

AJW-CS

## Property Services Company

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### **Heritage, Design & Access Statement for:**

#### **Bridge House, Station Hill, East Farleigh, Maidstone, ME15 0JG**

Prepared By: Harriet Bedford

Date: 13<sup>th</sup> April 2023



Bridge House is a Grade II listed property in the East Farleigh area. As such the impact of the associated works upon the property needs to be considered carefully.

Bridge House is located towards the east of Station Hill but not within a conservation area. Further towards the north is the River Medway and the East Farleigh bridge which is also Grade II listed on the boundary of Barming and East Farleigh Parish. Bridge House sits within the East Farleigh Parish Council.

Listed entry:

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1249677*

*Date first listed: 25-Jul-1952*

*List Entry Name: BRIDGE HOUSE*

*Statutory Address 1: BRIDGE HOUSE, STATION ROAD*

*County: Kent*

*District: Maidstone (District Authority)*

*Parish: East Farleigh*

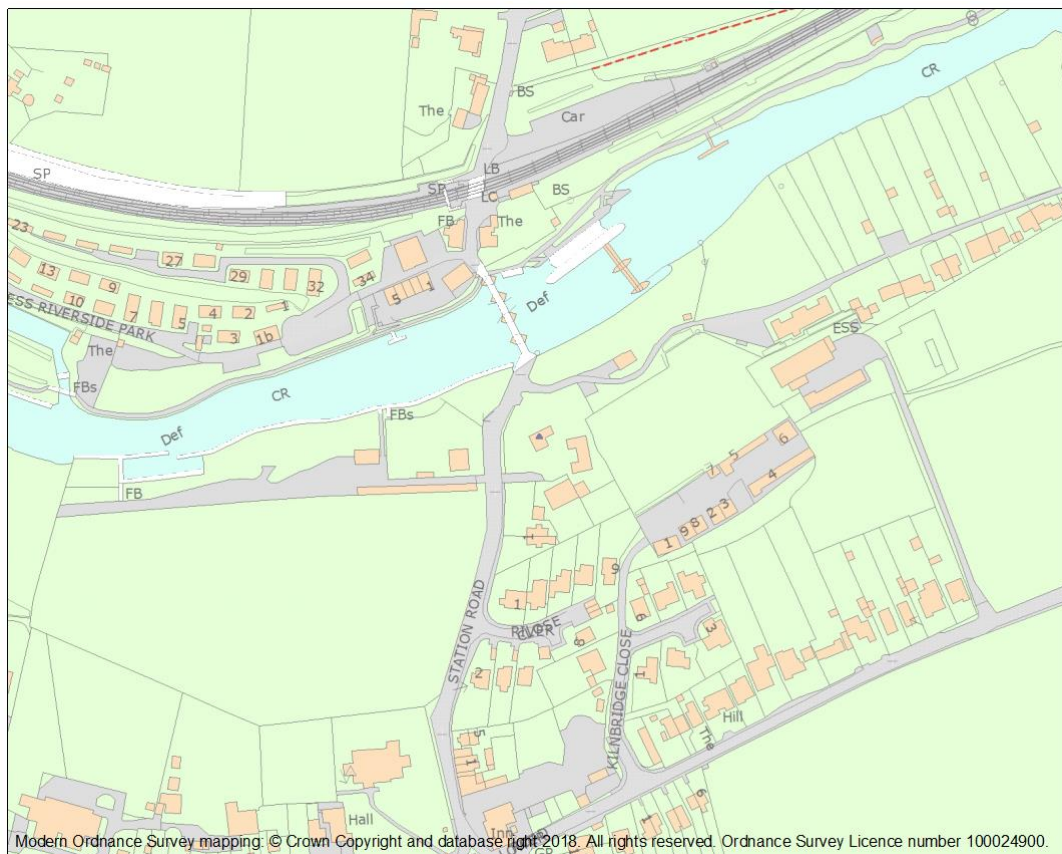
*National Grid Reference: TQ 73495 53481*

