

# JPD Architecture UK Ltd

The Studio Tower Farm House Faversham Road Boughton Aluph  
Ashford Kent TN25 4HT

t : 01233 639822

e : thestudio@jpdarch.co.uk

## **Heritage Impact Statement : October 2021**

### **Site Location :**

The Old Rectory  
Ashford Road, Badlesmere Lees,  
Faversham Kent  
ME13 0NX

### **1. Introduction :**

The Old Rectory is an existing dwelling set in its own extensive grounds on the North East side of the Lees in Badlesmere. The property has various existing outbuildings in the grounds, there is an existing coach house which would appear to be of a similar period to the original house and an adjacent substantial building which is of modern construction which is used as garaging and storage areas, this building is out of character with the Victorian architecture of the principal house and coach house.

The Old Rectory was built in 1836 by Antiquarian, Architect and Surveyor George Russell French. Built early in his career by means of a Dioceses arranged Queen Anne's Bounty mortgage, the scheme was established in 1704 to enhance the incomes of the poorer clergy members of the Church of England.

Badlesmere Lees was likely selected as the prime location for the new Rectory as development of the Lees area was becoming more village prevalent, this is also reflected in the earliest surviving map of 1870 that shows the Lees area more or less similar to how it is today and far more developed than what is known as just Badlesmere (the area nearest St Leonard's Church).

The additional benefit of using this fund to construct new parsonages was also that design decisions could be made locally by the Bishops. This is important as the siting of the Rectory would have been constructed to marry the compromise of having the Rectory in the heart of the developed village near the Lees whilst also positioning the house on ground where, from the first floor windows, the spire of

Badlesmere church is readily viewable; being a Rector this is important as Vicars and their vicarages would not have needed this distinction as the Rector, in terms of ecclesiastical rank, is the head of the local religious community during this time.

The ability to also allow local decisions to be made would guide the style and design of the building with Bishops often taking robust decisions on style and form. Great examples of this time still remain and extensive records are held at the Canterbury Cathedral Archives that show that for many examples, Badlesmere included, the Bishops would favour a form following function style of architecture. This is evidenced in the room numbers, room sizes, siting (as said above) and the styling of the buildings. The style at Badlesmere is from a time that tends to be get overlooked in architectural history because it comes after nearly all the well-known late Georgian buildings but before the gothic ones and, as such, a client guided development with a young architect has produced a building that borrows stylistically. The ornamental bargeboards, which would have been added as detail rather than a design choice, the Tudor like chimneys and lots of plasterwork detailing inside are consistent for the period. Likewise, the placement of the coach house on the Lees side and not at the rear is an indication of this compromise, whereby the bishops decided that the primary elevation was that of the rear facing towards the church, the religious heart of the village, rather than on the more picturesque Lees side.

The Bounty's use by this period was prioritised for the construction of religious dwellings and land procurement, the out-buildings (such as this), garden walling, utilities and orchard (in this case) were all paid for by the dioceses and as such some of the surviving rectories have far cruder examples of out-buildings where the main budget has been spent on the house and the remaining match-funding has dwindled; this is reflected at The Old Rectory as the Coach House does not appear on the original drawings.

The coach house is a typical Victorian attractive structure with the rear of the building running along the boundary to the Lees.

The coach house structure is screened from views on the Lees by the existing trees and natural landscaping during all four seasons, planning consent has recently been obtained for the refurbishment and conversion of the structure.

Adjacent to the Coach House is an existing structure which is a large building structure of C20 century construction which houses garage areas, storage and an attached field shelter, the garage space is not fit for purpose it can't accommodate modern day vehicles as the existing garage depth is only c.4.200m.

