



Planning & Listed Building Application

for

## **A Proposed Residential Annex**

to

## **Puxton Farm**

Stodmarsh Road, Stodmarsh, Canterbury CT3 4AY

for

Dominique & Marcus Baines-Buttery

4th August 2022

Design & Access Statement & Heritage Impact Assessment

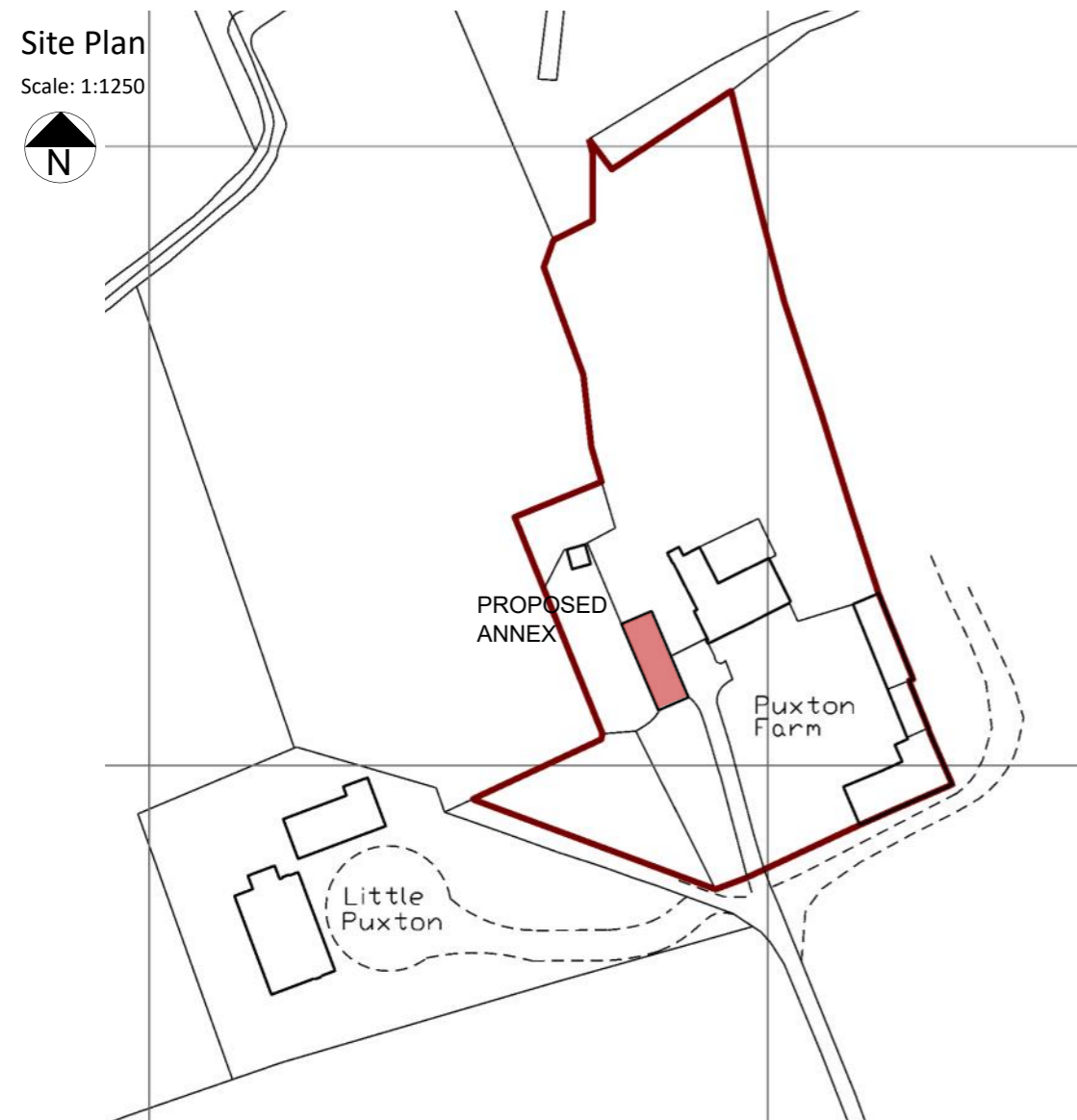
Document No: 2201/205

Robert Palmer RIBA

Chartered Architect

**Contents:**

1.	Introduction .....	Page: ...	2
2.	Description of Proposals .....		2
3.	Planning History .....		2
4.	Site & Surroundings .....		2
5.	Design Principles .....		3
6.	Amount .....		3
7.	Heritage Impact Assessment .....		4
8.	Summary .....		4



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**1. Introduction**

This document accompanies an application for Planning & Listed Building Consent for the conversion of an existing outbuilding to a residential annex in the grounds of Puxton Farm Stodmarsh Road, Stodmarsh, Canterbury CT3 4AY for Dominique & Marcus Baines-Buttery.

**2. Description**

The proposal is to convert an existing outbuilding, presently being used as a garage and games room into a guest annex to the main house, incorporating two bedrooms, a bathroom, and a sitting room.

**3. Planning History**

There are no previous applications for the site listed on the Local Authority website. The main house is Listed Grade 2.

**4. Site & Surroundings**

The main house is a former farmhouse dating from the medieval era with an 18<sup>th</sup> Century exterior. It is surrounded by some of the surviving former farm buildings of which the annex, the subject of this application is one. The land making up the former farm has been separated into separate plots for many years.

The outbuilding sits to the southwest of the main house, separated by in part the access drive to the main house. To the southwest, the opposite side of the main house is an area of garden and a gravelled area used for parking. Beyond is Little Puxton House which is in separate ownership, the garage block being 47.5 metres from the Annex. To the south are agricultural fields rising up the Stour Valley to the Stodmarsh Road either side of the common access track. To the east are more fields running along the valley towards the village of Stodmarsh. To the north is an area of woodland and low-lying fields falling down to the river Stour.

The Annex measures 5.3 metres wide by 15.15 metres long. Just under half of the length is a garage and workshop with the remainder having been used as a Games Room. The construction is of solid 9" brickwork in Flemish bond with the southwest elevation formed of timber framing on a brick plinth, clad in modern interlocking timber weatherboarding painted black. The roof is of plain clay tiles. There are no water or drainage services supplied to the Annex with heating of the Games Room by a solid fuel stove.