*House. C17 with later alterations. Timber framed, with applied C20 close-studding and channelled render infilling to front elevation. Exposed close-studding with arch braces to right gable end. Plain tile roof. 2 storeys. Continuous jetty. Boxed eaves. Roof hipped to left, half-hipped to right, with gables. Slender projecting brick stack with stone base to right gable end. Irregular fenestration of 3 casements; two 3-light and one 2-light. Ribbed C20 door to right of centre, up 5 steps. Rear lean-to. Interior not inspected.*

*Listing NGR: TQ7349553481*

*Legacy System number: 431883*

*Legacy System: LBS*



It is the applicant's proposal to make repairs to the main dwelling and alterations to the surrounding grounds to allow occupants to fully utilise the building in an efficient way and to ensure the building meets modern lifestyle requirements. This will improve the functionality of the overall property whilst maintaining the original character. This development will safeguard the building for future generations.

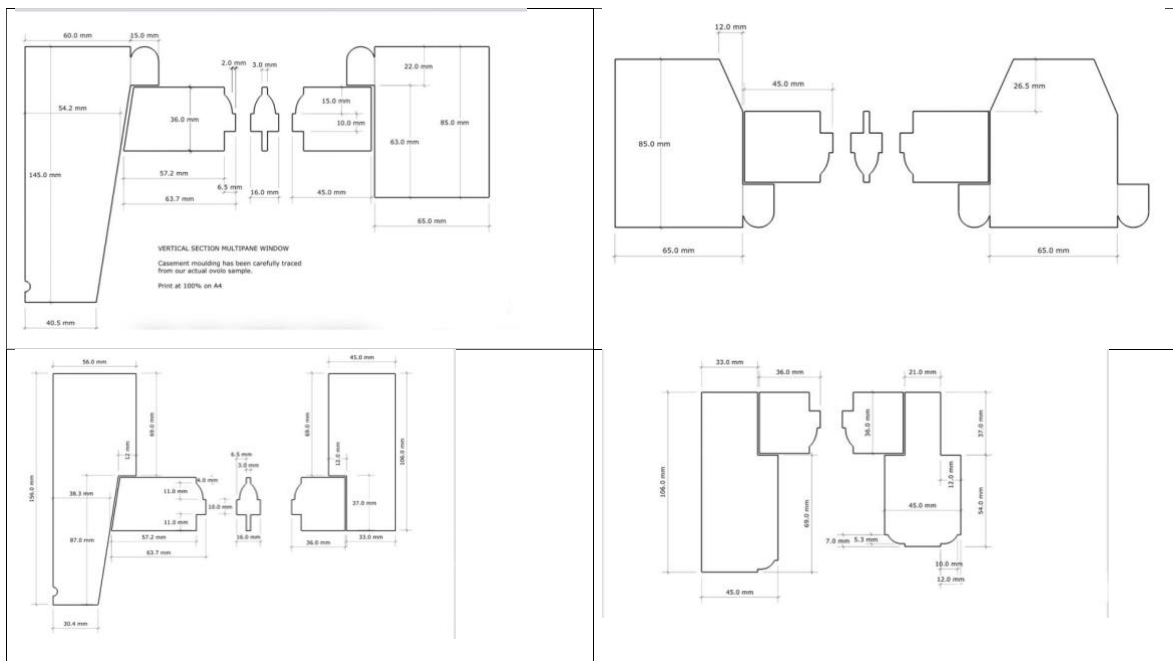
The applicant is seeking planning permission for the following works:

- Exterior repairs to the West elevation



The existing window located in the ground floor kitchen is very worn and decayed due to lack of maintenance from the previous building owners. As shown in the images below, we are of the opinion that the window is beyond reasonable repair and needs to be replaced with like for like timber and single glazing. We are seeking direction from the conservation officer with regards preferred glazing pane style, due to a mix of styles within the property. The window is not an historic window. The new timber framed window will be painted white to match the existing property, using with good quality materials of either linseed oil paint or 100% acrylic resin paint to ensure the windows are resistant to moisture.

Sectional joinery drawings as follows:





A section of a horizontal external beam above the office window needs to be replaced due to severe decay. Given the beam sits upon stone and masonry, this beam performs less of a structural function that is historically would have done. That said, it is recommended that the defective soft areas of oak beam are removed, and the extent of decay further investigated, together with a new section of oak spliced in. This will protect the building from further weather damage.