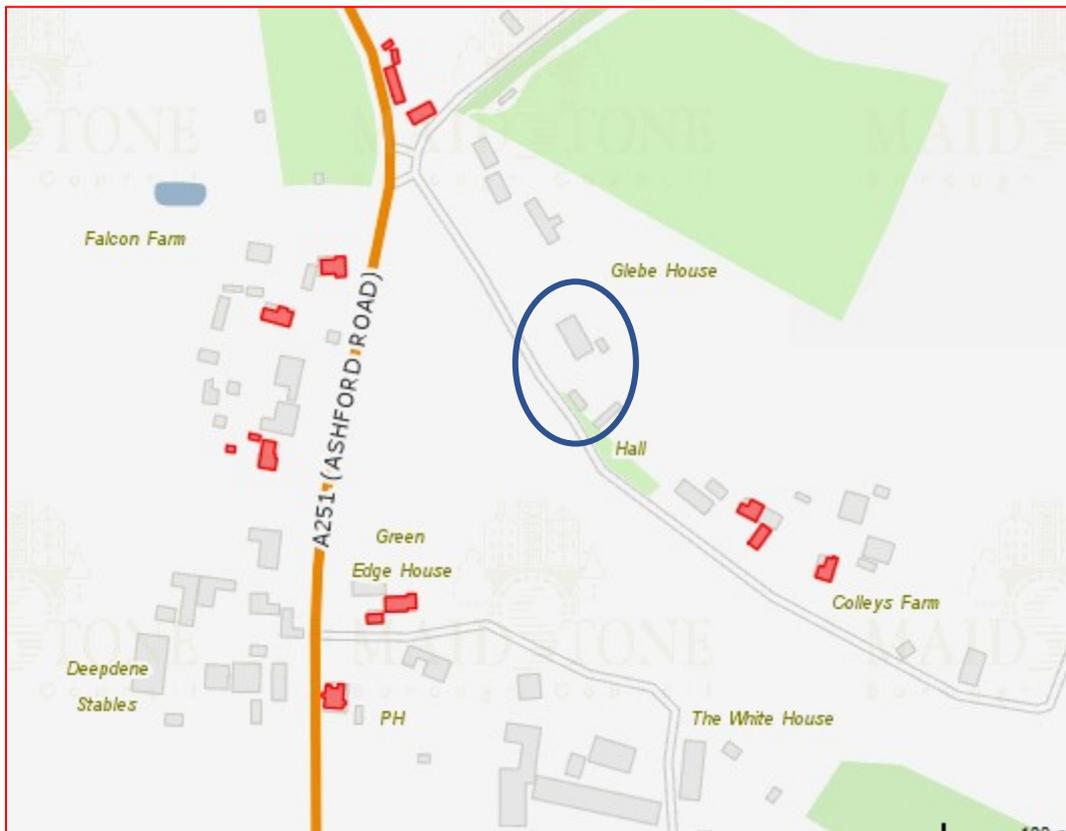
The structure is constructed of modern materials and has a mono pitched flat roof with corrugated sheet materials, the building is in a poor state of repair and and the garage area of the building is no longer suitable for the parking of modern larger vehicles.

The building is unsightly and detracts from the from the character of the period Buildings in the setting.

The site of The Old Rectory is located within the Badlesmere Conservation area however the buildings on the site have not been designated as listed by Historic England.

## 2. Listed Buildings and Conservation considerations :

The site is located on the North Side of the Lees at Badlesmere which creates a large open vista in the village setting and forms a spacious separation of houses and structures surrounding the Lees. There are eight listed buildings in the vicinity of The Green albeit none immediately adjacent or overlooking The Old Rectory and the enclosing garden curtilage.



Having considered the listed buildings impact the development should also consider the possible impact on the wider conservation area, The Old Rectory is located on the North side of the Lees where there is a track access between the Lees and the properties on the South side, there is a tree/landscape barrier running along the edge of the track/green on the Lees which forms a screen of foliage to The Old Rectory building, however, the breaks in the trees and landscaping results in the unsightly building of the existing garage which is the focus of this development being clearly visible from the green and detracts from the setting of the period buildings and the conservation area.

These buildings are listed as follows:

Forge Cottage GII Listed sited to the north of the Lees.

Listing reference : 1069925 listed in November 1986 the listing records the Building as dating from C16.

Falcon Farmhouse G11 Listed sited to the north west of the Lees.

Listing reference :1069929 listed in November 1986 the listing records the building as dating from C15.

Barn South West of Falcon Farmhouse GII Listed sited on the west side of the Lees.

Listing reference : 1054732 listed in November 1986 the listing records the building as dating from C17

East View Cottage GII Listed sited on the west side of the Lees.

Listing reference : 1054717 listed in November 1986 the listing records the building as dating from C16.

Green Edge House GII Listed sited on the south side of the Lees.

Listing reference : 1054709 listed in November 1986 the listing records the Building dating from C17

Colley's Cottage GII Listed sited on the east side of the Lees.

Listing reference : 1069926 listed in November 1986 the listing records the Building dating from C16

Colley's Farmhouse GII Listed sited on the east side of the Lees.

Listing reference : 1069927 listed in October 1986 the listing records the Building dating from C17

The Red Lion Public House GII Listed sited to the south side of the Lees.

