

## DESIGN, ACCESS & HERITAGE STATEMENT

### HOUSEHOLDER APPLICATION & LISTED BUILDING CONSENT

South Forstal Barn,

Almhouse Road,

Throwley Forstal,

ME13 0PJ

Applicant: Mr & Mrs M. Roper

Date: May 2022

PLANNING - DESIGN - SURVEYING

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## Context and Surroundings

Throwley is an English village south of Faversham in the Borough of Swale in Kent. Throwley lies on top of the Kent North Downs in an Area of Outstanding Natural Beauty. The landscape is mainly arable fields and woodland copses covering just over 5 square miles. (1.)

South Forstal Barn has been recently purchased by Mr & Mrs Roper and the barn is currently in the final stages of being converted to a residential home.

Throwley Forstal lies within the conservation area map, illustrated to the right hand side. South Forstal Barn is within the highlighted yellow area, which denotes the conservation area perimeters.

## Historic England listing

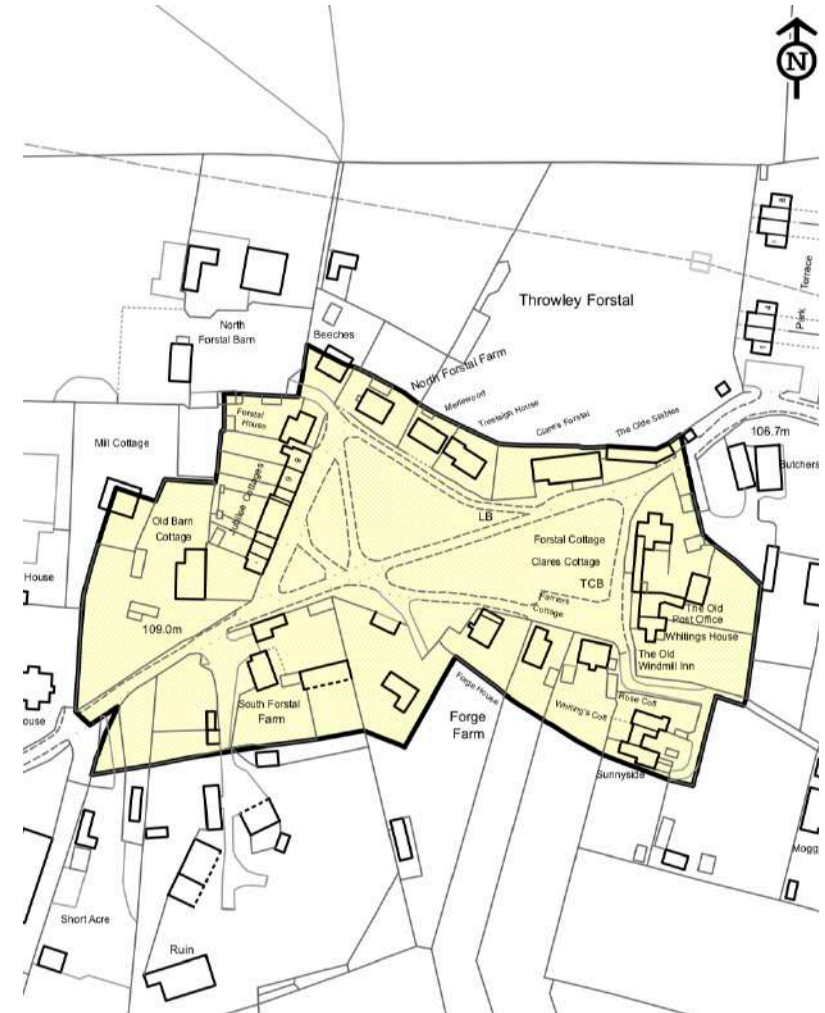
The site is grade II listed; Historic England listed entry: TQ9873454274 (2.)

TQ 95 SE THROWLEY THROWLEY FORSTAL (south side)

6/173 Agricultural buildings approx. 10 metres south- east of South Forstal Farmhouse

GV II

Agricultural buildings. C18. Timber framed and weather boarded on brick base, with plain tiled roof. Hipped roof, with hipped extension to right. Central cart doors. Included for group value with South Forstal Farmhouse.