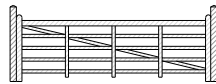
There are also patches of render on the west elevation that need making good. See images below.



- **New Garden Gate, Boundary fence and Parking bays**

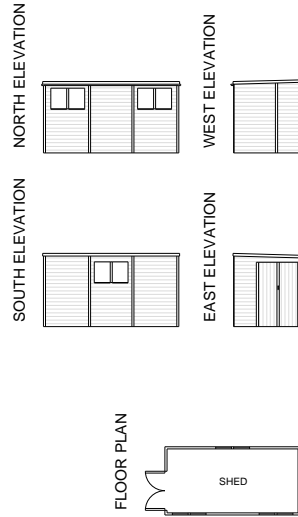
The applicant is seeking permission for a new garden gate and boundary fence to secure the property grounds. There was a miscommunication with the previous planning application/agent on the style of proposed gate, but the applicant would like to install a second timber farm style gate so as not to detract from the openness of the countryside. The metal railing fence that already exists on the property will be continued along the east side. The newly proposed gate will create an entrance to two newly created parking bays made up of permeable block paving with drainage gully, which is a continuation of the existing access road. This will avoid further damage to the surface ground from passing traffic.

DRIVEWAY GATE



- **Erection of a Garden Shed**

Enforcement notice 23/500126 has been raised for the erection of a garden shed within the boundary of Bridge House. The applicant would like to include this retrospective element within the proposal. The shed is timber framed and clad.



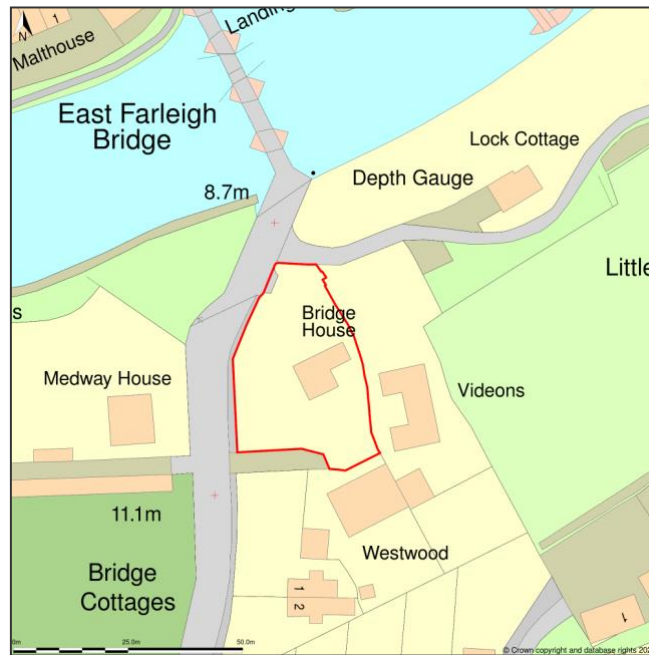
**Existing Proposed Elevation and Floor Plans:**

EXISTING DRAWINGS

PROPOSED DRAWINGS



**Site Plan:**



In conclusion, we are of the consideration that the proposals outlined in this document will not harm Bridge House in terms of disturbance to the historic fabric of the dwelling and the proposal is in line with local planning policies. The proposals represent a desire to repair and care for the building.

The scheme is therefore beneficial and would enhance the Listed Buildings and we hope therefore would receive the full support of Maidstone District Council.

**Planning History:**

Ref No.	Title	Status	Date Submitted
61/0330/MK3	<a href="#">An outline application for the erection of a dwelling.</a>	Refused	No longer available online
63/0003A/MK3	<a href="#">Dwelling and an alteration to the existing access on the east of Bridge House.</a>	Approved	No longer available online
22/504898/FULL	<a href="#">Replacement of window in lean-to extension, replacement of external beam to east elevation, and installation of new gates.</a>	Refused	Oct 2022
22/504893/LBC	<a href="#">Listed Building Consent for replacement of window in lean-to extension, replacement of external beam to east elevation, and installation of new gate.</a>	Refused	Oct 2022