The roof structure, probably dating from the later 19<sup>th</sup> Century is composed of timber beams at ceiling level spanning between side walls, dividing the plan into 10 bays. Members span between these supporting struts which in turn support purlins with collars between on the same line as the beams below. The ridge is a continuous member. There is a ceiling set below the cross beams which has been added comparatively recently, probably when the Games Room was formed. This ceiling is supported on modern timber joists which in turn are hung off the older, original roof structure. The 2 bays at the north end of the Games Room have a raised ceiling following the pitch of the rafters with a flat section immediately under the purlins. The roof has been re-tiled some years ago on an impermeable roofing membrane with some of the rafters replaced at this time.



VIEW OF EAST ELEVATION OF ANNEX



INTERNAL VIEW OF GARAGE



VIEW OF WEST ELEVATION OF ANNEX



INTERNAL VIEW OF GARAGE



VIEW OF NORTH EAST CORNER OF ANNEX



INTERNAL VIEW OF GAMES ROOM CEILING



VIEW OF NORTH ELEVATION OF ANNEX



INTERNAL VIEW OF ANNEX ROOF

**5. Design Principles**

The brief is to provide much needed extra bedrooms to the main house, principally for the use of guests, and in doing so upgrade the insulation and services within the Annex to current standards. In achieving this, windows and a pair of glazed doors are proposed in the southwest elevation looking onto the garden area.

These are to be in the style of “workshop” windows with a central, vertical glazing bar. The large expanse of existing glazing on the gable is to be reduced and separated into two openings. The existing pedestrian door into the garage is to become a glazed door with a shutter and the garage doors are to remain fixed shut with an insulated inner wall behind. The existing door into the Games Room is to remain. The new glazed doors on the southwestern elevation will also have shutters.

The modern interlocking timber boarding on both the west and north elevations will be changed for traditional feather edged and lapped weatherboarding coursing at 125mm and painted black. The roof is in good condition and will not be changed or re-tiled although ventilation under the impermeable membrane will be provided by eaves vents tucked up between the rafters where they will not be seen and by in-line tile vents at high level on the west elevation.

Internally the floors are modern replacements of the original with a concrete slab falling towards the vehicle doors in the garage, and timber boarding on joists placed directly on the earth in the Games Room. These will be replaced with a concrete slab, insulation and a reinforced screed.

The modern lower ceiling will be stripped out as will the existing raised ceiling in the Games Room and insulation fitted between the rafters and on the inside face. The new ceiling line will be on the inside face of this sloping up to the purlins and then on the underside of the collars giving a raised ceiling. All the existing roof timbers under this will be left exposed. The one exception will be in the Bathroom where the ceiling will be level and lower to allow the loft space over to be used for services.

All the internal partitions and inner insulated skin to the external walls will be timber studing. The existing brick partition between the Garage & Games Room will be retained if it is on its own foundation but it appears to be a modern insertion and if so may bear off the garage concrete floor slab in which case it will be replaced.

**7. Amount**

The plot of land in which Puxton Farm sits amounts to 0.5 Hectares.

The footprint of the Annex is 80.3 M<sup>2</sup> and will not change.

The existing gross internal area of the Annex:

Garage:	30.5 M <sup>2</sup>
Games Room:	38.6 M <sup>2</sup>
<b>Total Ex' GI:</b>	<b>69.1 M<sup>2</sup></b>

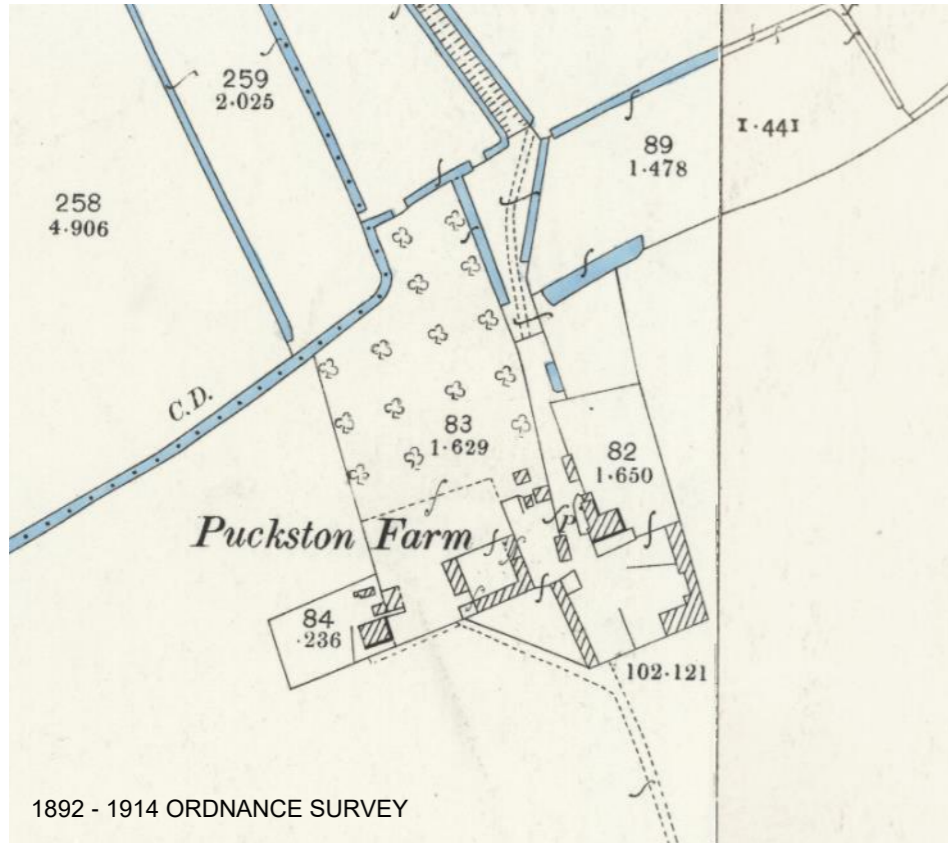
The proposed gross internal area of the converted Annex: 66.6 M<sup>2</sup>  
 (The proposed gross internal area is less, taking account of the insulated dry lining to the external walls.)



VIEW OF GARAGE DOORS TO BE RETAINED



VIEW OF NORTH ELEVATION



1892 - 1914 ORDNANCE SURVEY



VIEW OF PUXTON FARM FROM ACCESS DRIVE

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## 6. Heritage Impact Assessment

The Listing Entry is as follows:

Grade: II

Date first listed: 14-Mar-1980

C18 exterior to late mediaeval timber-framed building. Two storeys red brick and grey headers. Hipped tiled roof. Four casement windows on the first floor. Sash windows on the ground floor with glazing bars intact. Gabled weather porch. Interior contains exposed beams and inglenook fireplace.