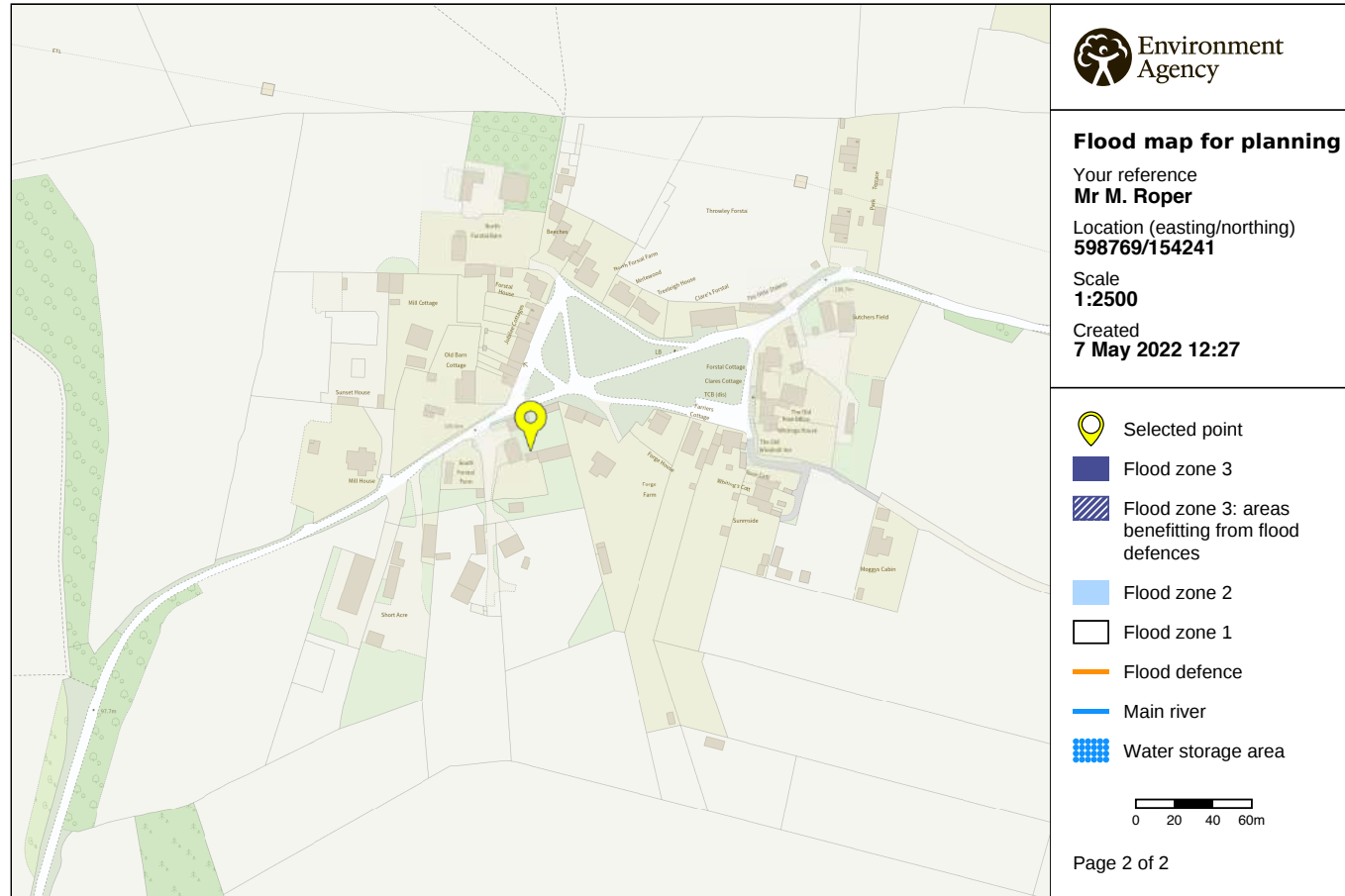


1. Throwley Forstal Conservation Area map - NTS

1. Wikipedia
2. Historic England

## Flood risk

The site lies in flood zone 1, an area at low risk of flooding. Please see the flood map to the right.



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2. Environment Agency Flood map illustrating flood zone 1-NTS

## Planning History & Historic maps

Date	Description
05.11.2021	Submission of details pursuant to conditions 2 3 4 5 6 7 (flue terminal to be painted black), of application 21/503464/LBC
02.10.2021	Listed Building Consent for internal and external works in connection with the change of use of former agricultural barn to three bed single storey residential dwelling (Revised Scheme to 18/505916/LBC).
19.11.2018	Change of use of former agricultural barn to three bed single storey residential dwelling with alterations as detailed as amended by drawing 598-05B Listed Building Consent for change of use of former agricultural barn to a three bed, single storey, residential dwelling with alterations.
27.04.2017	Listed Building Consent for change of use from agricultural building to C3 residential into pair of semi-detached cottages with alterations to barn. Change of use from agricultural building to C3 residential into pair of semi-detached cottages with alterations to barn.

