



Architectural
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Heritage, Planning, Design and Access Statement

Medhurst Row Farm (Main
House), Prettymans Lane, Four
Elms Edenbridge, Kent
TN8 6LX

For

Sarah Boomaars

Prepared by:	James Woodgate
Date of Inspection:	20 th December 2021
Job Ref:	57246/1



Introduction

This statement has been prepared by DMP to support a Householder Planning and Listed Building Consent application at Medhurst Row Farm, Prettymans Lane, Four Elms, Edenbridge, Kent, TN8 6LX.

The applicant Sarah Boomaars is the Freehold owner of the site.

The property is a 4-bedroom, Grade II Listed 15th century hall house with a small separate detached laundry and storeroom, providing ancillary accommodation to the main farmhouse.

The property is located on the North-East side of Edenbridge, North of Hever Castle.

The proposed works to the main house are to raise the roof of the rear addition and internal alterations. The proposed works to the laundry room is to convert the existing store and laundry room into 2 no. home offices with a 'Crittall' style glazed door with fixed glazing to the front elevation and fixed 'Crittall' style glazing to the rear of the building.

Existing Property

The subject main house comprises of a landing, hallway, WC and 4 bedrooms over first floor. Study, sitting room, kitchen, WC, and separate bathroom at ground floor. Access can be gained to the property from the front entrance door into the sitting room or via a rear door into the later addition to the property providing rear vestibule.

The subject laundry/storeroom comprises of a laundry room to the South side of the main house and a separate room currently used as storage to the North, with an open central passageway allowing level access to each of the proposed enclosed spaces.

Architectural Intent

It is proposed in this application no further external alterations are to be carried out on the Grade II Listed main house. Proposed works are limited to:

- Careful stripping off of existing clay roof tiles to rear addition for re-use.
- Careful stripping off of roof timber providing roof over rear addition for re-use.
- Careful stripping off of vertical tile hanging for re-use.
- Raising height of the roof structure to the rear addition of the main house as required to provide minimum floor to ceiling height at first floor of 2.3 metres.
- Construction of timber frame first floor elevations and roof structure. Refix clay tiles to vertical elevations and to roof slopes.
- Installation of bathroom sanitaryware suite newly constructed raised section at first floor of rear addition to the main house.
- Internal alterations at ground floor of existing rear addition of the main house to include new timber stud partitions, replacement WC arrangement and new utility area.
- Two new dormers to be installed on the South-East and North-West Elevations of the new raised section of rear addition.

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External works to the laundry room are to be limited to:

- Installation of 'Crittall' style glazed door and fixed glazing to front elevation in existing opening.
- Installation of 'Crittall' style fixed glazing to rear elevation in existing opening.

Design Proposals

Use

The proposal has been submitted to provide a new family bathroom at first floor and a utility room/rearranged WC at ground floor to the main house.

The proposal also includes for the current laundry room to create two separate home offices to allow the residents of the main house to work from home.

Layout

It is proposed the current bedroom 4 with restricted head room will be converted into a new bathroom for family use. The existing bathroom at ground floor will be converted into a utility room. The rest of the house layout will remain unchanged.

The existing central passageway of the laundry/storeroom to provide direct access to the home offices, on the North side of the building and the other home office to the South.

All works will be undertaken in accordance with Approved Documents in order to meet Building Regulations requirements in particular Part B (Fire Safety Precautions), E (Resistance to passage of sound) and L (Conservation of Fuel and Power).

Scale

There will be no increase in the building's footprint for either the main house or laundry/storeroom.

Landscaping

Due to the nature of the proposal no soft or hard landscaping is applicable.

Opportunities

Currently bedroom 4 has limited useable floorspace due to restricted height. Raising the roof of the rear addition to the main house creates more useable space for the occupiers of the house.

Conversion of the laundry/storeroom allows the opportunity for the occupiers of the house to work from home.

Constraints

The need to provide a development that is compatible with surrounding buildings in terms of use, design and height.

Appearance

Works to the exterior of the building will be of high quality and in keeping with its surroundings, mindful to not upset the natural character of surrounding buildings.

