
DESIGN, ACCESS & HERITAGE STATEMENT

House Holder Planning & Listed Building Consent

Address:

Bridge Cottage, 52 South Street, Barming. ME16 9EY

Applicant: Mr & Mrs Berry

Date: May 2022

CONTENT

1. Context and surrounding
2. Proposal
3. Bridge Cottage history
4. Historic maps
5. Current photographs
6. Impact, character & appearance
7. Compliance
8. Conclusion

Context and Surroundings

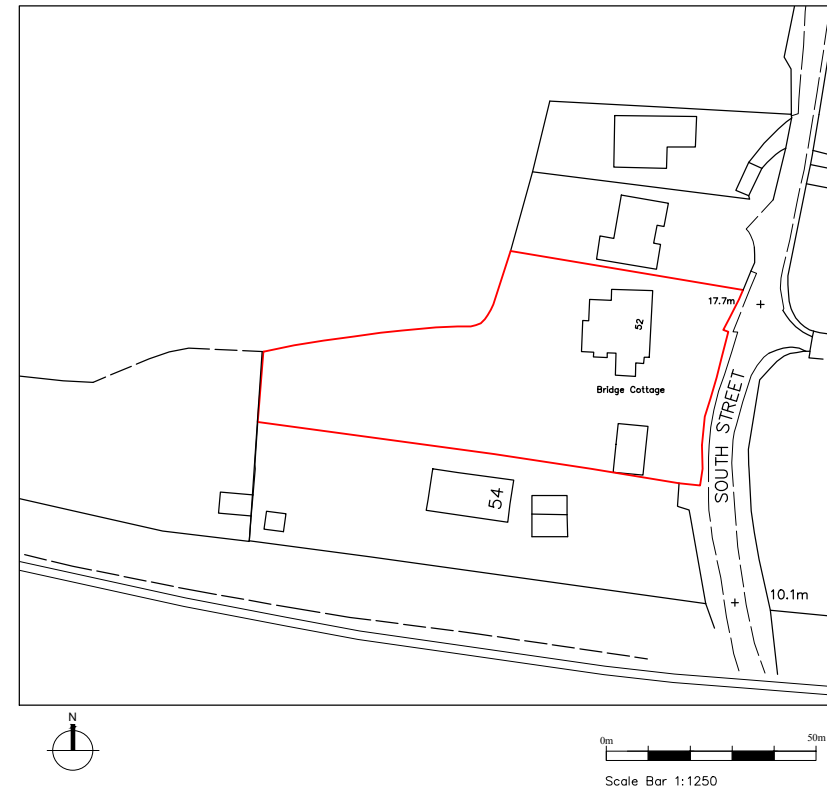
Barming is a civil parish in the Maidstone District of Kent, England. It lies to the west of Maidstone and at the 2011 census had a population of 2,690. The eastern end of the parish is part of the built-up area of Maidstone, although the remainder is much more rural. The River Medway forms its southern boundary.

Barming is mentioned in the Domesday Book, and was then described as being divided into East and West; the latter being known as Little Barming, and having its own church until the 16th century. (1.)

The site is a grade II: Bridge Cottage 23.5.67 II; Historic England listed entry: Listing NGR: TQ7247554236

Description

Late C16 or early C17. Timber framed. Exposed framing with brick infilling to ground floor. Ground floor of right end bay clad with stone. First floor rendered to front, tile-hung to left gable end. Plain tile roof. Lobby entry plan of 3 timber-framed bays. 2 storeys and garret on stone plinth. Roof half-hipped to left, gabled to right. Slender C19 brick stack on stone base, replacing larger C17 stone-based stack, to left gable end. Multiple brick ridge stack to left end of right end bay. Irregular fenestration of 3 casements; two 2-light and central 3-light. 4-light diamond mullion window in situ behind stonework of right end bay. Ribbed door under stack. Single-storey C19 red brick addition to rear of left gable end. Interior: exposed framing. Chamfered beams. Internal tension braces. (2.)



1. Location map showing assets setting (in red) within the site area



2. Barming village (3.)



3. St Margaret's Church (4.)

1. Wikipedia
2. Historic England
3. 3. Shaun Dunmall; wikipedia
4. David Anstiss · wikipedia

Proposal

This application proposes the demolition of a side single-storey 'cellar' because of its unstable condition and to rebuild a similar size structure which will be increased by 1.2m² from the original footprint.

The existing single storey extension is located on the south elevation and has an internal area of 10m² and the replacement internal area would be a slight reduction at 9.8m², representing 0.2m² decrease internally, due to the new wall thickness.

The new extension would be finished with good quality materials to match the existing property, comprising handmade Flemish bricks using lime mortar, Kent peg tiles, cast iron guttering and purpose made joinery.



