



# HERITAGE IMPACT ASSESSMENT & DESIGN AND ACCESS STATEMENT

Replacement Outbuilding to form workshop  
and studio  
To Ivy House, Stodmarsh

For Mr Meadows & Ms Matthews  
Issue 02  
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## **1.0 INTRODUCTION**

### **1.1 Background**

This statement has been prepared by Anthony Swaine Architecture Ltd on behalf of Mr Meadows and Ms Matthews to accompany a planning application for the redevelopment of the locally listed, timber-framed former stables into a new outbuilding to provide a studio and workshop in the grounds of Grade II listed Ivy House in Stodmarsh, Kent.

The existing structure is dilapidated and has lost its roof and although evidence shows it was intact until the late 20th century, it is now considered beyond repair and retention.

### **1.2 Structure of the Report**

A summary of the planning background and local, regional and national planning policy and guidance is set out in Section 2.

A detailed description of the existing building and its setting is set out in Sections 3 and 4 followed by Sections 5, 6 & 7 which detail the history of the site and its setting including map regression and historic photographs.

Section 8 describes the proposed development.

Section 9 provides a Heritage Impact Assessment structured in accordance with the recommendations of Historic England's Conservation Principles, Policies and Guidance 2008. The Assessment includes a Statement of Significance describing the overall significance of the heritage asset and its setting followed by a Statement of Justification explaining why the works are proposed and details the impact of the proposed works and nature of use on the identified significance of the assets along with a mitigation strategy explaining how harm to significance will be avoided or minimised, with any harm weighed against any public benefits.

## **2.0 PLANNING & LEGISLATIVE CONTEXT**

### **2.1 National Planning Policy Framework (NPPF) 2019**

NPPF policies, together with the guidance on their implementation in the Planning Practice Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process.

Section 16 Conserving and Enhancing the Historic Environment (Paragraphs 189-202) and PPG Historic Environment are considered relevant.

### **2.2 Canterbury City Council Local Plan & SPD**

Canterbury City Council Local Plan 2017 is considered to apply as follows:

Policy **DBE3** states proposals will be supported which are of a high-quality, sustainable and inclusive design which reinforces and positively contributes to the local context. This includes regard to the identified character of the setting, including conserving existing features such as trees, the form, scale, building line, heights, massing, density, materials and details of surrounding development. The privacy and amenity of neighbouring properties should be preserved.

Policy **HE1 Historic Environment** proposals will be supported which protect, conserve or enhance the historic environment.

**Policy HE4 & 5 Listed Buildings** states development affecting listed and locally listed buildings and their setting should preserve and enhance their character and appearance and any special features. The re-use of locally listed buildings will be encouraged if it is demonstrated to be compatible with

the character, appearance and setting of the building. Locally listed buildings should be retained wherever possible. New works should be of an appropriate scale and design and in materials that retain the special interest of the building.

**Policy HE6** requires development within a conservation area to preserve and enhance its identified character and local distinctiveness and important features or characteristics which contribute to the character should be protected including trees, spaces and relationships between features.

## 2.3 Listed Buildings

Section 66 (I) of the Planning (Listed Buildings & Conservation Areas) Act 1990 requires the Local Planning Authority (LPA) to have special regard to the desirability of preserving listed buildings and their settings.

Ivy House is Grade II listed. The list description as follows

1. 5273 WICKHAMBREAUX STODMARSH ROAD (south-east side)  
Stodmarsh  
Ivy house TR 26 SW 5/696  
II GV
2. C18. Two storeys and attics in gable end. Red brick and grey headers. Tiled roof. Four sashes with glazing bars intact. Gabled porch.  
Listing NGR: TR2195460521

The stable would appear to be within the curtilage of Ivy House and is therefore assumed to be curtilage listed by virtue of its association with the house. The stable is also separately identified as a locally listed building and is referenced in the Conservation Area Appraisal as “*in very poor repair behind a poorly maintained hedge*” and “*the last thatched building in the village*”.

