

Heritage Impact Assessment

Garden Shed:

Approval for a garden shed has already been approved in 2019, prior to us purchasing the property. We have requested an increase to the volume/size of the building along with re-locating the shed. However, based on the pre-application advice we agree that it is more beneficial in relation to the impact on the house to locate the shed in the place, that has already been approved by Planning, and Listed Building, and situated between us and our neighbour, running along the boundary fence.

The proposed Garden Shed is of a traditional design, stained black to follow the local vernacular and will not appear out of context. We would however suggest that a Kent Peg roof is more in keeping with the overall character of the historic building. Approval has been given for a grey mineral felt roof, which we do not consider to be in keeping with the historical building and would happily put a traditional Kent peg roof on the garden shed if agreeable to Planning and Listed Building.

I refer to the pre-application advice dated 24 March 2019 and sent from Mrs C Attaway..... *The re-positioning of the garden shed to the other side of the garden beside the driveway would give you better access to the building. This would result in the garden shed being highly visible from the road. Our Conservation Officer considers that re-positioning the shed here would be highly obtrusive in relation to the listed building and its setting. However, she considers that the proposed increase in volume/size of the shed may be acceptable provided it is kept in the same location as was approved in 2019. I consider there may be scope to add a small woodshed alongside the garden shed if they were sensitively sited behind the listed building,*

Windows:

The front windows have previously been renewed with traditionally detailed single glazed softwood windows. However, some of these replacements are oversized and the proposals include the removal of these and the reinstatement of the original size of the brick openings with new, but smaller, windows reinstated to the same pattern as before. This proposal has already got approval from Planning and Listed Building. We are however, further requesting, that the glass units installed into the frames is double glazed. Aesthetically, this will not detract from the overall impact on the historical building. It must be noted that historically the building would not have had any form of glass in the brick opening but most likely would have had wooden shutters, fixed at the top of the brick opening and opening outwards for ventilation.

To date, the most obvious detrimental impact has been the existing frames which were larger than the original brick opening. Replacing these oversized frames with frames that fit the historical building brick opening, is much more significant. Bespoke window frames have been made and installed in accordance with the approved plans. What we have not been able to install is the glass units as we are still awaiting an outcome from Planning and Listed Building, approving the change to the existing approval, and hopefully agreeing to the installation of double-glazed glass.

The historical building is situated in an extremely exposed location. Winds blow from all directions. We are aware of our responsibility to reduce energy use, insulate our home, effectively and efficiently, and to consider alternative renewable energy sources. We have taken on board the governments initiatives in promoting renewable energy and want to install an Air source heating

system. The effectiveness of such a system is reliant on the building it services being insulated to a high level. Much warmth is lost through windows. This means that more energy is used to produce greater heat. This goes against what the government is promoting. Secondary glazing gives a certain level of heat retention but is not as effective as double glazing. The decision to replace the glass panes in the windows with double glazed panes will improve the overall effectiveness of heat retention and reduce energy use.

In 2016, Swale Planning and Listed Building gave consent for our neighbours at 1 Nash Farm Cottages, to install wooden window frames with double glazed panes. We view this to have set a precedence, given that the neighbours historical building is adjoined to our property.

Air Source Heating System:

The Air source heating system will not impact on the Historical building. The Manifold unit will be situated at the end of the garden concealed by the garden shed, and not visible from road or from any angle of the building. This will have no impact on the Historical building.

Installing an air source heating system is in keeping with the governments drive toward renewable energy, it is clean and efficient and reduces energy costs when installed into a property which has been efficiently insulated with breathable insulation and done to a high standard. This was in accordance with the recommendation from the Conservation officer Ms Eleanor Lakew, who advised on the importance of using natural fibres for insulating historical buildings, and mentioned sheep wool and hemp as her preferences.

All pipework entering the property will be done underground causing no further impact on the historical building.

Water Treatment system:

The current system in place at the property for removal of waste and sewage is by way of a Cess pit. This is situated at the north side of the garden and clearly visible from the roadside. There is a large concrete slab with metal manhole.

The emptying of the system is done monthly, requiring a lorry to attend at site, empty the cess pit and remove the waste to an alternative treatment site. This is neither environmentally nor economically friendly.

Our proposal is to install a Domestic Treatment System which will remove the necessity for the Cess pit to be emptied monthly. The current system is not only fed by the waste from the property but is also fed from water drainage from the field situated to the east side of our property. This causes the cess pit to require emptying more frequently at our expense. The cess pit itself is old and there is a risk associated to this with the potential for cracks and breakage to the lining, resulting in waste seeping into the environment immediately around the location of the cess pit.

By installing a Domestic treatment system, removes such risks to the immediate environment. It is hygienic and environmentally friendly. It will be installed underground, behind the far end of the shed, not visible from any angle of the building or from the road. There will be a small access hatch situated at ground level. The distance from property is well within the recommended guidance. The system will be installed by professionals.

This system cleans all wastewater and sewage, and leaves clean water that will be stored, underground and used to irrigate the garden. Solid matter is minimal and can be cleaned out from time to time, the waste is biologically cleaned and safe to discard within normal waste/rubbish.

The system works most effectively when products used within the home, are environmentally friendly, another effective way of addressing the much-needed response to improving our environment.

Conclusion:

Overall, the proposals are carefully designed so that the changes will have no detrimental effect on the overall character of the historic building. They do address other significant responsibilities we have toward protecting our environment and communities. I trust that Swale Council will consider all changes we are requesting empathetically and acknowledge our intention to improve the property and facilities.

Jeannette Kilinc and Scott Brailoiu

2 Nash Farm Cottages, Cherry Tree Drive, Luddenham, Kent ME13 0TQ