The outbuilding was certainly in existence by 1948 and at the time of Listing was probably in the same ownership of the main house. This would make it a curtilage listed building.

The proposed Annex probably dates from the late 19<sup>th</sup> Century and was one of the farm buildings making up the farmyard grouped around the main house. The farmyard from the late 19<sup>th</sup> Century Ordnance Survey was in two sections to both the south and west of the main house with the Annex building between the two courts. Part of the south farmyard still exists on the east and south boundaries while no trace of the west yard is left.

It is possible the proposed Annex outbuilding was a livestock shed or stables with an open side facing away from the main house which is now formed of the timber framing and boarding. No trace of its former use exists though, either internally or externally. Whereas the basic form of the building has not changed there have been various alterations over the years including the replacing of any original floor, the insertion of modern ceiling, the re-tiling, and the window treatment on the north gable.

The proposed alterations for a more formal conversion to a residential annex to the main house will not alter the basic, original form of the building, replacing the modern floor and removing the lower ceiling and allowing the roof structure to be viewed. The insertion of the new windows and glazed doors is on the elevation facing away from the main house and in their design are intended to echo its former use as is the use of shutters on the glazed doors. The retention of the existing garage doors also is to retain the feeling of a service building.

The alterations to this outbuilding have not always been sympathetic but the proposed changes seek to redress the harm both internally and externally, while providing the Main House with some much-needed accommodation. This cannot be created either internally or by an extension to the Listed building because of the heritage implications. All the visible alterations to the appearance of the Annex are on the elevations facing away from the listed building. The exception of the re-arranging of the windows on the north facing gable which with the replacing of the modern boarding with the more traditional can be considered an improvement. The important view of the former farm complex from the access drive which shows the south elevation of the Annex in relation to the front façade of the main house is not altered.

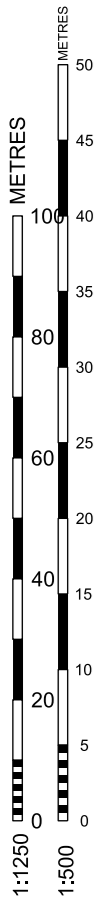
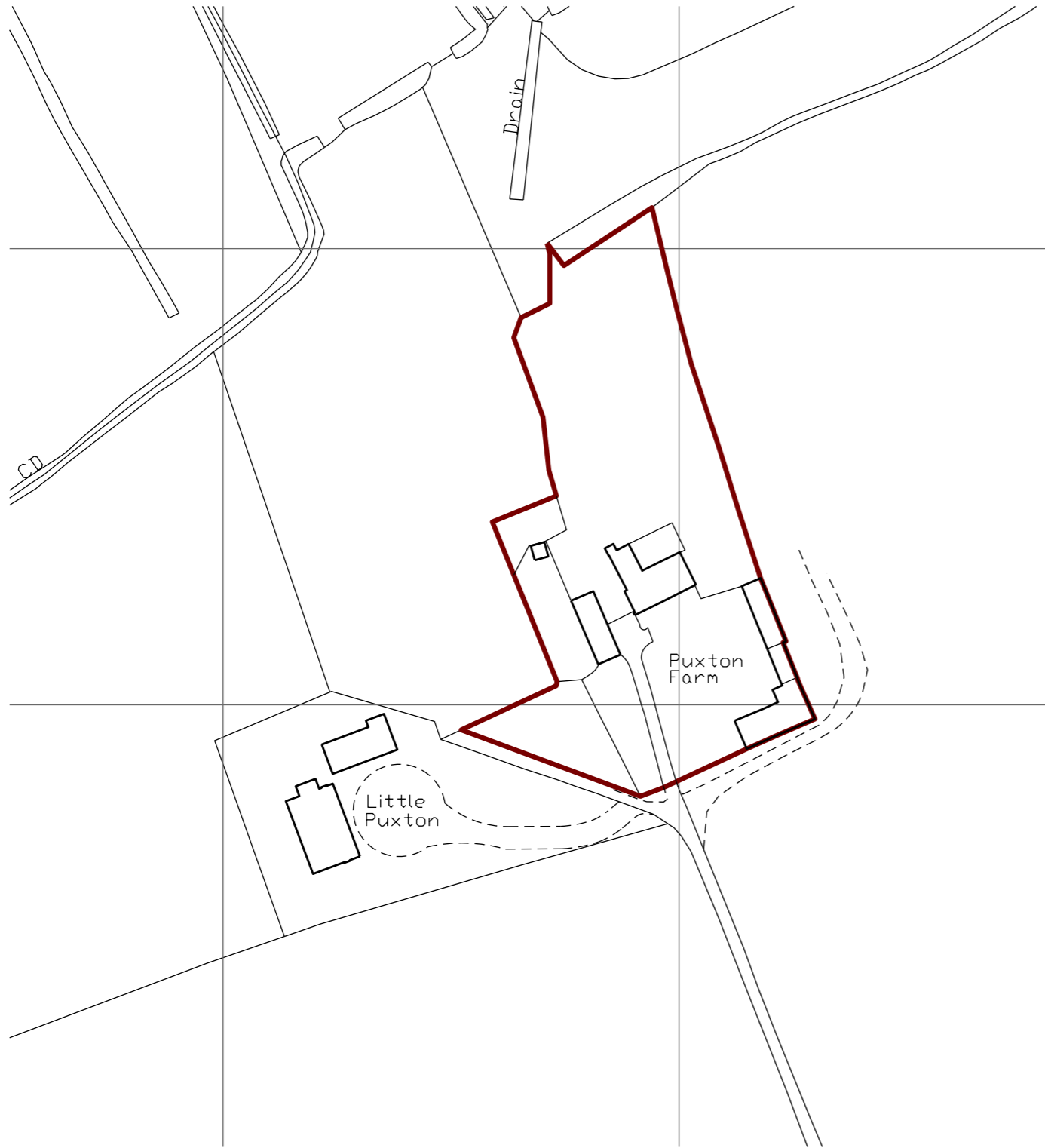
## 8. Summary

The conversion of the outbuilding to provide much needed accommodation for the main, listed building can be achieved with no alteration to the form or mass of the building. The elevation of the Annex and facing the Listed Building is very little changed. The main view of the farm complex from the elevated access track, as it falls down the valley from the Stodmarsh Road is arguably the most important view in heritage terms. This not altered as the south elevation of the Annex is unchanged

