

25 High Street

Headcorn

TN27 9NH

Heritage and Design & Access Statement

For: Full Listed Consent and Planning Application

Written by:

Josie Roscoe. MSc Hist Cons, BSc Arch, IHBC

Authorised by:

Andy Graham, BA(hons) MAued IHBC



Fuller Long

1.0 INTRODUCTION

- 1.1 Fuller Long Ltd have prepared this Heritage and Design & Access Statement for a full Listed Building Consent and Planning application for minor alterations at 25 High Street, Headcorn, TN27 9NH, hereafter referred to as 'the site'. We were appointed following our client's receipt of correspondence from the Planning Enforcement Investigation Officer, Mrs Helen Goldsmith, on the 3rd September 2020 regarding works that have been carried out at the site.
- 1.2 The site is a grade II listed building located within the Headcorn Conservation Area. A pre-application consultation with Maidstone Borough Council has been carried out to agree what works require retrospective Listed Building Consent (LBC) and Planning Permission and ascertain if any remedial works are required.
- 1.3 Fuller Long carried out a site visit and photographic survey on 8th September 2020. The survey and visual inspection focussed on the shop area, which occupies the original ground floor section of the listed building. Internal works have also been carried out in the later extension, however, these do not affect the special historic or architectural interest of the listed building.



Figure 1: Main front elevation of the subject site, facing onto High Street



Figure 2: Main front elevation of the subject site in 2009- Google street view. It is evident that there have been no external alterations to the front elevation since this time with exception of painting the windows and shopfront.



Figure 3: Rear elevation of the site. There is a long driveway with the 1970s extension to the rear. The original part of the listed building is mostly concealed.

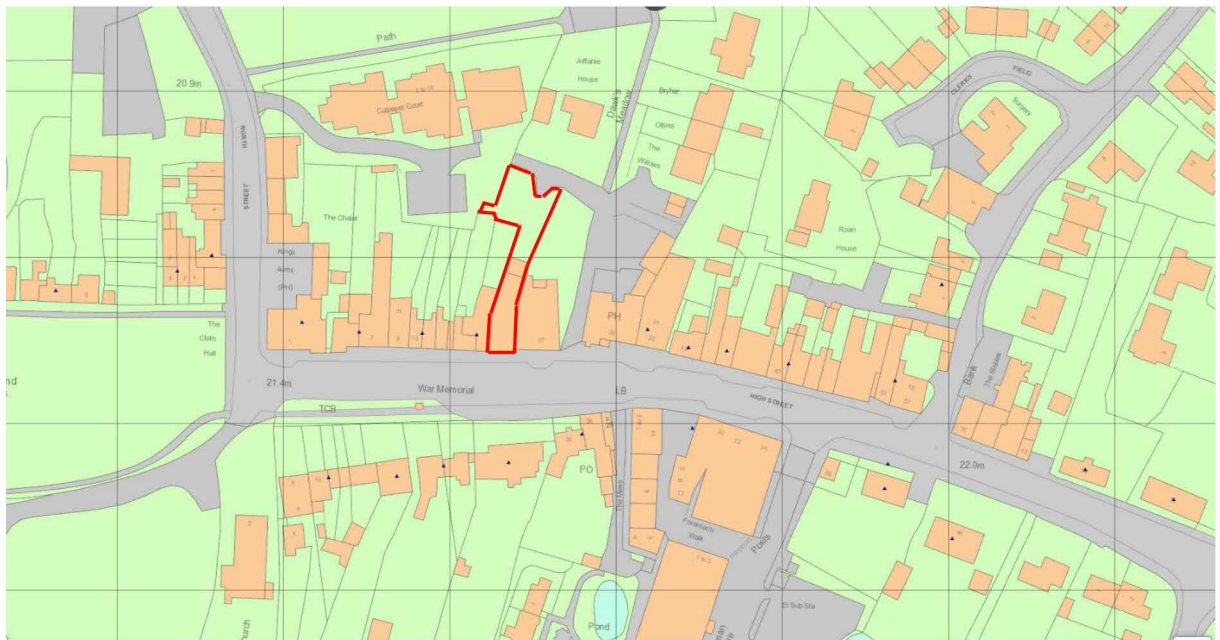


Figure 4: Historic England OS Map showing site location within the centre of Headcorn.

