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11/8/2023

Planning Officer,
Maidstone Borough Council,
Maidstone House,
King Street,
Maidstone,
Kent.
Dear Sir,

**Proposed Rebuilding Of A Section of Boundary Walling And Installation Of Two Open Steel Piers
With Connecting Steel Railings at Land Adjoining Barham Court Teston
For Mr. M.J.Older.**

I enclose a Listed Building and Conservation Area Planning Application relating to the above-mentioned proposal and submit supporting information in the following Planning Statement.

**Planning Statement.
Background.**



Following the collapse of a section of boundary walling which separates parkland at Barham Court from Woodlands Close Teston it has been established that the cause for the collapse was a horizontal thrust from an adjoining mature Holm Oak tree. The Holm Oak is considered to be in good condition and the tree is

protected by a tree preservation order. The boundary wall forms part of the boundary of the Teston

Conservation Area and it is considered to be of importance and is Curtilage Listed as it forms part of the walling to Barham Court, a grade 2 star listed building.

The walling can't be rebuilt in its original form because of the existence of the protected tree together with its extensive root system. Consideration was given to the possibility of constructing a relieving arch immediately beside the tree however following careful exploratory excavation the root system was found to be extensive to the point that foundations to support the relieving arch could not be formed without seriously damaging the trees root system. It was then suggested that the stem of the tree closest to the wall should be removed together with its roots leaving the adjoining stem thus allowing space possibly to install foundations and to construct the infill section of walling.

With this in mind, an arbouriculturist, who at the time was carrying out a detailed condition survey of the of trees within the parkland to the former Barham Estate, was asked to give his informal opinion in relation to the removal of one of the stems to the Holm Oak. His thoughts were strong in that in his opinion if one stem together with its root system were to be removed the remaining stem of the tree would be unbalanced, open to decease and potentially unsafe.

My client does not wish to loose what is a very good specimen tree. Consequently we propose to build back the wings of the walling leaving a space of approximately 4m between the two sections of walling. The rebuilt sections of walling would be built in Flemish bond using bricks set aside from the original wall all laid to match the original walling with the bricks being laid in lime mortar. The space between the two sections of walling would be infilled with matt black powder coated steel railings as shown on the proposed plans.

A similar approach was used in the past where railings and a brick pier were added to the wall to the Churchyard of St. Peters & St. Pauls Church in Church Street, only a matter of 150m away from application site. (As shown in the photograph below.)



Heritage Statement

Barham Court was re-modeled in 1791 and 92, the stables date back to this period and it is believed that the walled gardens, potting shed and greenhouses date back to the 19th century. Barham court was largely rebuilt in 1932 and 33 following major damage due to fire. Barham Court itself was listed as grade 2 star in 1952. The stables were listed grade 2 also in 1952. It is accepted that the walled gardens, what remains of the potting shed and greenhouse together with the remaining boundary walls are all curtilage listed.

The wall in question separates parkland to the North West of Barham Court from the properties and private roadway known as Woodlands Close, a development of houses built on the former Rectory site in Church Street in or around the late 1960's. Although curtilage listed, the wall is distant from Barham Court itself and has little effect on the setting of the listed building.

The section of walling to which the application relates is separated from the two main listed buildings by landscape and tree screening. The site formed part of the designed landscape and parkland which surrounds the listed house. As such the layout of the mature trees in the parkland including the Holm Oak are of considered importance.

While the proposal would result in a measure of perceptible change to the curtilage listed walling, on balance this would represent an acceptable change bearing in mind a real need to protect and to preserve the protected Holm Oak. Consequently the effect of the proposed development would be generally neutral and the setting of the nearby important structures would be preserved.

Appraisal

The proposal is of a good design and reflects the design characteristics and materials found locally allowing the proposal to preserve rather than to harm the character and appearance of the area. I am confident that the application site can be developed as proposed without any conflict with the spirit of any provisions contained within either the Development Plan, the NPPF or other relevant planning policies and I respectfully ask that you support our application.

Yours faithfully,

M.J.Kidner.