**9. Appendix B – Existing Drawings**

2201/100 Existing Site Location & Site Block Plans

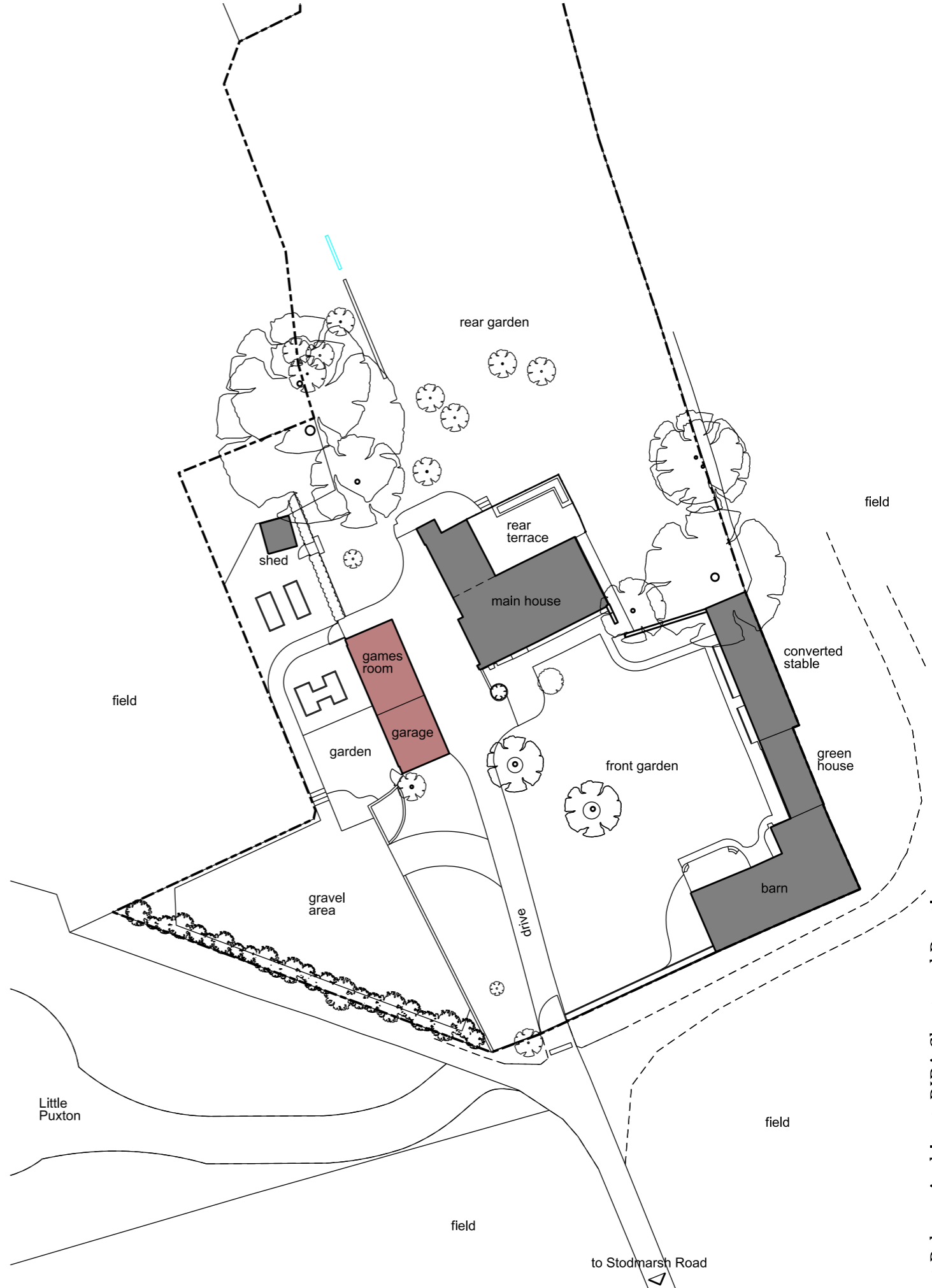
2201/101 Existing Plan, Section & Elevations



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**SITE LOCATION PLAN**  
 (Scale: 1:1250)

Revision:

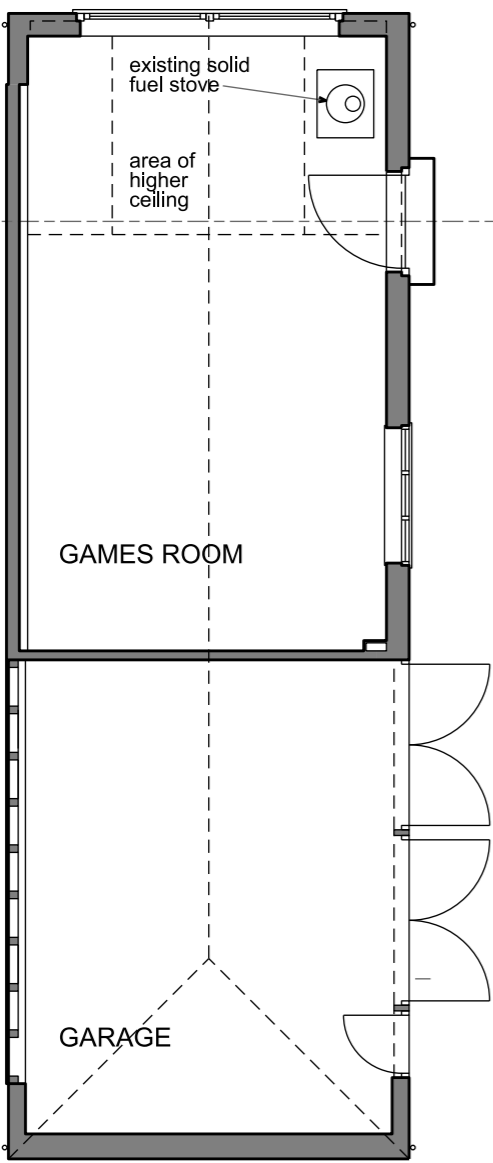


**EXISTING SITE BLOCK PLAN**  
 (Scale: 1:500)

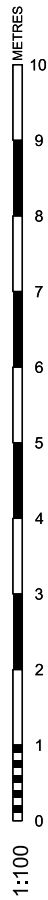
**Puxton Farm, Stodmarsh**  
 Dominique & Marcus Baines-Buttery