The Kent HER provides the following description, which appears to have conflated its description with Sawkinge Farmhouse and the erroneous element is in grey below:

STODMARSH ROAD WICKHAMBREAUX / NEW COTTAGES, FORMER STABLES TO REAR OF IVY HOUSE: Locally Listed Building 5224: STODMARSH ROAD, WICKHAMBREAUX

C18TH, 1 STOREY TARRED WEATHERBOARDING. HIPPED TILED ROOF. END LONG AND SHORT QUOINS. 3 SASHES WITH GLAZING BARS INTACT. CONVERTED DOORCASE WITH CORNICE, CONSOLE BRACKETS AND RECTANGULAR FANLIGHT.

## 2.4 Conservation Area

Section 72 of the Act 1990 requires the LPA to have special regard to the desirability of preserving or enhancing the character or appearance of designated conservation areas.

The Stodmarsh conservation area was originally designated in 1973 to encompass a close-knit group of listed buildings centred around the 13th century church but was expanded in a review in 1992 to cover the whole built-up area including Stodmarsh Court and its rural setting to the west.

The Stodmarsh Conservation Area Appraisal 2009 describes Stodmarsh as “one of the few true rural farming hamlets left.”

The appraisal defines three distinct character areas - the village centre focussed to the east around the green and church, which includes the application site; farmhouses and infill to the west; and Stodmarsh Court and its setting to the furthest west.

The village centre character area is defined as houses grouped fairly closely together with gaps containing important trees and views. The buildings are described as a range of style reflecting varying ages and previous uses.

The recommendations for future developments state they should respect the local distinctiveness with important views and trees and hedges preserved. Any new development should have close regard to traditional building styles, forms, materials and techniques characteristic to the area with height, size, design and visual appearance designed to respect the character of the conservation area. However, “new development does not necessarily mean exact copying of earlier styles in new work “.

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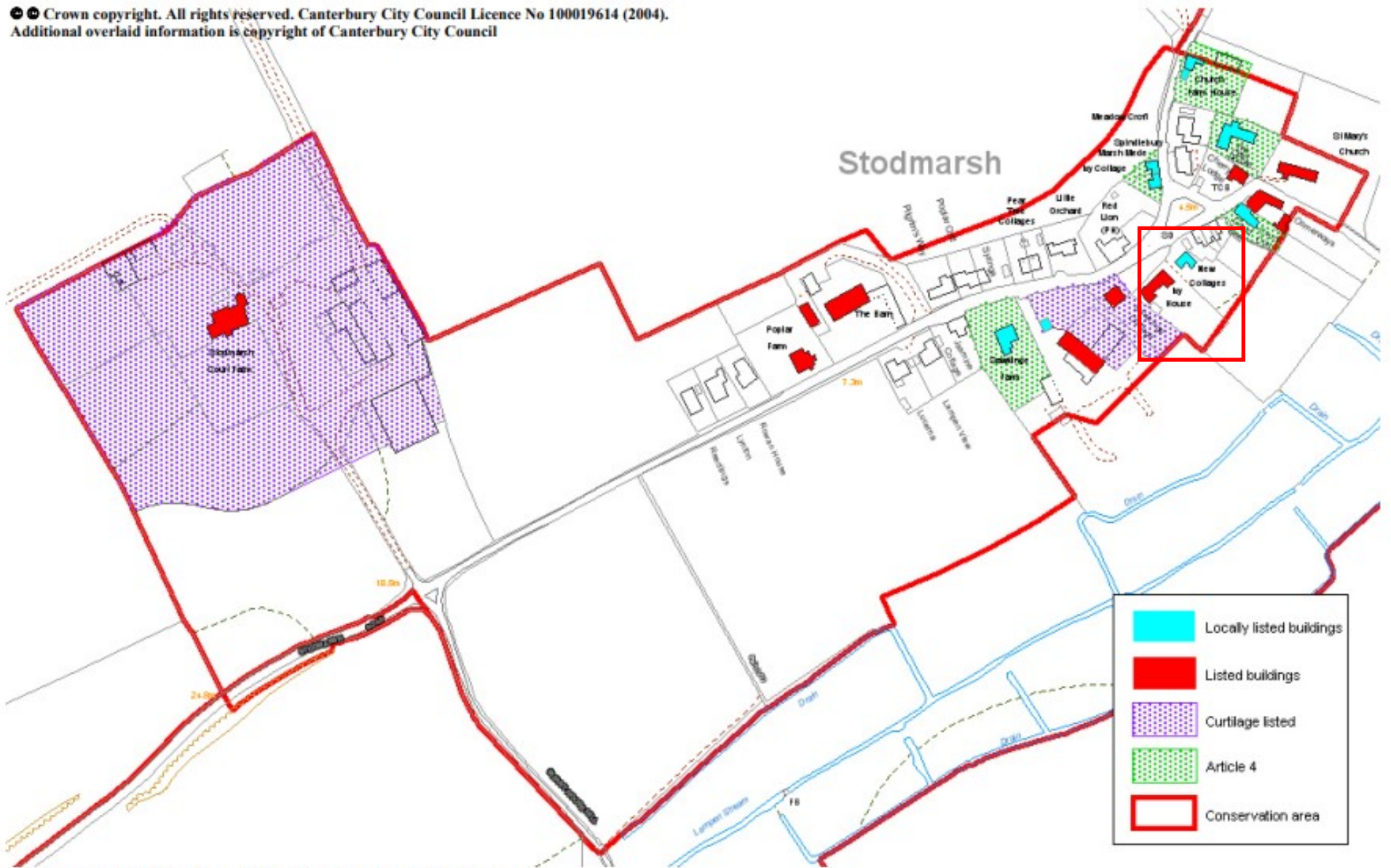