EXISTING FRONT ELEVATION 1:100

4. Existing front elevation of Bridge Cottage - NTS

History

Ref:	Description	Date
02/0399	Retention of detached garage/ car port: Approved	02.05.2002
04/0598	Variation of condition 1 of permission MA/99/0962	04.06.2004
91/1017	Erection of Garage: Approved	05/11/1991
88/2391	LBC Rear extension as amended: Approved	06.10.1989
81/0153	Rear extension as amended: Approved	29.09.1981
88/2349	Two storey rear extension: Approved	29.09.1981
78/1032	LBC for internal alterations : Approved	07.09.1978

5. Table showing planning history for Bridge Cottage



7. Front elevation of Bridge Cottage.

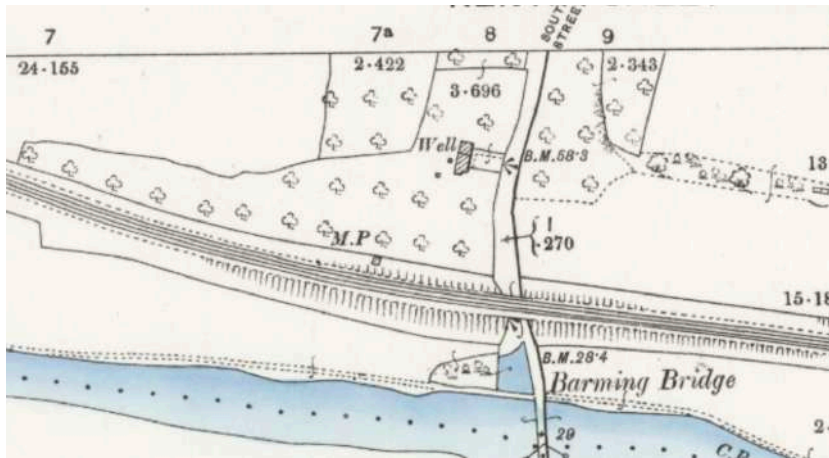


6. Existing north-west, ground floor side structure is in a state of decay and collapse.

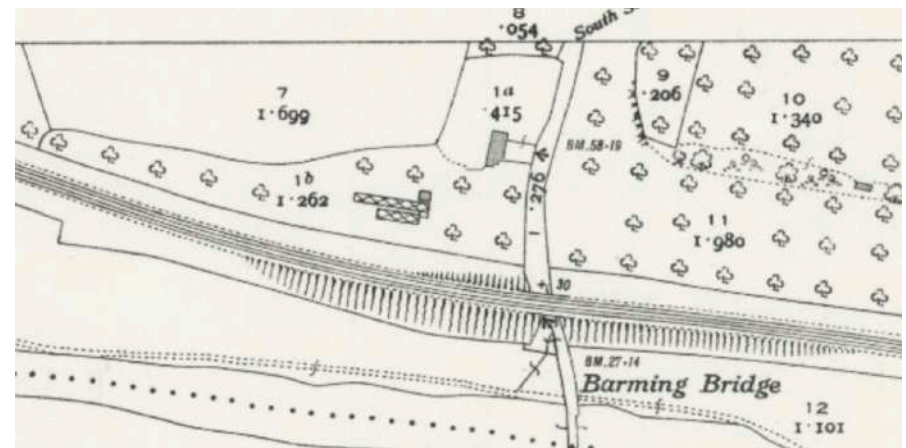


8. Existing ground floor brickwork is bulging and has been repaired in cement and buttressed for support.

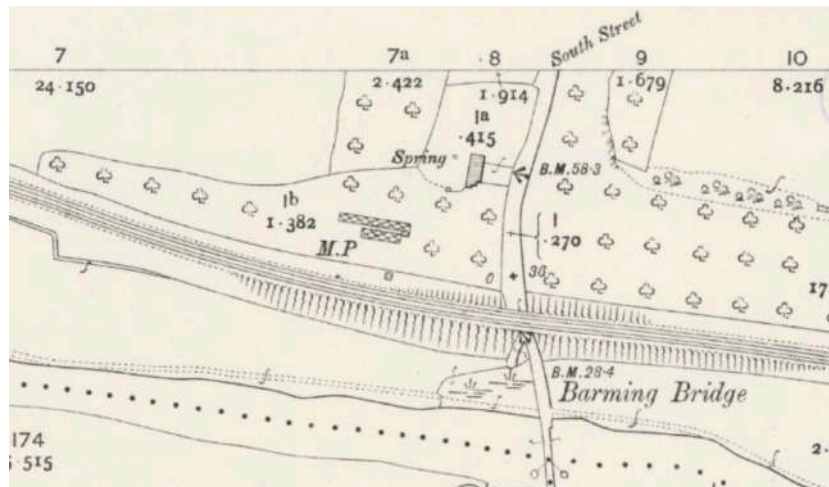
Historic maps



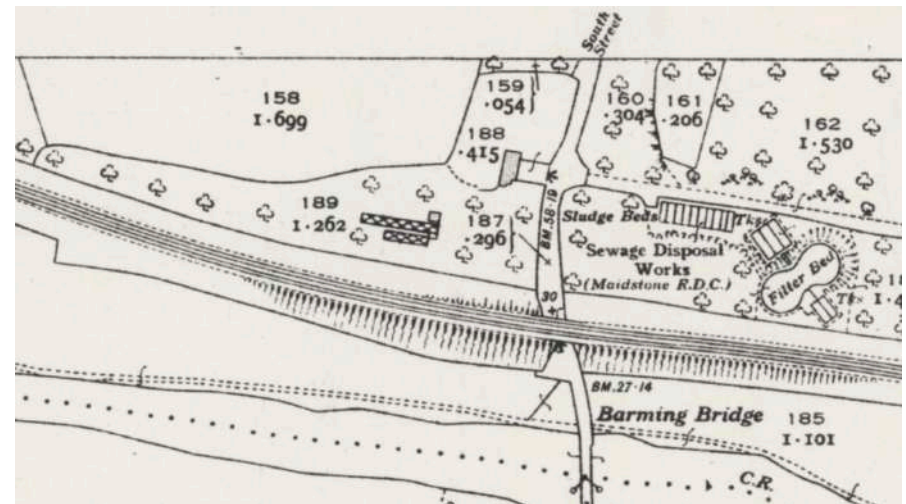
9. Historic map before 1895(4.)



11. Historic map before 1933(4.)



10. Historic map before 1907(4.)



12. Historic map before 1938(4.)

Current photographs

The existing photographs of the cellar illustrates the need to rebuild and has limited historic value as it has been rebuilt over the years using cement mortar and different colour bricks. A survey carried out by Countrywide surveyors ref: QP88308 for Mr & Mrs Berry dated the 27th of April 2015 made note of the dampness and limited structural stability; which could now affect the main historic asset.

Further to the Conservation Officers site visit to the property it was apparent that the existing cellar now has a large bow, the brickwork near collapse which the Conservation Officer has seen and accepted.

The new design has been amended now leaving half the original chimney stack exposed and the new internal footprint will be less than the original because of the new thicker walls. It is the clients intention to restore the chimney that has been poorly repaired in the past and needs further work.



Condition Statement

Overall Condition	Due to the type and age of the property, regular on-going maintenance repairs must be anticipated which can prove to be costly and if neglected, could affect future saleability.
Structural Movement	Not Applicable
Essential Repairs	There is evidence of active wood-boring beetle infestation in the loft space. This should be investigated further by instructing a specialist contractor, who is a member of the PCA (Property Care Association), to inspect the whole property and report on the condition of all timbers. All necessary works to be carried out.
Further Advice & Comment	<p>Due to its age and construction this property lies outside the parameters of standard calculations for insurance purposes. An estimate is given for the purposes of a lender, however, a more detailed assessment of the reinstatement cost should be obtained to ensure that any necessary additional cover is provided.</p> <p>The property has been extended and it is assumed that the works were carried out with local authority approval.</p> <p>The property is listed and therefore, any maintenance or repair work must be undertaken with local authority approval.</p> <p>The small left side Victorian extension is constructed of single skin brickwork. This will be prone to penetrating dampness, provides poor thermal insulation and offers limited structural stability.</p>