Listing reference : 1069928 listed in November 1986 the listing records the Building Dating from C17-C18

### **3. Description of proposed Garage replacement building works:**

The proposed project is the demolition of the existing Garage and Store Building/field shelter and reconstruction, the proposal will involve the following works:

1. The demolition of the existing modern garage structure which has no historic or aesthetic value in the context of the site or conservation area.
2. The construction of a new Garage and Store building with a stables facility which is designed to be in keeping with the Period structures of the principal dwelling and adjacent Coach House.

3. The new building has been designed with a modest increase in floor area mainly to provide garaging suitable for accommodation of modern day cars as well as providing under cover charging facilities for an electric vehicle.

The structure will be able to house three vehicles, which is not excessive for a seven bedroom house and two bedroom annex building, as well as providing secure storage for garden machinery and equipment.

The elevation design is that of a traditional Kentish Barn with a typical hipped roof structure, vernacular in style and sympathetic to the local conservation area, where there are several other buildings in a similar style. The roof line is subservient to both the principal dwelling and the adjacent coach house, emphasising the greater importance of these buildings in the wider setting.

Rooflights on the south eastern side of the structure will not be visible from the public domain as they are screened from the Lees and the wider conservation area by a substantial copse of trees ( between the boundary of the property and the track ). They will however maximise natural light and help to reduce the overall carbon foot print of the building.

4. The external finishes will match the adjacent Coach House with a red multi stock brick plinth, timber weatherboard under plain clay tile roof covering.

### 3. **Appraisal and policy**

- 3.2 The heritage impact statement has been prepared by JPD Architecture UK Ltd.
- 3.3 This report has been prepared to inform the Local Authority of a development proposal of the proposed works to a building in the close proximity of Listed Buildings in the Village and Conservation area setting.
- 3.4 The following drawings are submitted in support of this planning application:

Site Location Plan: JPD/2135/01	Proposed Plans: JPD/2135/05/01
Existing Site Plan: JPD/2135/02	Proposed Elevations: JPD/2136/06/01
Existing Plans: JPD/2135/03	Proposed Site Plan: JPD/2131/07/01
Existing Elevations: JPD/2135/04	

- 3.5 The site was visited in June 2021. the objective was to review the proposal and survey the existing structures, this statement will assess the impact of the proposal on the adjacent listed buildings in the conservation area.
- 3.6 The National Planning Policy Framework (NPPF) 2018 revision sets out the Government's policies for conserving England's heritage assets through the spatial planning system in manner appropriate to their significance. The significance of a heritage asset is defined as its value *'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'* (CLG 2010) and whilst the Old Rectory and its curtilage is not listed, it can be said that it has some local significance. *(Note: significance is the scale used to define how listed a building should be)*

- 3.7 Paragraph 189 of the NPPF states that:

*'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'*

- 3.8 This statement justifies the proposal will cause *no significant harm* to the listed buildings in the conservation area and accords with current policy and guidance due to the tertiary nature of the garage and its discreet location within the conservation area away from the listed structures of the village.
- 3.9 Paragraph 194 and 195 of the National Planning Policy Framework (NPPF) 2018 provide guidance on the issues of judging potential harm to the heritage asset in the development control process. Paragraph 132 states:
- 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.'*
- 3.10 **In this particular case, we do not consider substantial harm exists as a result of this proposal on the nearby listed buildings and conservation area.**

3.11 Paragraph 196 states

*'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 securing its optimum viable use.*

3.12 The scheme therefore needs to be assessed against the public benefits of the proposal. As stated, the scheme will have no impact on the setting of the listed building or the surrounding conservation area.

#### Summary

- 4.1 In conclusion, the proposed development does not give rise to any **substantial harm** to the adjacent Grade II listed buildings in the conservation area indeed we consider the works will have no impact on the adjoining listed buildings and the conservation area and believe instead that the proposed development will enhance not just the site but also the wider conservation area. Many of the properties around Badlesmere Lees already benefit from detached outbuildings of this type (including houses that are listed ) and recent planning has been granted for other similar structures, therefore we feel we set no precedent in rebuilding this existing structure in a sympathetic way that will not impact either the character or setting of this village.
- 4.2 By definition taken from the NPPF (2018) assessment, the proposals therefore *amount to less than substantial harm* to a Grade II listed building and the conservation area. Therefore, we consider the heritage features of the buildings in the area are safeguarded with no impact to the main wider conservation area. In fact, from the outside in what is the public domain, no external persons will be able to tell what the use of the outbuilding is for.
- 4.3 As demonstrated through this statement, the proposal is fully in accordance with national planning policy. On this basis, it is considered that the application should be supported by the Borough Council.

