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## HERITAGE STATEMENT; REPLACEMENT GARAGE AT 2 HALKE COTTAGES, NORTH STREET, SHELDWICH, FAVERSHAM, KENT. ME13 0LR

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### 1.0. Introduction.

- 1.1. This statement has been prepared to accompany an application for Householder Planning Permission. The proposal is within the grounds of a Listed Building where Consent may be required.
- 1.2. The proposal is to improve the existing garage accommodation by replacing an existing garage with a larger unit. The use of the building will be for the storage of classic cars. There are no maintenance and improvement work to the existing Listed House or the fabric of that building.
- 1.3. Reference is made to the Plans and details accompanying this submission. The proposal is remote from the Heritage Asset and has no effect on number 1 or 2 Halke Cottages.
- 1.4. The application site has planning history and the significance of the heritage asset has probably been discussed and assessed on numerous occasions. This main building is a residence. The building has in my view architectural and/or historic interest. The building is a Grade 11 Listed House.
- 1.5. The proposed building will maintain the external wall appearance of the existing garage by being covered in feather edged boarding. Improvements are specified to the roof by covering in slate.

### 2.0. Planning Policy Context.

- 2.1. PPS 5 was published on the 25 March 2010 and sets out the Governments national policies on the conservation of the historic environment along with accompanying Historic Environment Planning Practice Guide
- 2.2. Paragraph 6 of PPS 5 confirms planning has a key role to play in conserving our heritage assets and utilizing the historic environment in creating sustainable places. The guidance goes on to suggest that the Governments overarching aim is that the historic environment should be conserved and enjoyed for the quality of life they bring to this and future generations.
- 2.3. Paragraph 7 of PPS5 recognizes that managed change may sometimes be necessary if heritage assets are to be maintained for the long term and LPAs should take account of the wider social, cultural, economic, and environmental benefits of heritage conservation.
- 2.4. Policy HE6 confirms that LPAs may require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset.
- 2.5. Policy HE7 of PPS5 sets out several general principles in determining consents for heritage asset applications. The nature of the heritage asset and the value it holds for future generations.

### 3.0. Assessment of the Heritage Asset.

- 3.1. The building is set to the east of the A251 Faversham Road and some 125 metres from that road in moderate grounds. It is not readily visible from the road.
- 3.2. The west elevations face those roads. The design of the front and rear elements of the residence are different. All the construction facets are based on vernacular building orchestrated by the period of erection.

#### **4.0. Impact on the Heritage Asset.**

4.1. In Conservation and Listed Building planning terms the following key matters should be considered.

- The loss of open space.
- The impact on views.
- Quality of buildings design.
- Effect on the character of the building.
- The use of material of equal quality, sympathetic colour, form and texture.
- Style and design to match the existing.
- Respect the form, scale, proportions, and details of the existing building.

4.2. Taking each heading in turn: -

#### **4.3. The loss of open space.**

- a) . An immaterial loss of space. There is no reduction or increase in the land holding of the client. .
- b) The site is of adequate size and shape to be capable of accepting this sympathetically designed and satisfactory garage scheme. It would not result in development which is detrimental to residential amenity. The development is suitable for this vicinity.
- c) This site is not a key open space, neither is it included in the documents referred to by researching Swale Borough Council website. The proposal makes a neutral contribution to the areas character.

#### **4.4. The impact on views.**

- a) The site is abounded by residential property. There are adequate distances between the proposal and existing buildings. There would be no undue effect on the setting of the Listed Building, or loss of privacy for neighbouring properties, by virtue of the proposed works.
- b) There is extensive screening and hedging to the site boundary, which will be retained and supplemented by additional planting.
- c) When considered at close range it is a diminutive part of the cluster of buildings that make up this part of North Street.

#### **4.5. Quality of building design.**

- a) The architectural and aesthetic value of this garage improvement is the interesting and simple features which are representative of buildings characteristic of the local area. The intrinsic value of these buildings has been maintained by using a similar configuration and complementary material.
- b). The intention is to make the proposed works integrate in the environment with the proposals creating an improved appearance to that of the existing building.
- c). The development has been orchestrated considering the significant impact that an unsympathetic garage can make on the wider environment. The protection of the area and the property is justification for this remedial work. The solution presented is compatible with the character of this area.
- d) No harm to matters of planning importance will be created by the proposal. The style and design generally match the existing buildings. The garage does not impair the scale balance or proportion of the existing Listed Building.
- e) The maintenance and improvement approach have been one of muted interference and intrusion into the local environment. Specifically: -
  - \* It improves the local scene with the minimal amount of construction.
  - \* It is well designed with quality materials.
  - \* It is a small scale

#### **4.6. Effect on the character of the Building.**

- a) Due to the vernacular design and use of similar local material, the proposal would have minimal impact on the character and appearance of the property and surrounding area.
- b) The quality of the garage is also explained by following the guidance in the Kent Design Initiative which creates a showcase of great buildings, memorable and attractive new places which reinforces Kent's distinctive character. In this case the interest encapsulated in the proposal will continue to lend character to the Kent countryside.