Figure 1: Stodmarsh Conservation Area

### 3.0 DESCRIPTION OF SITE & SETTING

The village of Stodmarsh is located 4 miles east of Canterbury in a shallow valley close to marshland to the north.

As Stodmarsh Road drops gradually from the ridge to the west, the village is seen as a compact cluster of houses in the surrounding open pasture.

The village is rural in nature with a public house, church and working farmyards at its heart.

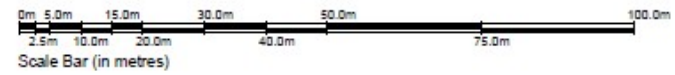
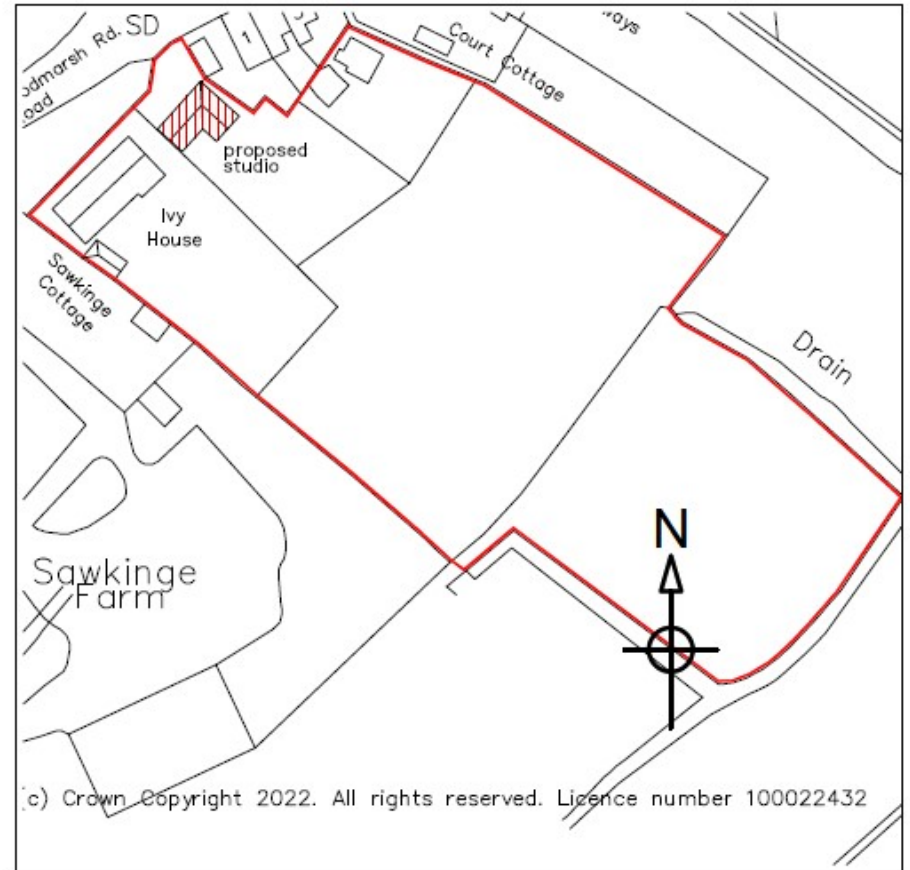
The spatial character of the village is a linear settlement which remains largely within its historic boundaries focussed around a small grass triangle with glimpses of the Church beyond and views of open countryside. At the village centre, the houses are grouped fairly closely together with gaps containing views of the open countryside.