CONTEXT SUMMARY

- 1.4 The building likely dates back to the 17th century and forms part of a row of attractive shops also of similar date. Nos.21-25 are group listed.
- 1.5 The building is a two storey timber framed building with red brick at ground floor and weatherboarded first floor to the front elevation (Figure 1). Facing into the High Street is the shop front and main entrance into the building. The roof has a steep pitch with Kent peg tiles and clipped gable/half hip on the east end. The site forms part of a charming ensemble of domestic scale buildings that display characteristics and typical material palette of 17th-18th century Kentish vernacular architecture. According to Blatt's Map from 1769, 'Hedcorne' already had an established main street by this time, much of which still exists today including the subject site. Subsequent alterations in the buildings' footprints

have occurred over time and naturally, the town has become more built up. Most of these alterations take the form of rear elevations, as seen in the historic maps below.

- 1.6 Internally, the building's historic architectural interest is expressed in the large inglenook fireplace and the exposed timber frame. The listed building has sustained alterations during its lifetime, including a 1970s rear extension, shop front signage and windows and installation of a concrete floor which replaced the original flooring. Though the date of the concrete floor is unknown, this type of work became common practice by the 1930s.

HERITAGE ASSETS

- 1.7 Historic England's listed building description:

Heritage Category: Listed Building

Grade: II

List Entry Number: 1344345

Date first listed: 10-May-1971

Statutory Address: 21-25, HIGH STREET

National Grid Reference: TQ 83373 44234

Shop row. C18 or earlier, with C20 alterations. Ground floor red brick in Flemish bond, first floor weatherboarded. Right gable end tile-hung on first floor. Plain tile roof. 2 storeys and garret. Roof hipped to left, half-hipped to right, Rear stack to left and multiple corbelled brick ridge stack to right of centre. Irregular fenestration of 7 windows; one 3-light and one 2-light casement towards left, and five 12-pane sashes. Shop-front to left with central recessed half-glazed door. C20 shop front to No. 23 to centre and C20 shop front with central ribbed door and continuous plain frieze to No. 25 to right. Passage to left end. Interior not inspected.

MAP PROGRESSION



Figure 5: Blatt Map 1769 –Headcorn's High Street is already established by this time, with a continuous row of buildings lining the street on the north side and a series of shorter terraces on the south side. The block on which the site sits Forge Lane, North Street and King's Road are clear roadways.

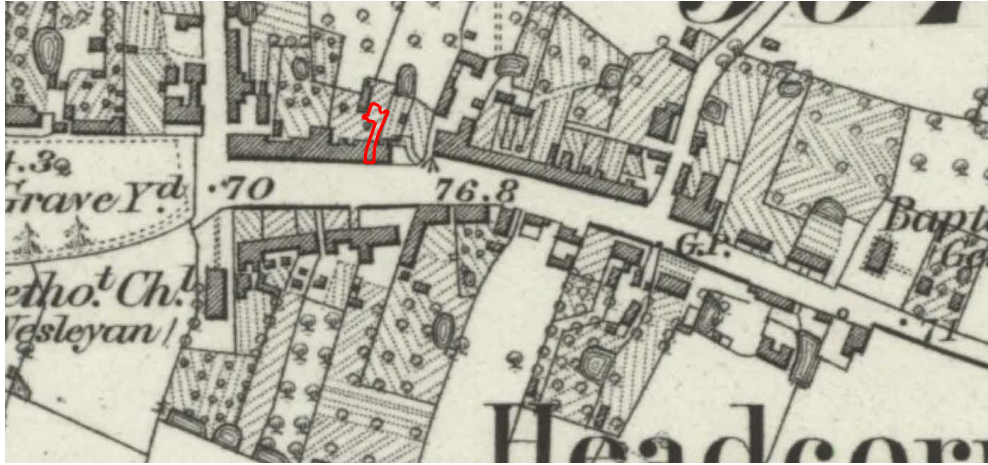


Figure 6: OS Map 1876 . This map shows in more detail the built environment in Headcorn. To the rear of the site there appear to be several small outbuildings. Overall little development occurred between the 18th and 19th centuries.

