



Architectural Projects

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HERITAGE STATEMENT

PROPOSED DEVELOPMENT AT 56 & 58 HIGH STREET FARNINGHAM DA4 0DB

INTRODUCTION

STATUTORY DECLARATIONS

HISTORIC/ARCHITECTURAL INTEREST OF ASSET

ARCHAEOLOGICAL SIGNIFICANCE OF THE ASSET

SIGNIFICANCE OF IMPACT OF THE ASSET & PROPOSALS

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INTRODUCTION: This statement is prepared to support an application for listed building consent to make minor alterations to No 56 High Street [listed asset] and provide a window in the rear elevation to the first floor bathroom and demolish a large garage and replace with a smaller garage at the rear of the dwelling within the curtilage of the listed asset and demolish and rebuild No 58 High Street at the rear of No 56 & 57 High Street to provide family accommodation in the form of a residential 'Granny Annexe' for the applicant's elderly Mother in need of care within the family bubble.

The proposed works are unusual in that minor work applies to the listed asset, part applies to the work within the curtilage of the listed asset and a major part on the adjoining site in the applicant's ownership, 58 High Street.

Details of the proposals are amplified on Dwg's 22/A/1; 22/A/2; 22/A/3; 22/A/4; 22/A/5; 22/A/6.

No 56 High Street, the listed asset, is a terraced dwelling fronting High Street Farningham in the Conservation Area and AONB. 58 High Street [not listed] is a detached single storey building, also known as 'The Old Smithy' previously 'Forge Yard' and within the Conservation Area of Farningham. No 58 - former workshop and retail business - set behind the High Street at the rear of 57 High Street - a listed dwelling - and behind No 1 'South Terrace' [a terrace of several dwellings -not listed- in the street scene of the High Street.]

56 High Street also adjoins 55 High Street [not listed] and share what may be akin to a 'Flying Freehold' at the rear where No 56 [the listed asset] encroaches about 4 ft [1.2m] into the garden of 55 High Street.

No 58 High Street is a simple rectilinear single story building of brick masonry external walls under a pitched clay pantile roof*. The building is dilapidated and has not been 'let' for many years.

[*Historically, Clay Pantiles were first introduced from Holland in the 17th century in the northern parts of Britain and became more widely used in the late 17th early 18th century. The masonry walls of 58 High Street are generally built in 'Flemish Bond' introduced in this country mid 17th century.

'Flemish Bond' is not as strong as the earlier 16th century 'English Bond' which it eventually eclipsed in the 18th century. Visually 'Flemish Bond' is considered more attractive and became very popular in the Georgian period, particularly if the 'headers' were darker than the 'stretchers'. 'Flemish Bond' continued in use for house building into the early 20th century when cavity walls constructed in 'Stretcher Bond' superceded solid masonry walls in house-building.]

The internal layout of 58 High Street, consists of two rooms with some storage over in part of the roof. – formally, a retail shop and a workshop - was the last known business use, for repair and retail sale of antique furniture. The workshop is co-joined to the garage erected by Mr Beasley the proprietor and owner of the premises following planning permission in 1975 at the rear of 56 High Street – The garage has direct access via a doorway linking the workshop and garage.

The former proprietor and owner of the business premises also owned and lived in 56 High Street and no doubt used the large garage within the curtilage of the listed asset in concert with his home and business. The business ceased on his demise. [However, business rates have continued to be demanded by the Rating Authority and paid by the present owner and applicant to date. The premises remain a lawful business use within an area that is primarily residential in the heart of the village and Conservation Area.]

It is submitted that the proposed annexe would have no greater impact in the present backwater of the Conservation Area than the existing dilapidated building but would improve and complement the listed assets and Conservation Area. Part of the proposed annexe is within the curtilage of the listed asset under a 'leaded' flat roof, consequently the impact of the pitched roof of the 'barn-style'annexe on the listed assets [56 & 57 High Street] is minimal.

However as the proposed works encroach within the curtilage of 56 High Street and adjacent 57 High Street [listed assets] It is respectfully submitted that these works require LBC

[It is acknowledged that these proposals -apart from the installation of a bathroom window in the listed asset - require planning permission and a formal planning application will be submitted shortly to the LPA for these proposed works.]