**Residential Annex**  
 Site Location & Site Block Plan

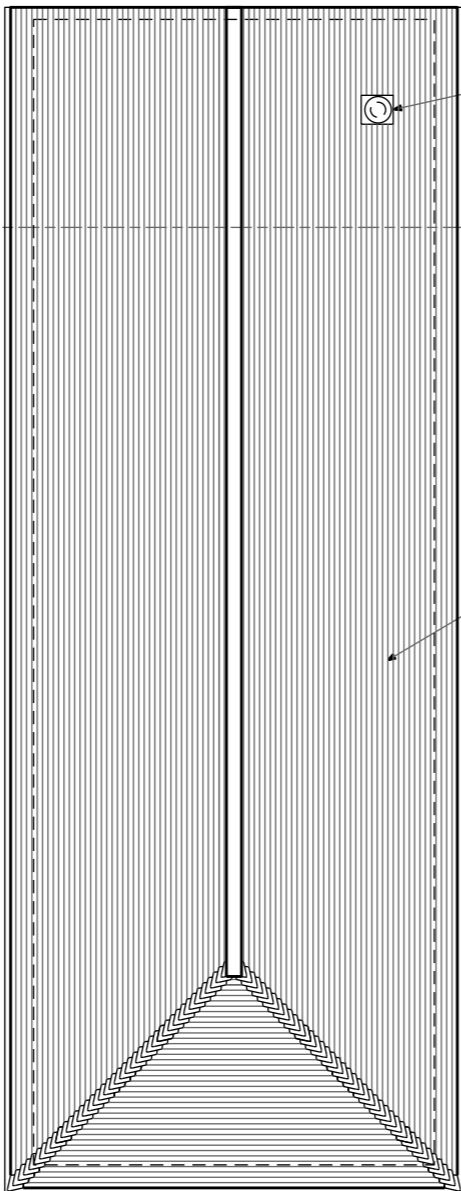
Date: 28/07/2022 Drawing No: 2201/100  
 Scale: 1:1250 & 1:500 @ A3