13. Survey report ref:QP88303



14. Bulging brickwork with cement repair



15. Unstable structure which is could affect the Heritage asset.



16. The roof timbers are rotten and losing support.

Impact

The NPPF defines setting as;

'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'

Character & Appearance

The design has a special regard to preserve the setting of the special architectural or historic interest which it possesses - S66 of the 1990 Act.

The main approach to this application is to reduce the damp and decay spreading to the original 16th century timber frame main house. The proposal includes the demolishing of the side ground floor extension built in the early 19th century.

The new structure will form the original footprint with new handmade clay bricks and lime mortar. The roof will be at a pitched to match the existing main house.



17. Diagram to show dating of the historic and more modern fabric at Bridge Cottage

Compliance

A number of sketches have initially been drafted and numerous considerations have been a factor for this new replacement. The proposal has been designed both sympathetically whilst minimising the significant impact to Bridge Cottage and its historic setting within the village of Barming.

The Conservation Officers' views and advice have been taken into consideration and we are hoping this amended application will be viewed favourably.

In light of the above and with reference to the Planning Policies, we strongly feel this planning and Listed Building Consent in 'Planning terms' met the requirement for the following reasons;

- Promoting high quality design SP6
- The design has a special regard to preserve the setting of the special architectural or historic interest which it possesses - S66 of the 1990 Act.



18. Proposed ground floor plan - NTS

Conclusion

This planning application and with reference to the submitted elevations and plans show that the extensions would create minimal harm and do not affect the character and appearance of the main grade II listed house.

- Existing tiles to be salvaged and reused
- Retaining the chimney and building behind as advised by Conservation Officer
- All new joinery to be purpose made and the style to match the main house
- Existing chimney (19th century) to be restored whilst the rebuild takes place.

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

By virtue of the high design standard, subordinate scale and set back from the road there would be no detrimental harm to the rural character or openness of the countryside.

Given the above the proposals would be fully in accordance with the aims and objectives of the National Planning Policy Framework and Section 66 of the Listed Buildings & Conservation Areas Act 1990.



19. Proposed Front Elevation - NTS