#### **4.7. The use of material of equal quality, sympathetic colour form and texture.**

- a) The use of matching material is crucial to the success of the scheme. The same matching material has been specified for the boarding to walls as that of the existing property. These are historically used material reinforcing the regional character and local identity of North Street.
- b) The number of materials used has been kept to a minimum. Care has been taken to blend the colours with the existing garage building.
- c) All the materials used have reasonable durability to sustain and maintain the property.

#### **4.8. Style and design to match the existing.**

- a) The construction relates to the existing Building in a tangible way. There is a family resemblance between the proposed garage which creates a visually cohesive whole.
- b) The traditional design and style of the building are reinforced by the proposed works.
- c) The proposed casements are intended to be of modern design. The doors will be replicated to accord with those incumbent timber doors and frames.
- d) Matching proportions of elements in each façade has been achieved.
- e) This garage will add to the vitality and interest of the existing building. The design guidance stems from the existing profile mass, scale, grain, and proportion of the existing building.
- f) In fine the Applicant is improving longevity for the property.

#### **4.9. Respect the form scale, proportions, and details of the existing building.**

- a) That premise has been achieved by careful consideration of the parameters set by the building.
- b) The garage has been designed in a simple unpretentious manner which is sympathetic in scale, form, and configuration with the existing garage. Overall style and design match the existing property.
- c) The alterations and improvements that visually affect the Listed Building are external and sited not to compromise the setting. The proposals are discreet, inconspicuous, and balanced to provide conservation of the building. The proposed garage is insignificant and minor in nature. The proposed works will have little impact on the heritage asset. The Listed Building is Grade 11. and the historical value is not affected by the proposal. The Listed Building architectural style will be maintained.

#### **5.0. Site and Site Constraints.**

- 5.1. The proposal does not generate unacceptable traffic movements.
- 5.2. The application site is a Grade 11 Listed House in residential use. It is located outside the built confines of North Street. The key characteristics of the area include a gently undulating landform and converted barns and Oasts.
- 5.3. Faversham Road is classified as an A class carriageway. There are some footpaths to this road through North Street. The public view of this property is unavailable from the roads.
- 5.4. East, south and north elevations are concealed from view.
- 5.5. The setting of the House is unaffected by the location of the proposed works.
- 5.6. The original setting of the House was dictated by its working relationship and closeness to rural employment. The original House would also need to be near an access road.
- 5.7. Subsequent erection of the existing garage facility has not altered the character of the building.
- 5.8. Setting of the building has not been altered. The provision of the proposed garage and improvement works does nothing to affect that setting.
- 5.9. Views of the buildings are unhindered from any vantage point. The character will not be changed by the proposed works. The setting of the buildings remains the same. This building is formerly an isolated pair of dwellings which has been extended for modern use. The newer buildings have been designed and constructed in a different style to accommodate that use.
- 5.10. The construction and improvement of the proposed garage represents a reasonable level of householder development which does not constitute a visually harmful impact.

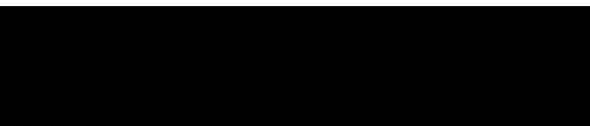
#### **6.0. Conclusion**

- 6.1. Historic buildings reflect the changes of different ownership and uses which add to the special interest in Listed Buildings. These reflect social and individual values and personal needs. Listing introduces a greater degree of control. That does not mean a Listed Building needs to be frozen in time or subject to purist and dogmatic interpretation of Listed Building legislation. A well informed and intelligent management of Listed Buildings can sustain the heritage value. That does mean approval of reasonable proposals. The new garage being presented fall into that category.
- 6.2. Local Authority design advice should not be too prescriptive. What may work for one case may not work for another. This building is not sensitive to the changes proposed.
- 6.3 The limited impact of the proposal on the significance of the Listed Building must be appreciated.

- 6.4. Most Listed Buildings and their confines can be improved and/or altered to some degree to accommodate the intended use.
- 6.5. The foregoing and subsequent script shows an understanding and appreciation of the heritage significance of the Listed Building and its setting to enable the removal of harm to any special interest or heritage value.
- 6.6. The harm to the Listed Building would be "less than substantial". The applicant is trying to secure the optimum viable use of his property by an improvement in the garage facility.
- 6.7. The proposal would cause no material harm to any planning restraint policies. This development responds sensitively to the local environment. The presumption is in favour of granting planning permission.
- 6.8. The Applicant is trying to fulfil a function that is in the Listed Buildings long term interest. That includes maintenance, repair, and upkeep to preserve the building elements and setting of the property. All being executed with quality design, craftsmanship and materials.
- 6.9. The keeping and maintenance of classic cars is another historical relationship addressing the interest in memorabilia. Conservation of motoring history and mechanical development is being presented for acceptance by the Local Authority.

#### **7.0. CONDITIONS.**

- 7.1. This Statement is copyright and must not be copied, reproduced, or replicated in any way or form without the prior written consent of Keith.R.Hammond. Limited.
- 7.2. This Statement is provided for the sole and confidential use of the Client and Local Authority in determining the planning application. No responsibility will be accepted in relation to third parties any such person relies upon this Statement at his/her own risk.



**Keith Hammond.**  
**Keith R Hammond Limited.**  
**For and on behalf of Michael Marshall.**  
**17 May 2022.**