Ivy House is located to the west of the village centre and comprises a long single range (with modern rear extensions) set parallel to the highway with a loosely defined entrance track and the derelict stables to the east. The house is set back from Stodmarsh Road and is fronted by an area of green, which is understood to be the designated village green. The site boundaries to the road are defined by native hedging, with a glimpse into the site from the track entrance but the stable is completely concealed from view.

The site extends down to the Lampen Stream and open countryside to the south with areas of garden, paddocks and orchard and is bound by native hedging to the east and west boundaries to neighbouring properties and their gardens. To the west is Grade II listed 18th century Sawkinge Farm Cottage and the working farmyard beyond which contains a Grade II listed circa 17th century barn and granary. To the east is a row of early 20th century cottages, New Cottages, with a modern garage abutting the proposed site.



# SITE LOCATION PLAN





**SITE PHOTOGRAPHS**



View from north west



View from north east

**SITE PHOTOGRAPHS**



north of stables looking towards Ivy House



west of stables



west of stables looking towards Stodmarsh Road



view of stables from house looking east towards New Cottages

#### 4.0 DESCRIPTION OF THE BUILDING

The structure has lost much of its L-shaped form with just two external walls and a partition extant up to wall plate level although the plinth wall appears to be extant elsewhere. The roof structure has collapsed but some components including rafters and corrugated steel cladding remain.

The frame appears to be a circa late 18th century/ 19th century hardwood structure as evidenced by the mill-sawn frame with straight diagonal bracing. The walls are clad in softwood featheredge weatherboards and lined internally at lower level with wide boards, possibly elm. There is evidence of hay mangers and feed troughs and softwood ledged, braced and boarded doors. The floor could not be examined as the structure is very overgrown and structurally unsound. The extant frame appears to be severely decayed so could not be surveyed in any detail but it is likely the fabric will require replacement due to the extent of decay.