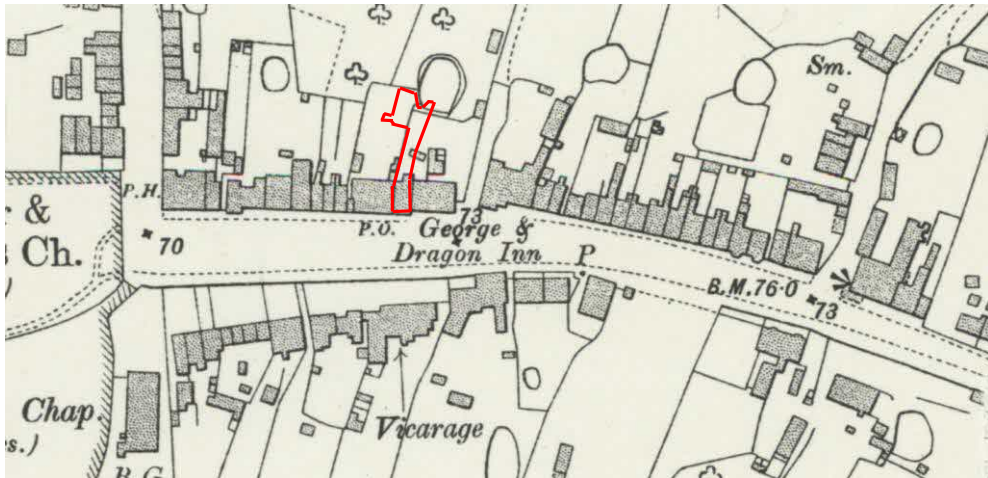


Figure 7: OS Map 1907. This map still shows a relatively restrained built development in Headcorn. The building footprint shows a small outshot to the rear.



Figure 8: OS Map 1981. The small outshot and outbuilding were replaced with the long rear extension by this time. The open enclosure is also discernible in the building footprint.


2.0 ***PRE-APPLICATION CONSULTATION***


- 2.1 Pre-application advice was sought prior to submitting a full application in order to ascertain what works would likely be acceptable and if any remedial works would likely be required.
- 2.2 On 26th October 2020, pre-application comments were received from Louise Welsford, Head of Planning and Development at Maidstone Borough Council. The comments were as follows:
- In general, it is considered that the works constitute a modern shop fit-out which is reversible and does not cause significant harm. Listed Building Consent is likely to be required for the works.
- The new fittings, including wall lights, recessed spotlights, CCTV and alarm are likely to be considered acceptable.
- The removal of the low partition to the rear is likely to be considered acceptable.
- Item 1 comprises installing plasterboard over the modern textured ceiling. This is likely to be considered acceptable in principle but the conservation officer has questioned whether the earlier ceiling was removed first as there is no apparent change in depth in relation to the beams. The textured ceiling may have been a skim over earlier lath and plaster.
- The security shutters are likely to be considered acceptable in principle, although it appears there is additional new boxing in above the shutter box when comparing photos.
- No significant concerns about works to rear extension, new vinyl flooring or painting of shopfront.
- If additional works such as new shopfront signage or air conditioning units are proposed, these should be included in the Listed Building Consent application. Air conditioning units and a new shopfront would also be likely to require planning permission and sufficient noise information should be provided with regards to any air conditioning units to fully assess the impact on neighbouring properties. Any air conditioning units should not result in any significant noise issues for neighbouring properties.
- 2.3 In summary, the works that have been carried out are considered to be acceptable and have been included as 'retrospectively proposed works' in this application.



3.0 *SCHEDULE OF WORKS*




- 3.1 The current owner of the building purchased the site in February 2020 and has carried out several works to the building. Below is a table which itemises the works carried out. The photos in the table include those taken on site on 8th September 2020 and photos taken prior to the works in February 2020.
- 3.2 The recent works identified on the site visit include the following:
1. Installation of new plasterboard over the existing textured ceiling
 2. New spotlights in every other channel between timber beams, recessed into the later plasterboard
 3. New shop security shutters and boxes to the shopfront windows
 4. New alarm systems inserted in the ceiling
 5. New security camera
 6. 2no. new wall mounted lights
 7. New, offset partition with inbuilt niches for shop display
 8. Addition of vinyl flooring above concrete floor
 9. Removal of later half height partition to the rear of the original building
 10. Addition of fitted furniture
 11. New partitions in the 20th century extension
 12. New AC condenser unit within the enclosure to the rear of the site for AC units in the treatment rooms of the 1970s extension.