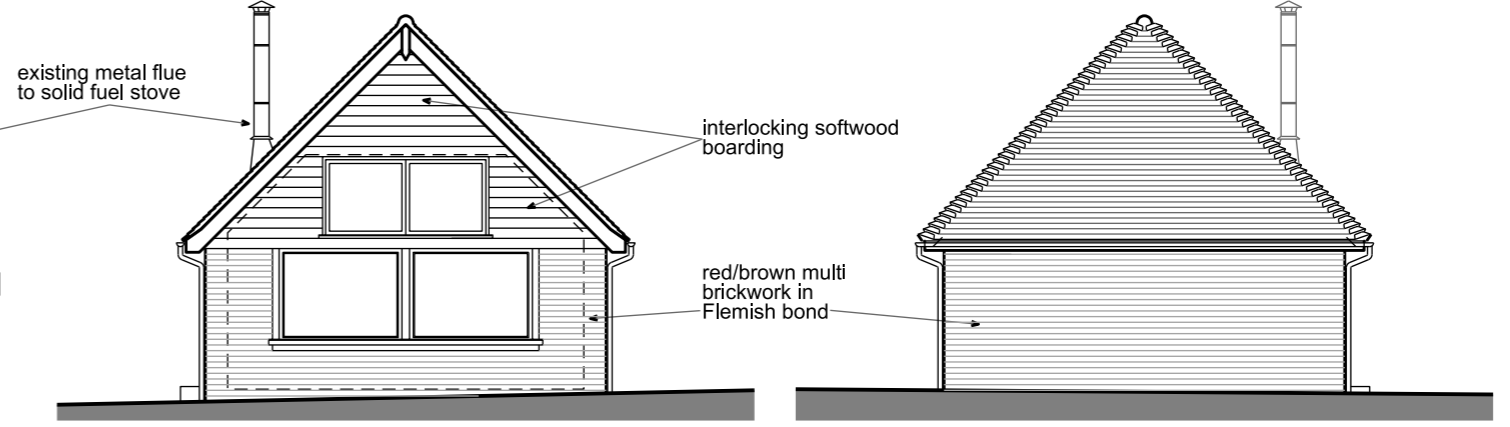
PLAN



1:100



ROOF PLAN



NORTH ELEVATION

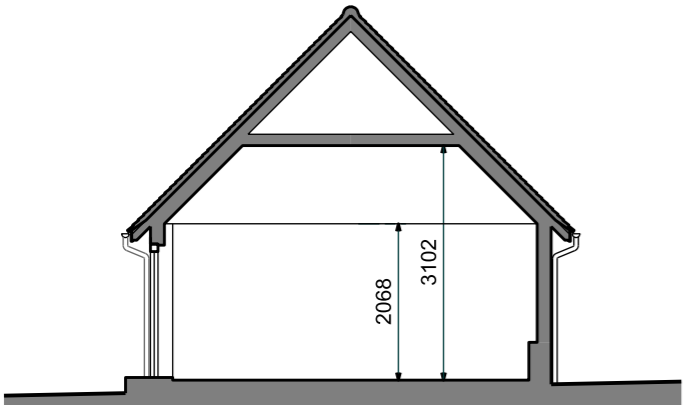
SOUTH ELEVATION



WEST ELEVATION

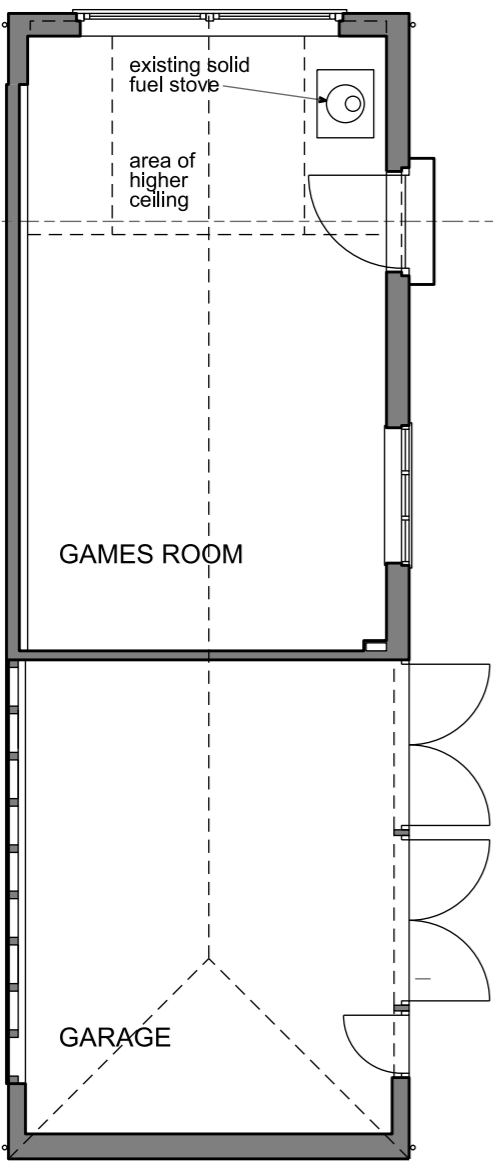


EAST ELEVATION

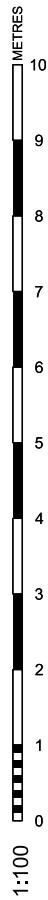


SECTION A-A

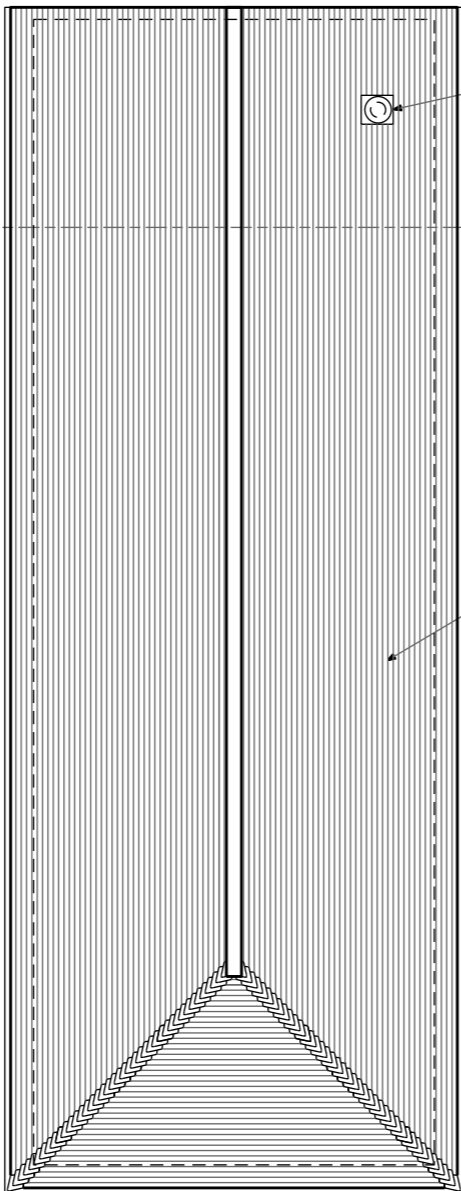
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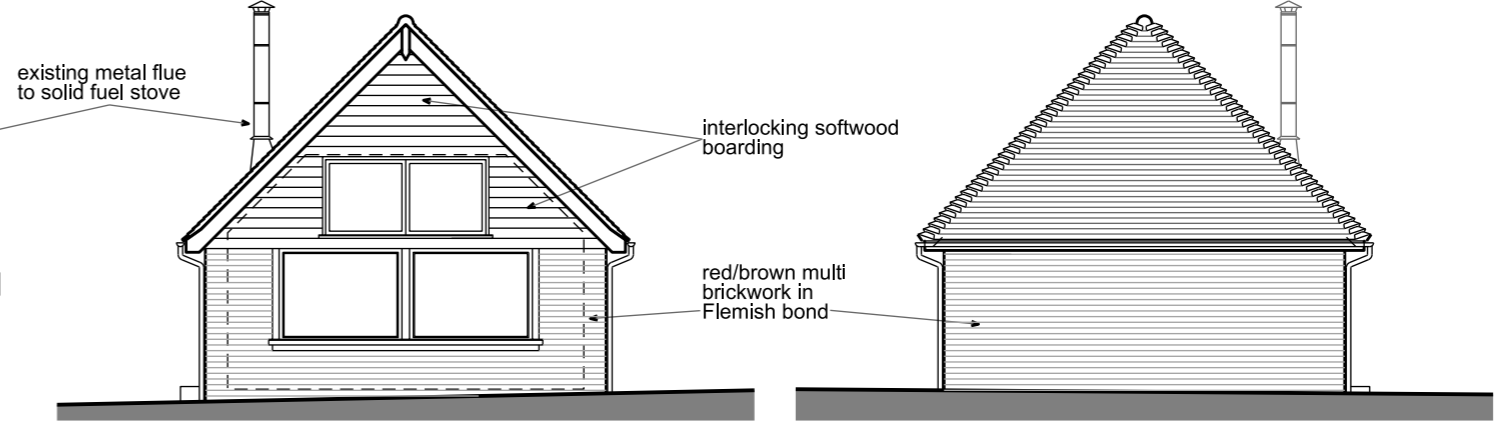
PLAN



