

Our Ref: Jeune/R1567.1 EP

17 March 2021

Clockhouse Barn
Clockhouse Barn
Canterbury Road
Challock
Ashford
Kent TN25 4BJ
T 01233 740077
www.btfpartnership.co.uk

Design, Access and Heritage Statement

Installation of 3 x Timber Field Gates with Post and Rail Fencing, Refurbishment of Stable Block and Tack Room, Tree Planting (Part Retrospective) and Alterations to a Listed Timber Framed Building

Brittains Farm, Sevenoaks TN13 2JW

Background

Brittains Farm comprises a Grade II Listed Farmhouse with various outbuildings listed independently. The applicants wish to make several minor changes to various outbuildings as well as the installation of new boundary features.

Heritage Statement

As mentioned above the application involves small changes to heritage assets and we have therefore provided a brief statement on the heritage assets involved.

Brittains Farmhouse is not included as part of this application, alterations and new development are taking place only on the adjoining land and buildings. A search of the Historic England portal shows there is a separate listing to the Farmhouse which is titled "*Farm Buildings Adjoining Brittains Farmhouse*" with all five outbuildings buildings having Grade II Listed Status. The large barn labelled (5) on the Site Block Plan dates back to the 15th Century and the stable block and tack room labelled (4) on the Site Block Plan are constructed slightly later but are still included within the Grade II Listing. Typical architectural features of the farm include the timber barn which is clad in weatherboarding with a half-hipped ridge tiled roof of Kent peg tiles. Further buildings included within the application are architecturally linked within the Farmhouse and include vernacular materials of Kentish type including Kent peg tiles, tile hanging, red brickwork and ragstone.

In addition to listed status Brittains Farm is also designated as being within in its own Conservation Area which has its own Conservation Area Appraisal and Management Plan. The applicant is aware that the character of Brittains Farm is closely monitored and that even small changes alter the appearance. The Conservation Area covers 1.5 Ha of land which includes all the land and buildings subject to proposed changes outlined within the proposal. The applicant is aware of the key issues outlined within the management plan which are; *Maintenance of views to open countryside, retention of traditional materials and details and improvements needed to some buildings*. The Design and Access Statement below outlines the detail for each proposal.

Design and Access Statement

As mentioned above the applicant is making minor adjustment to the land and buildings at Brittains Farm, with the proposed developments allowing the buildings to be brought back into some level of use, thus facilitating an improvement program for the buildings. The numbers below mirror the numbers outlined within the Site Block Plan and Site Location Plan.

Post & Rail Fencing (1)

The applicants are proposing to bring the stable block and tack room (4) back into use and would like this area to be fully enclosed with post and rail fencing allowing a small enclosure for the horses. The applicants have opted for traditional post and rail fencing using sustainably sourced local timber. The proposed style of fencing has been chosen to mirror existing post and rail fencing on the holding. The post and rail fencing will run between the corner of building (6) and run to the corner of the stable block and tack room (3). A drawing of the proposed post and rail fencing has been included with this application.

3 x Timber Field Gates (2)

The application involves two re-installations of two timber field gates and one new installation of one timber field gate. The entrance gate was removed by the applicants for ease of access, but the proposal is to re-instate a timber field gate on to the existing hinges which will be rendered in white to match the existing gate posts. The second point labelled (2) on the plan and adjacent to building (6) will have a new timber field gate and the final point labelled (2) will involve a further re-instatement of a field gate on existing gate posts. This will allow for an enclosed space for the equestrian use of the holding which will connect to the proposed post and rail fencing. A drawing of the proposed timber field gates has been included within this application.

Refurbishment of Stable Block and Tack Room (3)

The applicants are looking to bring the stable block and tack room back into its original use which will involve small scale adjustments to the building including minor repair work. The applicant will be repairing the timber rafters of the building and "making good" the roof internally. The applicant will also be repairing the existing timber stable doors or will be replacing them with a "like for like" replacement. The new use of the building will mean better ventilation for the building and will make sure that frequent repair work is carried out across the holding.

Tree Planting (Part Retrospective) (4)

The applicants have planted 4x Bay Trees and intend to plant 8 Leylandii within the area labelled 4 and shaded green on the plan. The 8 Leylandii will be an extension of the existing Leylandii hedgerow already in situ.

Alterations to Listed Timber Framed Building (5)

The applicant is aware of the historic value of this building, however, would like to make small alterations to allow general ancillary use. The current flooring is typical of its age comprising compacted earth which is not conducive to any ancillary use of the building. The applicant has reviewed relevant guidance published by Historic England including "The Maintenance and Repair of Traditional Farm Buildings" and "Conservation Principles, Policies and Guidance". Based on the guidance the applicant would like to install timber floorboards of a traditional material which in this case will be Oak. In addition, the applicant would like to install fluorescent tube lighting, again allowing the building to be brought back into use. Both proposed types of development do not involve any external alterations and are also completely "reversible", they also use traditional materials where appropriate.

We would appreciate a swift response on this matter and please do get in touch if you require any further information on any of the proposals.

Yours sincerely,


Edward Plumptre MRICS FAAV

Email: ed.plumptre@btfpartnership.co.uk

Mobile: 07799884642