PHOTOGRAPHIC SURVEY




DESCRIPTION OF WORKS	ACTION	PHOTOS
<p>1. Installation of new plasterboard over the existing textured ceiling.</p> <p>It is unknown whether a lath and plaster ceiling was present behind the textured ceiling, however, the applicant has informed us that the ceiling had a thick textured coating which was kept in situ above a new plasterboard with recessed LEDS.</p>	<p>Retrospective LBC</p>	 <p>Photo above: February 2020</p> <p>Photo above: September 2020. The beams are marginally shallower than the previous.</p>

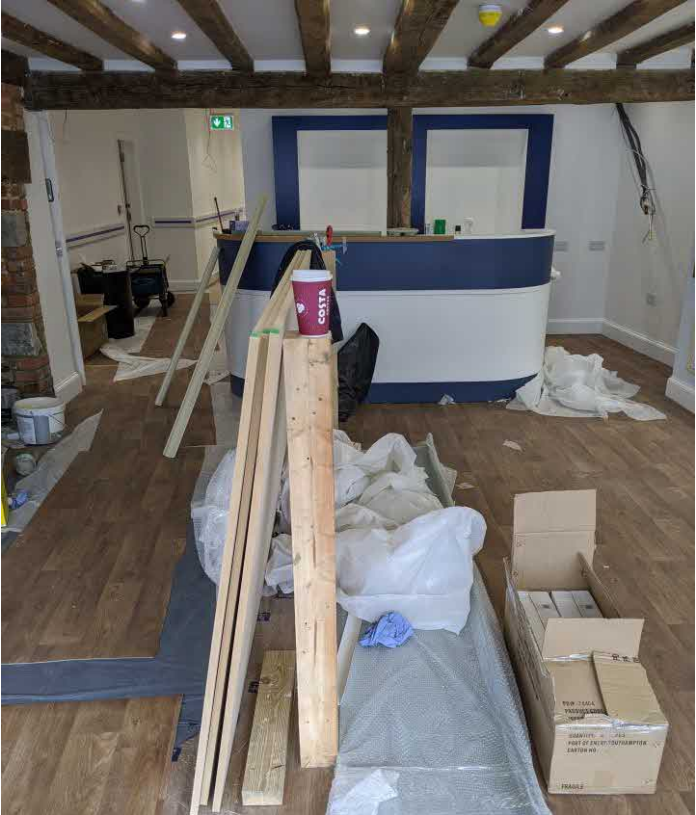

DESCRIPTION OF WORKS	ACTION	PHOTOS
2. New spotlights in every other channel between timber beams, recessed into the later plasterboard	Retrospective LBC	 <p data-bbox="703 1122 970 1149">Photo above: September 2020</p>

DESCRIPTION OF WORKS	ACTION	PHOTOS
3. New shop security shutters and boxes to the shopfront windows	Retrospective LBC	 <p>Photo above: September 2020 – with shutters and shutter boxes</p>  <p>Photo above: February 2020 – no shutters or shutter boxes</p>

DESCRIPTION OF WORKS	ACTION	PHOTOS
4. New safety alarm systems inserted in the ceiling	Retrospective LBC	 <p>Photo above: September 2020</p>  <p>Photo above: September 2020</p>
5. New security camera	Retrospective LBC required	 <p>Photo above: September 2020</p>