3.

### 3. History table (taken from Swale borough council search)



4. Historic map 1896 (4.)



5. Historic map 1906 (4.)

## Existing Photographs



1. Photographs of the existing open cart garage barn

Neighbours ownership



2. Photographs of the existing stable, flint wall and farmstead gate

5. Existing photographs

## The Proposal

We are seeking the approval of a new greenhouse and shepherds hut located to the south of the garden and new external works to the two out buildings and front flint wall to the north of the site.

Part of the front flint wall has collapsed and now needs rebuilding, we are proposing two metal posts to be built inside at each ends to increase stability. The original farmstead gate will be rehung and the rebuild will be carried out using salvage bricks and flint work with lime mortar.

The outbuildings will be repaired, using timber weather boarding and corrugated metal sheeting for the roof. New timber rafters are needed in the stables and a new saddle stone and timber post with top horizontal beam will be fitted within the open cart barn. Replacement stage doors will be in timber and stained black to match the main barn. The stables north elevation timber boarding will remain in place.

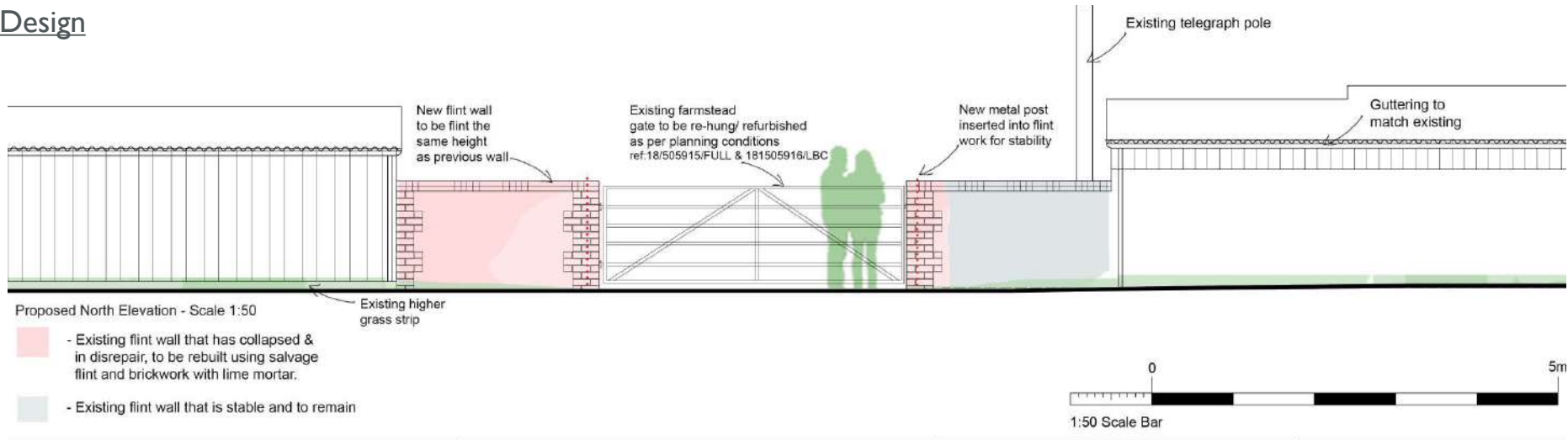
## Amount & Scale

The proposed block plan illustrates the amount which is of small scale; the greenhouse, compost bins and planters will allow the owners to pursue gardening tasks. The shepherds hut will be used by Mr & Mrs M. Roper and their family members. Existing fencing and new hedging will screen these additions south and west of the site, limiting the impact on neighbouring properties. This rear garden proposals are minimal and will not affect the character and appearance of the listed barn.