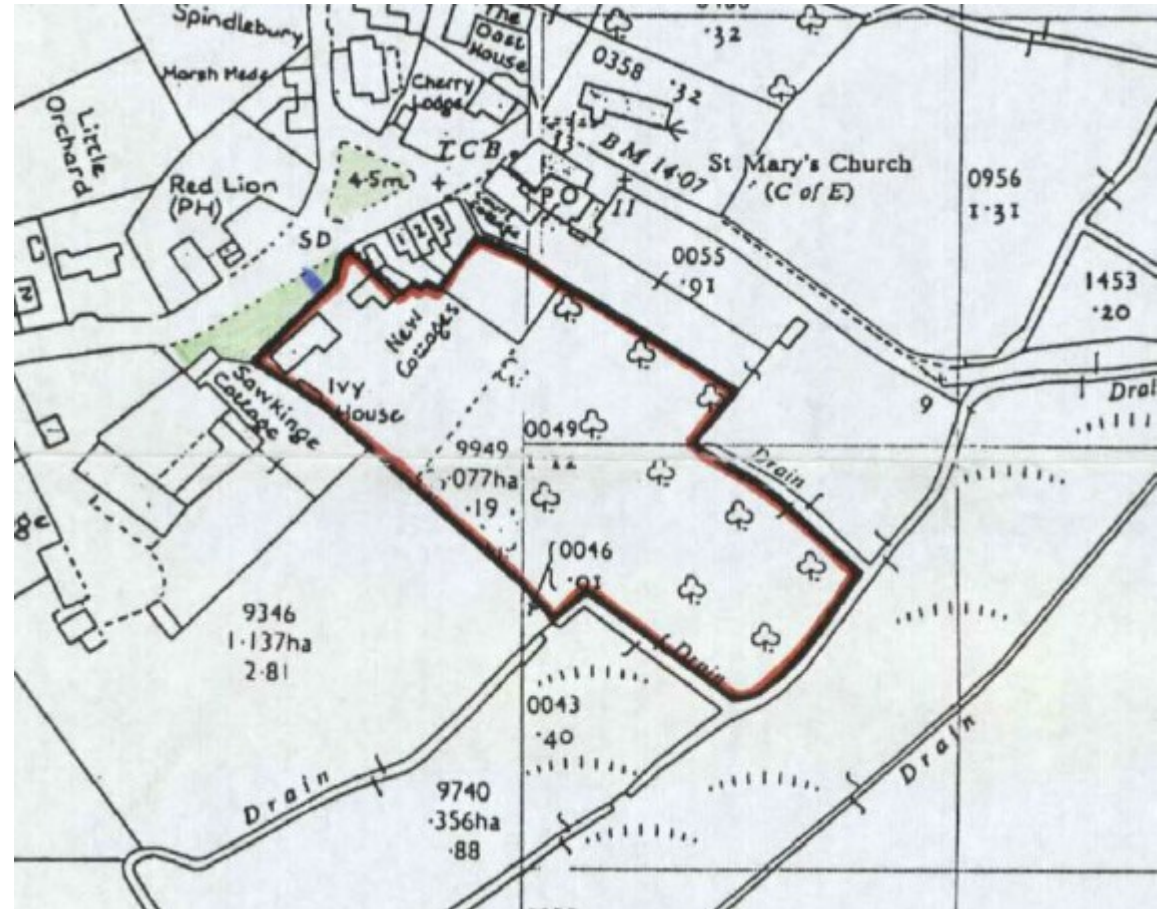
## 5.0 THE HISTORY OF THE SITE

Prior to Mr Meadows and Ms Matthews' recent purchase of Ivy House, the property had been in the continuous ownership of the descendants of the Sole Family since 1886.

Anecdotal evidence states the family farmed the adjacent Sawkinge Farm until the early 20th century. The house was originally two attached cottages as evidenced by the separate staircases and internal layout. The original farmhouse associated with Sawkinge Farm is Sawkinge Farmhouse to the west of Sawkinge Farm and it is possible the cottages which now comprise Ivy House were adapted to a single dwelling when the tenure was divided and much of the internal alteration appears to be of this period.

The title documents for Ivy House contain a conveyance of 1868 which refers to land with cottages, outbuildings including stores for waggons, stables, yards, gardens and one acre of land. The documents also refers to the area of grass fronting the house which has since been registered as a village green. The accessway is described as 6 feet wide and extending 20 feet long from Stodmarsh Road into the property and was used to access pasture land and orchard at the rear.

Ivy House has evidently been extensively modified from its circa 18th century origins, including the addition of a two-storey rear extension and conservatory in the 1990s and a new roof structure.



Title deed showing site boundaries

## 6.0 MAP REGRESSION

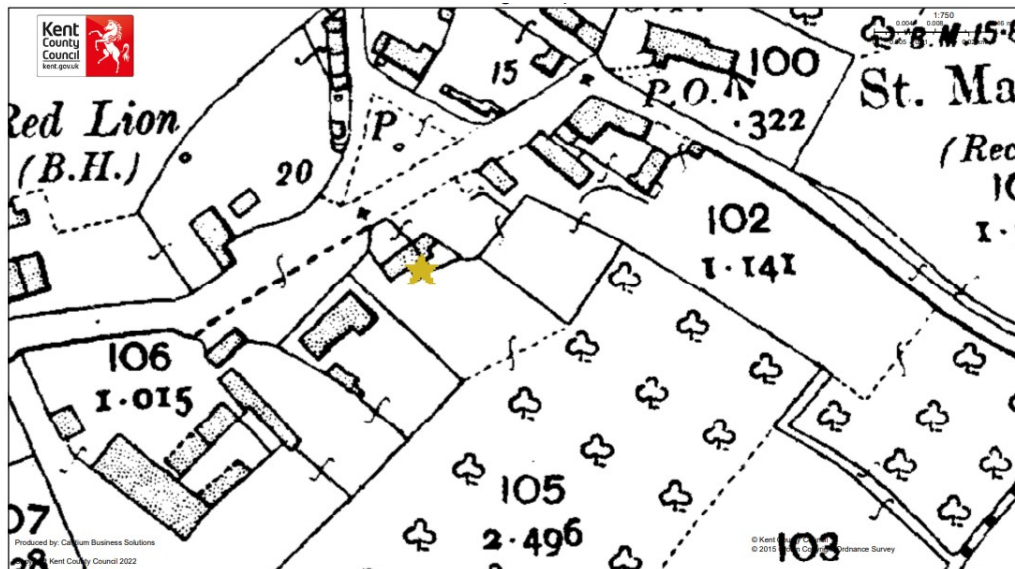
Map regression shows a series of entrances to the land to the rear of the property connected to Sawkinge Farm, which suggests they were associated at least until the mid 20th century, which accords with the title information. Ivy House was possibly originally farm workers cottages associated with the farm.