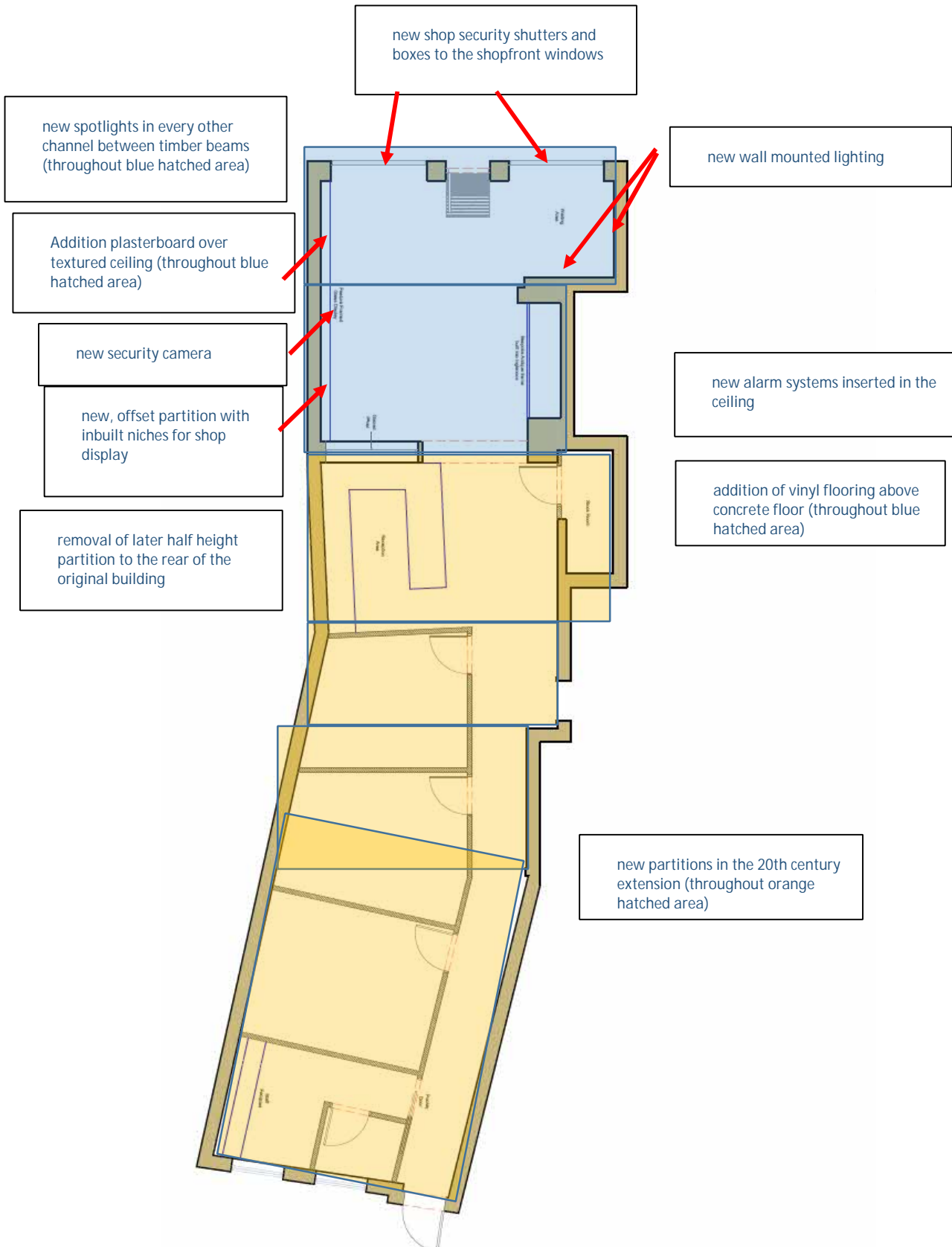
DESCRIPTION OF WORKS	ACTION	PHOTOS
<p>6. 2no. new wall mounted lights</p>	<p>Retrospective LBC</p>	 <p>Photo above: September 2020</p>
<p>7. New, offset partition with inbuilt niches for shop display</p>	<p>Retrospective LBC</p>	 <p>Photo above: September 2020</p>  <p>Photo above: September 2020</p>

DESCRIPTION OF WORKS	ACTION	PHOTOS
		 <p>Photo above: February 2020</p>
<p>8. Addition of vinyl flooring above concrete floor</p>	<p>No action required. The previous flooring was also vinyl on top of the concrete floor</p>	 <p>Photo above: September 2020</p>  <p>Photo above: February 2020</p>

DESCRIPTION OF WORKS	ACTION	PHOTOS
<p>9. Removal of later half height partition to the rear of the original building</p> <p>10. Addition of fitted furniture</p> <p>11. New partitions in the 20th century extension</p>	<p>Retrospective LBC</p>	 <p>Photo above: September 2020</p>  <p>Photo above: February 2020</p>
<p>12. New AC condenser unit to the rear enclosure</p>	<p>Retrospective planning and listed building consent</p>	<p>(refer to drawings)</p>

3.3

Below is a ground floor plan indicating the alterations carried out. Please note that the counter drawn in next to the 'removal of half height partition' was the previous configuration. The blue hatched area indicates the original footprint and orange hatch indicates the mid-20th century extension. Please refer to drawings by Studio G4.



4.0 *DESIGN AND ACCESS*

4.1 What are the features on the existing site?

The features of the existing site have been identified and are mainly attributed to the front elevation facing High Street and its contribution to the Headcorn Conservation Area, the internal exposed timber frame, prominent chimney stack and inglenook fireplaces.

4.2 How have access issues have been addressed?

Not applicable - there are no access issues related to the proposed works in this application.

4.3 What is the layout of proposed development?

The proposed layout includes internal reconfiguration of the 1970s section of the building. There are no alterations to the original section of the listed building with exception of the removal of a later half height partition.