1:100

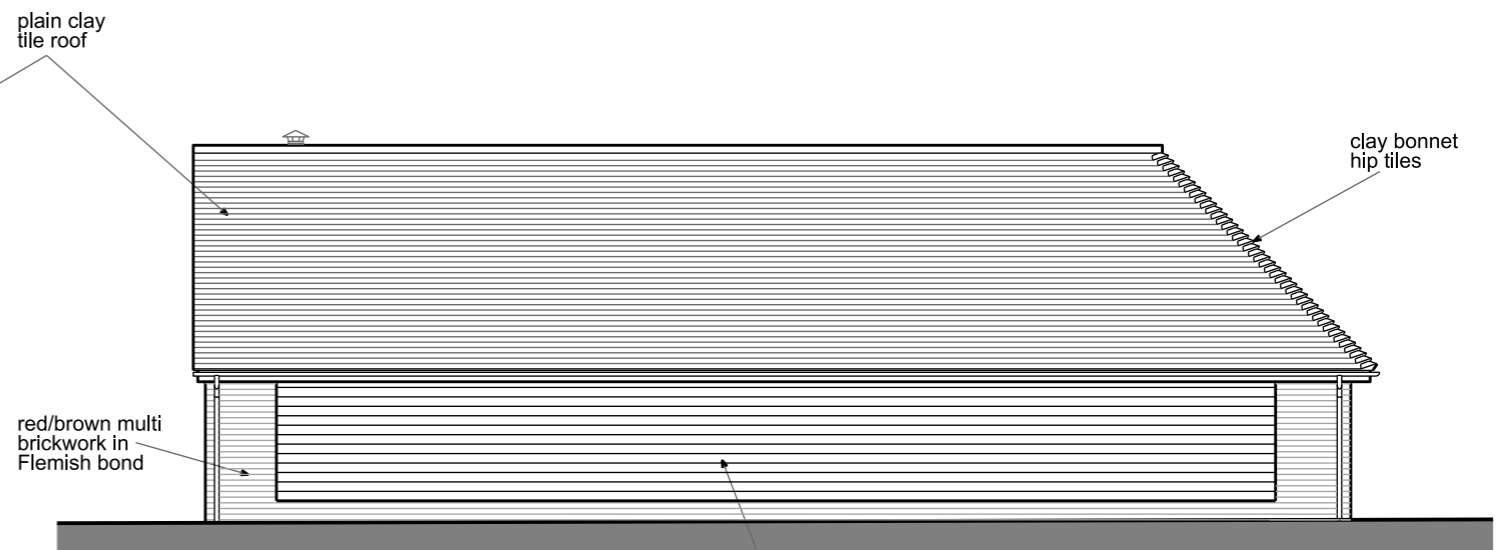


ROOF PLAN



NORTH ELEVATION

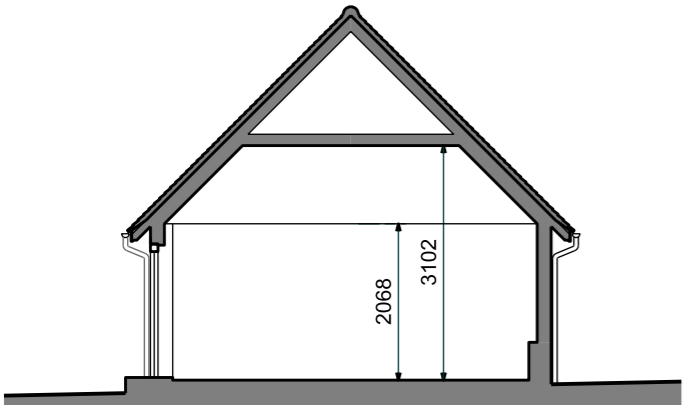
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SECTION A-A

Revision:



## **10. Appendix C – Proposed Drawings**

2201/201 Proposed Site Block Plan

2201/202 Proposed Annex Plan

2201/203 Proposed Sections & Elevations

2201/204 Proposed Sections & Elevations



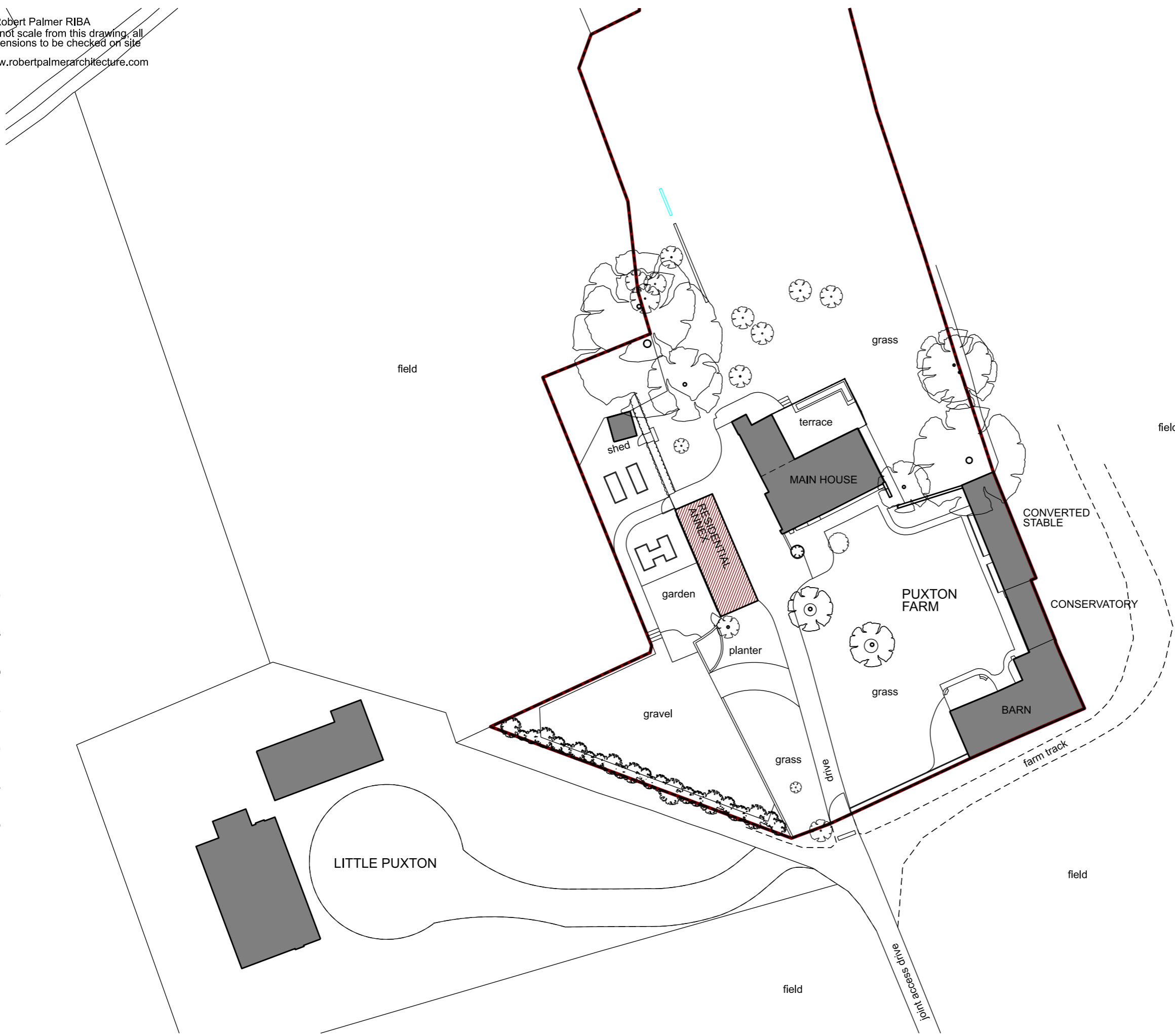
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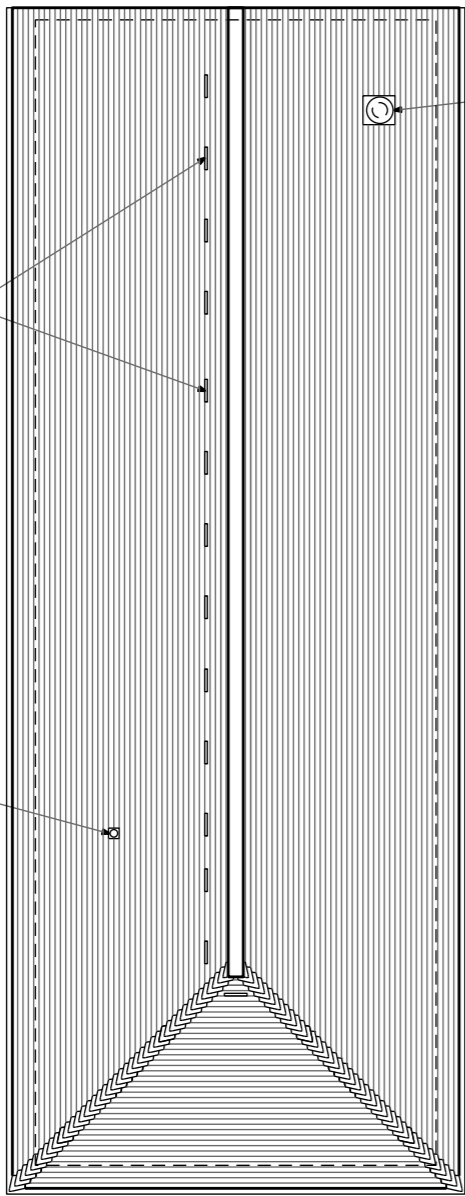
**Puxton Farm, Stodmarsh**  
Domenique & Marcus Baines-Buttery