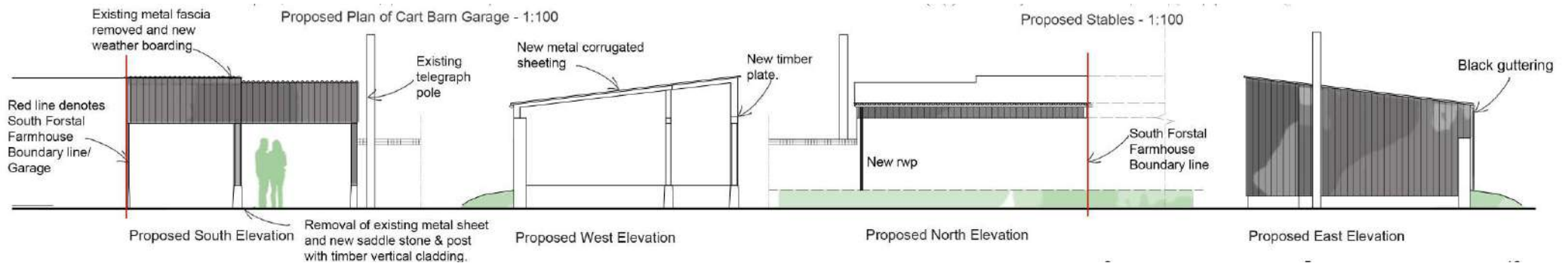


6. Proposed Block Plan showing the new greenhouse, Shepherds hut, compost bins and vegetable planters - NTS.

# The Design



7. Proposed Elevations which shows front flint wall repair and rebuild area - NTS



8. Proposed Elevations of Stables and Open Cart Barn - NTS

The new works comprise of both repair, restoring and replacing a minimal amount of non-historic fabric with traditional materials. The new external works will be carried out by a contractor with experience of listed buildings with the use of traditional materials and skills to sensitively restore these existing out buildings.



## The Design II



The proposed new greenhouse and shepherd's hut are of minimal scale and are of high, building quality, using materials that are sympathetic within the grounds of a listed property. These new additional structures will be screened by existing fencing and new native hedging as per the previously approved landscape condition on South Forstal Barn.

### 9. Proposed Greenhouse & Shepherds Hut - NTS

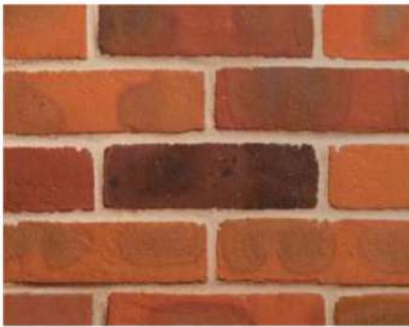


1.

1. Shepherds Hut 4.83m length x 2.3m wide x 3.15m height
2. Greenhouse with brickwork plinth 3.067m length x 2.604m wide (excluding porch) 2.983m height.
3. Handmade red stock brick work

4. Timber compost bins & vegetable planters
5. Galvanised corrugated steel roofing sheets
6. Timber weatherboarding to be stained black

2.



3.



4.



5.



6.

10. Proposed Suppliers & New Materials - NTS

Proposed Materials

The proposed materials are all traditional and in keeping with South Forstal Barn.

1. <http://www.plankbridge.co.uk/>
2. <http://www.hartley-botanic.co.uk>
3. [www.brickwholesale.co.uk](http://www.brickwholesale.co.uk).
4. [www.suttons.co.uk](http://www.suttons.co.uk)
5. <https://www.southernsheeting.co.uk>
6. <https://www.wmadden.co.uk>

## Existing areas of new works required

The existing photographs to the right hand side show the existing fabric and areas that require new works as described on the proposed elevations, plan and block plan; 09.22.04, 09.22.07A & 09.22.09A. The new works are listed below the photographs.

## Conclusion

This application seeks the approval of new works that are necessary, in order to preserve the character and appearance of South Forstal Barn. The cart barn and stables that are both on the road frontage will greatly improve the village appearance.

The proposed new garden structures would constitute a high standard of design that would preserve the historic character of the heritage asset.

The proposal would form subordinate and sensitive additions, which would conserve the character of the countryside and Landscape Character Area.

By virtue of the high design, subordinate scale and improving the road frontage this application would be no detrimental harm to the rural character or openness of the countryside.



### **The open cart garage**

**Proposed new metal corrugated roof sheeting**  
New saddle stone and removal of metal side wall  
New timber plate, removal of metal fascia and new weatherboarding fitted vertically and stained black to match other right hand side cart barn.  
Replacement of weatherboarding and painted black to match the main barn.  
Replacement guttering and new downpipes. New pea shingle trench to allow for rain water drainage.



### **Stables**

**Proposed new metal corrugated roof sheeting**  
New repair and replacement of internal timbers  
Timber cladding on the north elevations to be retained.  
Replacement guttering and new downpipes to match existing.  
New pea shingle trench to allow for rain water drainage.

### **Front flint wall**

**Metal posts to strengthen weak corners inside the flint wall with existing farm gate to be hung/ refurbished.**  
Lime mortar, existing/ salvaged handmade red stock brickwork coins on either end and brick capping on the top of flint work wall.

