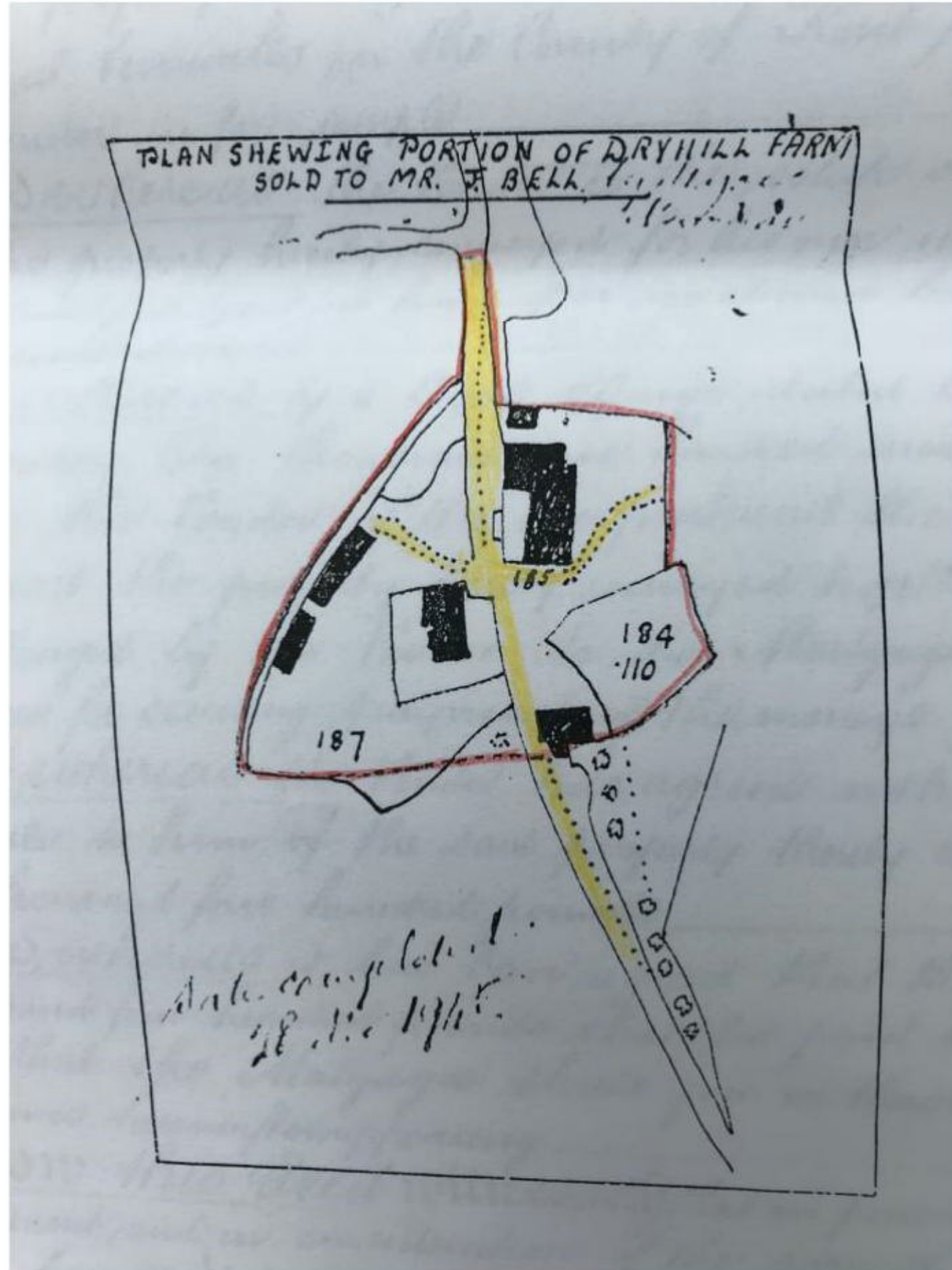


Figure 32: Site plan from 1939 sales particulars. Note The Barn has a wing projecting from the south elevation. This section of the building was not inspected due to overgrown vegetation.