4.4 What is the scale/appearance of the proposed development?

The work is small scale and the internal alterations will not make an appreciable difference to the special historic and architectural interest of the listed building.

4.5 What is the landscaping in the proposed development?

Not applicable – there is no proposed landscaping in this application as the works are mainly internal.

4.6 How have the Heritage Assets issues have been addressed?

The works mostly consist of soft strip of later finishes and are essentially reversible. They have been carried out in order to bring the building up to safe standards to ensure the shop remains secure and there are no bumping hazards. Upon assessing the listed building and the proposed works, the proposed alterations will have minimal to negligible impact and will contribute to the long-term use of the building.

5.0 ASSESSMENT OF THE WORKS

THE PLANNING ACT 1990

- 5.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered.
- 5.2 The site is a grade II listed building and is adjacent to several other listed buildings; Section 16 of the Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker should have “special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 5.3 The subject site lies within a conservation area; Section 72 of the Act is also of relevance as it requires the Local Planning Authority to pay special attention to the “desirability of preserving or enhancing the character and appearance” of the conservation areas.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF) (2019)

- 5.4 The NPPF’s core principles requires that proposals should contribute to conserving designated heritage assets in a manner proportionate to their significance (paragraph 184). In this instance the ‘heritage asset’ is the grade II listed building. The proposed alterations will not affect the interior of the building and therefore only the setting of the listed building has been considered in the impact assessment or justification statement.
- 5.5 The NPPF puts emphasis on avoiding harming the significance of heritage assets and that ‘great weight’ should be given to the objective of conserving them (paragraph 193).
- 5.6 Paragraph 184 states that “heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.”
- 5.7 Paragraph 189 adds that “applicants are required to describe the significance of any heritage asset that might be affected by a proposal with the level of detail being provided proportionate to the asset’s importance.”
- 5.8 Paragraph 193 states that “when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset’s conservation.”
- 5.9 Paragraph 196 states that “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate securing its optimum viable value.”

MAINSTONE BOROUGH LOCAL PLAN (2017)

Policy SP 18 - The Historic Environment

- 5.10 To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

- i. Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;
- ii. Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;
- iii. Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and
- iv. Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan.

PLANNING ASSESSMENT

- 5.11 It is evident from the above photographs that several works carried out have only required soft strip or affect later fabric of the listed building. Several other works have been carried out for general security and operational requirements of the retail space and are generally small items that can be removed.
- 5.12 The spotlights, though not historically in keeping with the historic character of the building, are considered to be appropriate for the use of the site, which requires good lighting and minimised bump hazards in the site's low ceilings. The use of the shop also requires security measures including the shop window security shutters and camera. These are essentially reversible works and should the site change use in the future, these can easily be removed with minor making good required.
- 5.13 The works relating to the fitted furniture includes the reception counter which is effectively free standing fixed only by weight. It is located near the rear wall line of the original building (note that the original post remains untouched in situ). There is also fitted shelving to a later rear wall partition within the later extension, offset partition with niches to the east party wall and a centrally fixed counter. Fitted furniture, like kitchens and storage units, are transient features within buildings. The installation of the fitted furniture in this instance is for the safe and practical functionality of the shop. They are essentially reversible and have not affected the original timber frame or the inglenook fireplace, which are the most significant features of the listed building. The offset partition to the east party wall conceals a later plasterboard finish, as seen in the photo from February 2020. The inset shelving on the east party wall therefore does not conceal any features of architectural or historic significance.
- 5.14 The internal layout of the 1970s extension comprised the compartmentalisation of the floorplan, which has delineated the original building footprint and created a more intimate space at the front of the shop.
- 5.15 Externally there are no alterations to the building except for the addition of a condenser unit to the rear of the 1970s extension. This is located within an existing covered enclosure and is not visible from the public realm. This section of the building is of no significance and does not contribute to the character and appearance of the Headcorn Conservation Area. As such, there is no visual impact on the conservation area or the listed building.
- 5.16 It is therefore concluded that the works cause no harm to the significance of the listed building or affect the character and appearance of the conservation area.
- 5.17 A survey and assessment of the site and the works carried out concludes that the proposed works have a generally minor impact on the significance of the listed building. Internal and

external architectural features of significance have been preserved and the works within the original part of the building are essentially reversible.

- 5.18 Overall, the work carried out sustain the significance of the listed building and the character and appearance of the conservation area. The proposals are therefore in compliance with the relevant legislation, conservation policies in section 16 of the NPPF and SP18 of the Maidstone Borough Local Plan (2017).