Map regression shows the stables with a distinct boundary to the gardens to the rear of Ivy House. Notably the adjacent New Cottages were rebuilt in the early-mid 20th century.

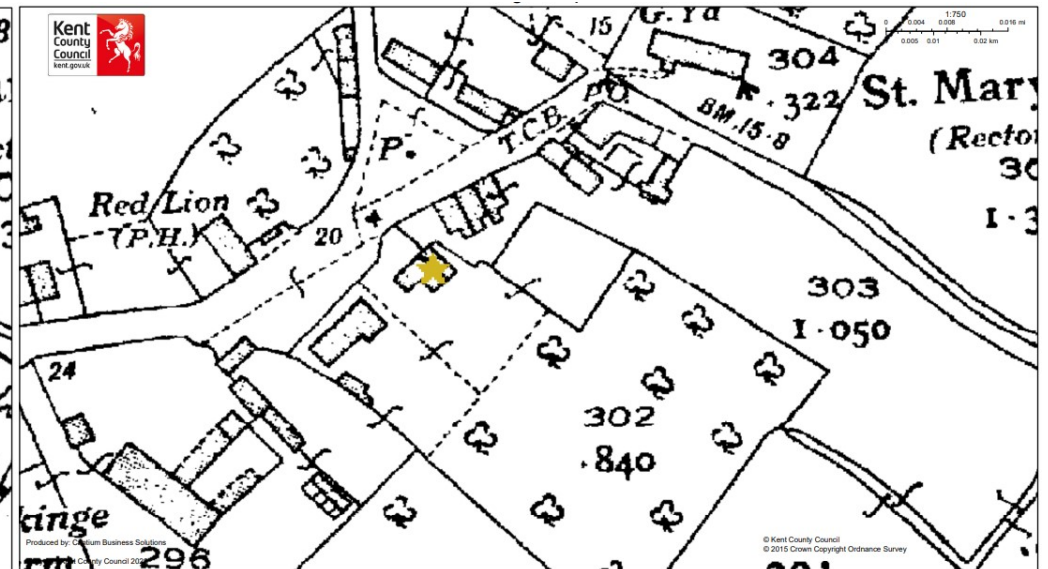
The map regression clearly show the stables as an L-shaped range running east-west with a shorter narrower wing projecting to the south.



1871-1890 Ordnance Survey



1907-1923 Ordnance Survey note New Cottages site vacant



1929-1952 Ordnance Survey note New Cottages developed

## 7.0 HISTORIC PHOTOGRAPHS

The historic aerial photographs show a single storey, L-shaped form with pitched roof with hip ends finished partially in thatch, which was evidently extant until the 1990s.

The Conservation Area Appraisal carried out in 2009 also referred to a derelict thatched building which suggests the roof was extant at this time.

Circa 1990s aerial view showing thatched stables



1946 aerial view showing L-shaped form of stables (Kent HER)



## 8.0 PROPOSED DEVELOPMENT

The applicants would like to rebuild the stables to provide accommodation for a studio and workshop for Mr Meadows, who designs and handprints wallpaper.

As the existing stables are considered beyond retention or repair, they will be rebuilt as a timber framed structure in an L-shaped planform located broadly on the existing footprint with doors and shuttered windows to the south east and south west faces only with a conservation style long section of roof glazing to the north west to provide north light to the studio.