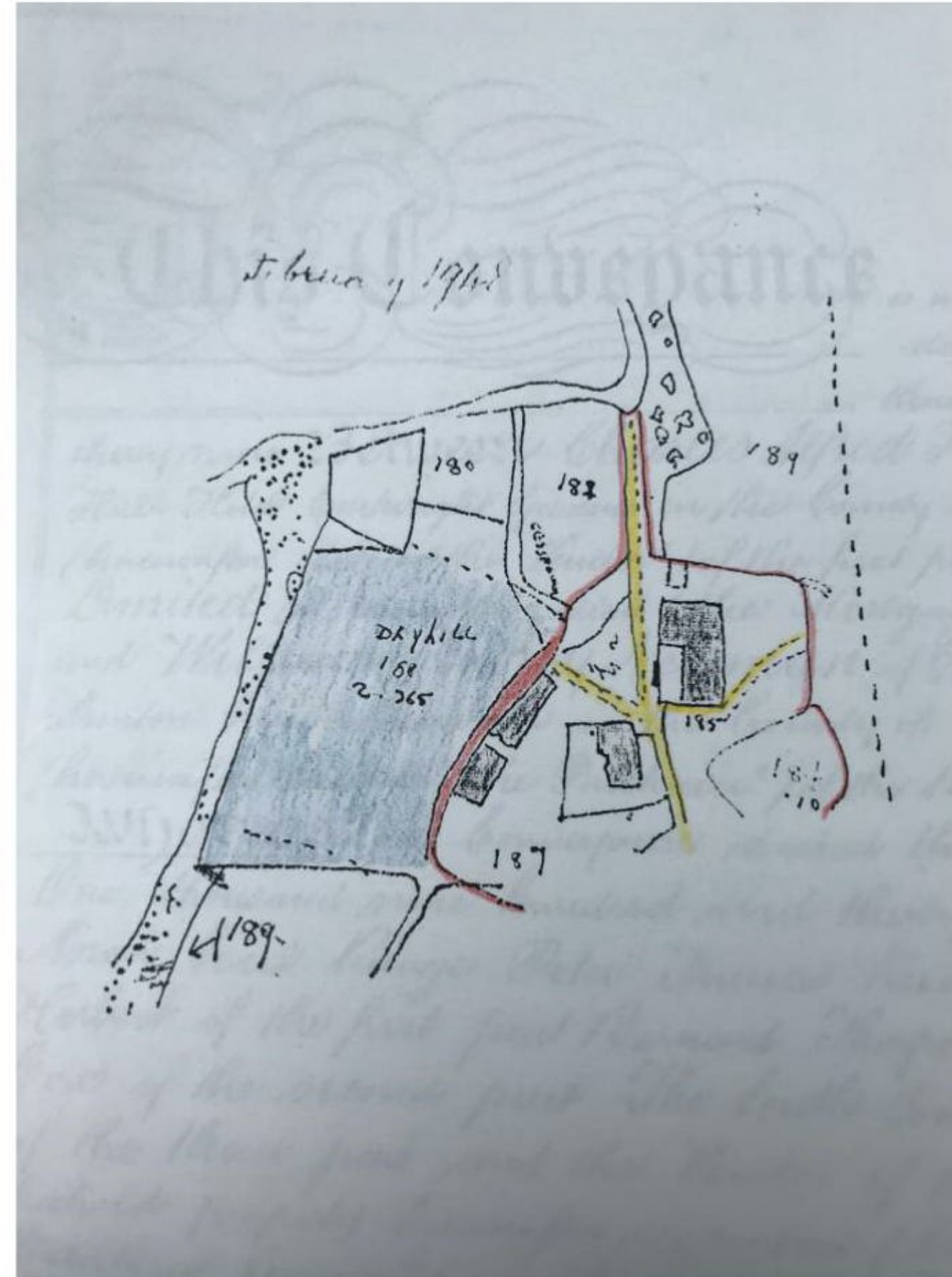


Figure 33: Rough site plan of the farm from 1948. The site plan does not include The Barn.



or the building erected thereon as for sale or to be let or the necessary notice required by the business there carried on and no part of the property shall be used as an advertising or billposting station. No noisy or obnoxious trade or business to be carried on on any part of the property.

3 No part of the property shall be used for the purpose of a public house or licensed premises.

The Third Schedule, above referred to

31 <sup>st</sup> January 1938	Conveyance	Norah Cecil Runge Peter Francis Runge and Edward Henry Herbert (1) Bernard Thorpe William Thomas Cox (2) The South County Freeholds Limited (3) and Charles Alfred Hopkins (4)
31 <sup>st</sup> January 1938	Legal Charge	Charles Alfred Hopkins (1) Barclays Bank Limited (2)
31 <sup>st</sup> May 1938	Acknowledgment	by Norah Cecil Runge Peter Francis Runge and Edward Henry Herbert

Signed-Sealed and Delivered by the said Charles Alfred Hopkins in the presence of

[Redacted]

[Redacted]

The Common Seal of Barclays Bank Limited was hereto affixed in the presence of

[Redacted]

DIRECTOR.  
ASSISTANT SECRETARY.  
B. 11242.




Figure 34: Conveyance from 1939. This specifies that the once working farm by this point in time had been reduced to the size of the current Farmhouse, Oast and Barn properties.