

HERITAGE STATEMENT

The Old Dairy
Gore Farm
Gore Farm Lane
Upchurch
Kent ME9 7BE

CLIENT:

A C GOATHAM & SON

August 2021

Reference NPB/HS.100

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1. Introduction

This statement has been compiled taking into consideration the general guidance for such matters and follows a format agreed and implemented with other Institutions.

As required, the understanding of the significance of Heritage assets has to be identified within appropriate Planning Applications which are addressing “conservation principles”. The key information to address is set out as follows:-

Why the subject is of Heritage significance.

What impact the proposed works will have on that asset.

What new measures are proposed to mitigate any negative impacts.

Why more sympathetic solutions are not viable.

This statement is produced taking into consideration National Planning Policy and provides an informed assessment of the proposal in Heritage terms.

This statement accompanies a full Planning Application for the conversion of a redundant agricultural building at Gore Farmyard to a residential use. The main farmhouse within Gore Farmyard is a Grade II Listed building. It is with respect to the setting of this adjacent former agricultural building which brings about the need for clarifying the implications of the proposed conversion and its potential impact on a Heritage asset being Gore Farmhouse.

2. Heritage Context

The Dairy forms part of the original agricultural steading to the east side of Gore Farmhouse. In this regard we attach copy of the historic Ordnance Survey aerial photograph dated December 1940 as detailed in Appendix B identifying the original context of this agricultural holding in the early part of the last century. It can be clearly identified as adjacent to the curtilage of Gore Farmhouse.

Gore Farmhouse as an individual entity is referenced as a Grade II Listed building being referred to as follows:-

Manor Farm, now farm. Circa 1400's and mid C16, with C18 additions. Timber framed and tile hung, underbuilt with painted brick with plain tile roof. Hall and cross wing. Entrance front C16, wing, two storeys with hipped roof, centre right stack, and projecting hipped wing to left with catslide and central stack, Two Gothic traceried casement windows on each floor and one Gothic and one ordinary window casement in left hand wing. Central board door with gabled porch.

Interior: Hall house with traces of Mediaeval stone-work in north-west, primitive crown post in chamber, an unmoulded post braced only to collar purlin, smoke – blackened timbers, and C17 inserted floors and stack. Side wing of c1540, with moulded crown posts.

Documentary research shows the stones of the C12 manor house sold for repairs to Rochester Castle in 1390's, at which time manor became monastic possession.

Listing NGR: TQ8435666516. It is to be noted the listing does not extend to any curtilage properties.

3. Development Proposal

The development relates entirely to the dairy which sits to the east side of Gore Farmhouse. The development embraces three features which may be considered to impact on the use of the Listed building. These are the use of the Dairy, its appearance and proposed physical alterations.

The use will involve the change from agricultural storage to residential.

The change which is most significant will be the replacement of the existing industrial sheeted roof covering with a plain tile to match Gore Farmhouse.

The physical alteration to the building involves a modest link between the outbuilding on the southern side of the main dairy with the main dairy building.

4. Related Key Conservation Principles

With reference to that which has gone before as set out in the introduction, the four key questions are addressed as follows:-

Why the subject is of Heritage significance.

The dairy building sits adjacent to the east side of the Grade II Listed Gore Farmhouse. It can be seen from the garden of Gore Farmhouse as illustrated in Photograph A of Appendix A.

What impact the proposed works will have on that asset

The principal impact is twofold.

As noted from Photograph B the roofline to the dairy which is prominent from Gore Farmhouse and its garden will be altered. The existing industrial sheeted corrugated covering will be replaced with clay plain tiles to match Gore Farmhouse which itself was reroofed taking guidance from the Conservation Officer at Swale Borough Council in 2017.

The second element that will impact is the enclosure to the west side of the projecting portion of the dairy which is adjacent to the garden of Gore Farmhouse will itself become amenity space. It is proposed that a hedge will be planted of an appropriate traditional mix to establish appropriate screening between these amenity spaces.

What measures are proposed to mitigate any negative impacts

Apart from proposed screening, we do not consider any further mitigation measures are needful.

Why more sympathetic solutions are not viable

We do not consider that there are more sympathetic solutions that need be considered.

5. Summary

The proposed conversion and change of use will utilise high quality materials involving replacement of non-traditional materials which presently exist. The design proposals follow established principles which it is found have been accepted by the Local Planning Authority on similar agricultural conversion developments.

Accordingly it is considered, taking that which is set out in this statement relative to the accompanying design and access and planning statement, that the significant Heritage asset is not impacted by this proposal. Mitigation measures are not needful and that which is being brought forward will complement the Grade II Listed building and add to the character and context of the history of this steading.

Appendices

Appendix A

Appendix B

APPENDIX A

PHOTOGRAPHS

- A. South-east aspect of dairy and outbuildings**
- B. East aspect from Gore Farmhouse garden**
- C. East elevation dairy**
- D. North-east aspect from Gore Farmhouse garden**
- E. East aspect of outbuilding**
- F. South-east aspect from Gore Farmhouse garden**
- G. South-west aspect of dairy**
- H. Outbuilding**
- I. North-east aspect of outbuilding**
- J. North aspect of dairy and outbuilding**



A. South-east aspect of dairy and outbuildings



B. East aspect from Gore Farmhouse garden



C. East elevation dairy



D. North-east aspect from Gore Farmhouse garden



E. East aspect of outbuilding



F. South-east aspect from Gore Farmhouse garden



G. South-west aspect of dairy



H. Outbuilding



I. North-east aspect of outbuilding



J. North aspect of dairy and outbuilding

APPENDIX A

AERIAL PHOTOGRAPH