The walls will be clad in dark stained weatherboard to match farm buildings in the locality and the roof clad in corrugated steel, which is a traditional agricultural roof covering, often used to replace thatch and indeed matches the barn to Sawkinge Farm. It is considered the scale, form and materials of the proposed development are in keeping with the character and appearance of the conservation area and the adjacent listed building and does not result in any loss of views to the open countryside or impact to the spatial layout of the setting.

The existing small workshop to the rear of Ivy House is considered sufficient for storage of garden equipment, bicycles and other garden items so the development would also not result in the proliferation of garden structures.

With respect to the nature of use, the operation is small scale and entirely produced by hand without the use of mechanical apparatus which would result in nuisance to neighbouring properties. Accordingly, the type and level of activity is considered to be consistent with ancillary use to the dwelling house and would not affect the residential amenity of the area or result in any intensification of use.



The hand-printing process

## 9.0 HERITAGE IMPACT ASSESSMENT

### 9.1 Statement of Significance

Significance is a collective term for the sum of all the heritage values attached to a building or setting, which is assigned as follows:

Evidential Value: Despite the loss of a substantial amount of fabric, sufficient material, including fittings and archival records and other documentary evidence survive to inform an understanding of the former stables' original form, materials and use although details of its layout and other features including positions of openings are limited. The footprint of the structure is relatively intact and the setting of the structure still relates to the main house and site boundaries, which have existed since at least the late 19th century as evidenced by historic maps. The structure is therefore considered to have **low-medium** evidential value.

Historical Value: There is reasonable documentary evidence to suggest the nature of use of the structure as stables associated with the house however in its current dilapidated state, it does not contribute significantly to an understanding of the use of the site and is therefore is considered to afford **low** illustrative or associative historical value.

Aesthetic Value: Due to the extensive loss, the aesthetic value of the structure is considered to be **low**.

Communal value: The communal value is considered to be **low** as the site would have formed part of a private dwelling from at least the early-mid 20th century.

Historic England's Conservation Principles, Policy and Guidance 2008 distinguishes between periodic renewal, repair and restoration.

Any assessment should weigh up the loss of certain heritage values against potentially more extensive harm if timely renewal is not undertaken. Where the extent of renewal amounts effectively to restoration, this would normally be acceptable if:

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;
- c. the form in which the place currently exists is not the result of an historically-significant event;
- d. the work proposed respects previous forms of the place;
- e. the maintenance implications of the proposed restoration are considered to be sustainable.

The proposed development is considered to be a replacement of the existing structure rather than repair, renewal or restoration as it is considered that it is not possible to fulfil all of the criteria above due to the extensive loss. However, it is considered that the proposed development does preserve the evidential value of the setting by replicating the historic planform and traditional use of materials and details.



## 9.2 Statement of Justification

This section explains why the works are proposed and identifies the public benefits.

The proposed development is the rebuilding of a locally listed structure located broadly on its historic footprint, which is considered beyond retention and repair. It is considered however that there is sufficient evidence of the original structure to inform the new planform and its position in the setting and that its rebuilding would preserve the sense of place of an outbuilding serving the dwelling house in this location. It is considered the proposed development, which is traditional in form, materials and details, would be in keeping with the character of its setting and would therefore result in less than substantial harm to the identified heritage values of the locally listed structure and its setting, which are now mostly derived from archival and anecdotal evidence, for example historic maps, photographs and written accounts.

The proposed use as a studio/workshop ancillary to the main dwelling house is considered to provide a suitable reuse for the site which has minimal impact on its wider setting but significantly serves to ensure the preservation of the site layout with consequent public benefit in terms of the enhancement of the Stodmarsh Conservation Area, which derives its value in this location in part due to the character of the traditional buildings and the spaces between them which offer views of the wider countryside setting.

## 9.3 Conclusion

The proposed development is considered to make a positive contribution to local character and distinctiveness in the conservation area and is therefore

considered to enhance the conservation area in accordance with policies HE1 and HE6.

The proposed development is considered to be of a scale or appearance which is in keeping with Ivy House, which is a Listed Building, and its setting and is therefore considered to preserve the character and appearance of the setting in accordance with policies HE4 and HE5 and DBE3.

The proposed use is considered to be consistent with ancillary use to the dwelling house and would not affect the residential amenity of the area or result in any intensification of use.