**Residential Annex's & Garage**  
Proposed Site Block Plan

Date: 28/07/2022  
Scale: 1:500 @ A3

Drawing No: 2201/201





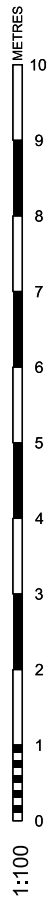
ex' stove flue to be retained

in-line tile ventilators venting roof structure

new soil & vent pipe terminated above roof

**ROOF PLAN**

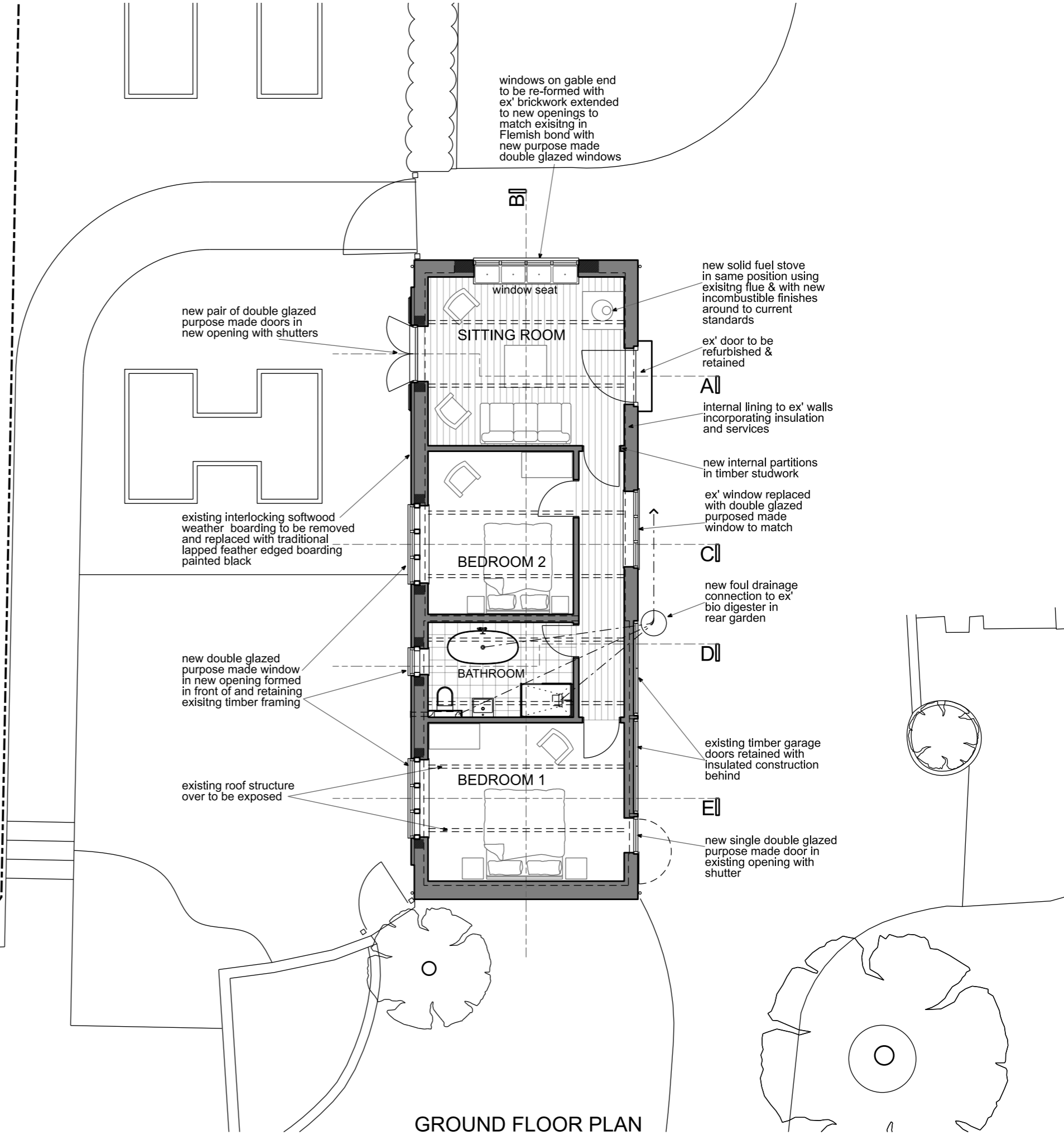
NB: Existing clay tiled roof to be refurbished and retained



1:100



Revision:



windows on gable end to be re-formed with ex' brickwork extended to new openings to match existing in Flemish bond with new purpose made double glazed windows

new pair of double glazed purpose made doors in new opening with shutters

**SITTING ROOM**

new solid fuel stove in same position using existing flue & with new incombustible finishes around to current standards

ex' door to be refurbished & retained

**A|**

internal lining to ex' walls incorporating insulation and services

new internal partitions in timber studwork

ex' window replaced with double glazed purpose made window to match

**C|**

new foul drainage connection to ex' bio digester in rear garden

existing interlocking softwood weather boarding to be removed and replaced with traditional lapped feather edged boarding painted black

**BEDROOM 2**

new double glazed purpose made window in new opening formed in front of and retaining existing timber framing

**BATHROOM**

**D|**

existing timber garage doors retained with insulated construction behind

existing roof structure over to be exposed

**BEDROOM 1**

**E|**

new single double glazed purpose made door in existing opening with shutter

**GROUND FLOOR PLAN**