All external changes to the main house are to be carried out on the rear addition of the property and not the listed, majority of the building.

The overall appearance of the laundry/storeroom shall receive a minor change to the front elevation by installing the crittall style door and fixed glazing. All other existing characteristics of the building will remain unchanged.

Access

Access to the application site is gained via Prettymans Lane, a private road, intersecting with the railway line running from Edenbridge to Leigh train station. Access to the main house is provided to the front and rear elevations of the property. Access to the laundry/storeroom is gained by a central passageway providing level access. It is proposed that the installation of a 'Crittall' style door will allow access to aforementioned passageway.

Heritage Listing

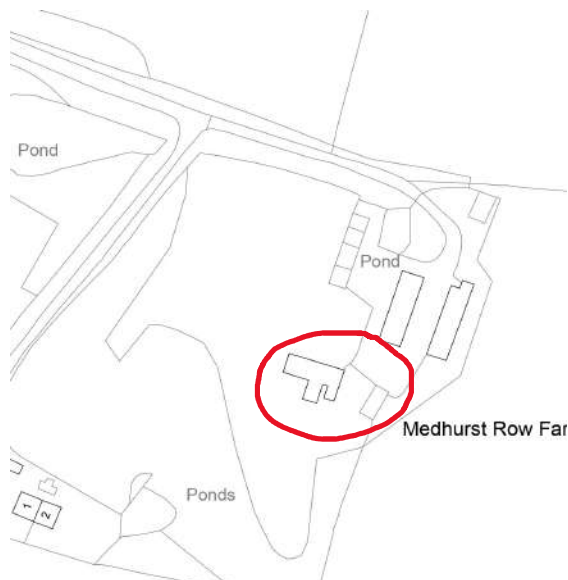
The laundry/storeroom is not listed although is within the curtilage of the listed property.

The main farmhouse is grade II listed, first listed on 16th January 1975. List entry number: 1085934

"5280 EDENBRIDGE EDENBRIDGE Four Elms Road (south Side) (off) Medhurst Row Farmhouse TQ 44 NK 49/3832."

"2. Restored C15 hall house. 2 storeys, 3 windows, irregular. High pitched, hipped gabled roof renewed in old tile. Ridge and left end stack. Exposed framing with plaster filling. C19 and small modern casements, some leaded; and one C18 leaded casement. Brick ground floor. Inside C16 inglenook fireplace and 1st floor. Tie beam, with pronounced arch, bearing crown post. Very stout timbers. Some old wattle and daub upstairs."

"Listing NGR: TQ4637347079"



Map indicating subject main house and laundry/storeroom.

Proposal

The proposed works are outlined on the drawings:

- 57246_BP-01_Site Block Plan_A3_500_House and Laundry Room
- 57246_E-01_Topographical Plan as Existing
- 57246_E-02_House Plans as Existing
- 57246_E-03_House Elevations as Existing
- 57246_E-04_Laundry Plans and Elevations as Existing
- 57246_LP-01_Location Plan_A3_1250
- 57246_PL-01_House Plans as Proposed
- 57246_PL-02_House Elevations as Proposed
- 57246_PL-03_Laundry_Plans and Elevations as Proposed

Conclusion

The proposed alterations to the main house will allow for better use of space in the rear addition of the house.

The proposal will make use of the vacant laundry and storeroom.

By providing 2no. home offices for the use of the main house allows for current and future residents opportunity to work from home.

By converting the Laundry/storeroom into offices it means that less work is proposed for the main house.

All internal works will be limited to the rear addition of the main house. Any further refurbishment and repairs to the internal fabric of the main house will be subject to a future listed building consent application.

Images



Front Elevation – Main house



Side Elevation – Main house



Side Elevation – Main house



Rear Elevation – Main house



Rear Elevation - Main house



Bedroom 4 - Illustrating restricted height



Front Elevation - Laundry/Store-room



Front Elevation - Laundry/Store-room window



Front Elevation - Laundry/Store-room window



Front Elevation - Laundry/Store-room aerial view