

# **Planning, Design and Heritage Asset Statement**

For

**Erection of Detached Garage Barn and Garden Store.**

At

**Little Hawkenbury Cottage, Hawkenbury Road,  
Hawkenbury, Kent, TN12 0DU**



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## **1.0 Introduction**

- 1.0.1 Little Hawkenbury Cottage is a Grade II Listed Building. The proposal is to construct a detached garage barn and garden store.
- 1.0.2 Previous applications for a single storey rear extension and new access have been recently approved.
- 1.0.3 Little Hawkenbury Cottage, dates from C16/C17 and was listed Grade II in October 1986. It has some characteristic 'wealden' features, in particular it is dominated by a steeply pitched, hipped roof now covered with clay tiles but originally probably thatched.
- 1.0.4 A previous application for a garage barn was refused on the basis that it was too large and out of proportion with the cottage.

## **2.0**

### **2.0.1 NPPF – Planning for the Historic Environment**

The National Planning Policy Framework 2021 sets out the Government's national planning policy in relation to the conservation of the historic environment.

It refers to 'Heritage Assets' which are described as those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest.

- 2.0.2 The NPPF recommends conserving Heritage Assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for this and future generations.
- 2.0.3 The guidance indicates level of detail shall be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- 2.0.4 The purpose of this statement is to establish what impact if any, that the proposed extension and alterations will have on the heritage assets of Little Hawkenbury Cottage.

## **3.0 Site History and Listing**

- 3.0.1 Although dating from C16/C17 the building has undergone considerable changes during its history most of which appear to have occurred prior to the date it was listed, however in 2015 and 2016 the building was substantially renovated with single storey extensions. A further single storey extension was approved in 2022.
- 3.0.2 The listing description reads:- 'Farmhouse. C17 or earlier. Timber Framed. Ground Floor patched red and grey brick in Flemish bond. C20 applied close

studding to first floor (formally weatherboarded). Broadly based studding with tension braces to left gable end. Plain tiled roof (formally thatched). 2 storeys. Stone plinth, raised towards centre. Hipped roof, with gablet to left. Brick ridge stack towards left. Irregular fenestration of 3 casements; central 3-light breaking eaves, with gable over and 2-light. Ribbed door with top light under gabled porch beneath stack. Interior not inspected'.

- 3.0.3 The HER record for the farmstead notes MKE 82677 Little Hawkenbury and MKE 82677 as:- 'Farmstead; Post Medieval, 1600 AD "Loose courtyard plan farmstead with buildings to one side of the yard" "New sheds; large modern sheds built beside the historic farmstead; the farmstead could still be in use"
- 3.0.4 The building was originally a timber framed structure throughout. There are still sole plates evident on the east and west elevations, the four corner posts remain and the central posts on the east end west elevations. The majority of the first floor main timber members are visible internally, the floor first structures and partition walls between the central and east end bay retain the original timbers. Other main frame/truss members are evident internally. There is a tie member (north to south) at eaves level between the central and east end bay and there is one each side of the chimney although the one on the west side appears to have been cut across the landing/corridor.
- 3.0.5 The recent renovations included replacing the former render over boarding with new black stained feather edged weatherboarding to the first floor elevations and above the brick plinth to the ground floor additions.

#### **4.0** **Proposals**

- 4.0.1 The proposal is to construct a detached garage barn and garden store.
- 4.0.2 The garage has one open bay for parking and two secure bays, one for parking and one for garden equipment storage.
- 4.0.3 An external stair leads to a first floor storage area.
- 4.0.4 The barn has a front eaves height of 2.25m and a rear eaves height of 3.15m with a ridge height of 6.0m.
- 4.0.5 The roof angle is 43° with a 900mm overhang to create a canopy over the garage doors.
- 4.0.6 There are two conservation rooflights to the front of the elevation to provide daylight to the loft storage area.
- 4.0.7 The materials will be plain clay roof tiles, oak joinery with feather edge stained boarded elevations and a stock brick plinth in a bond and mortar to match the existing cottage.
- 4.0.8 The proposed position of the garage barn sits behind the rear line of the cottage by between 9.5m and 10m and to the North West of the cottage by 22m.

#### **5.0** **Access and Siting**

- 5.0.1 Although a new access has been recently approved, the existing access to the South West of the cottage, which is shared with the farm, will be used as access to the proposed garage.
- 5.0.2 The area where the building is proposed is currently used as parking.
- 5.0.3 A building with larger proportions has been approved at the adjacent property - Little Hawkenbury Barn.

## **6.0 Planning History**

- 6.0.1 Little Hawkenbury Cottage was first listed under the Planning (Listed Buildings and Conservation Areas) Act in October 1986 as a Grade II structure.
- 6.0.2 16/500584/FULL  
16/500585/LBC
- 6.0.3 Erection of a single storey side extension; removal of existing lean-to porch on rear elevation and replacement with new single storey rear extension. Internal alterations and general repair works. Re-alignment and minor changes to the staircase, removal of later additions to the fireplace; minor changes/repairs to surfaces. Removal of existing external cladding and replacement with new, including addition of insulation. Alterations to fenestration and new oak fascia, posts and rails to front porch to match existing. French drain added around building.
- 6.0.4 22/502751/FULL  
22/502752/LBC  
Erection of single storey extension.
- 6.0.5 22/505537/FULL  
New vehicular access and parking area.
- 6.0.6 23/503431/FULL  
Erection of a detached garage and garden store with storage area above.

## **7.0 Identification of Heritage Assets**

- 7.0.1 As a Grade II Listed building the house and its setting are designated Heritage Assets.
- 7.0.2 The exterior of the property is an important asset however internally there remains the majority of the original timber frame.
- 7.0.3 The exterior of the cottage has been extensively renovated with the elevations clad with black stained weatherboarding. It is intended to follow this use of materials for it to be grouped visually with the listed cottage.
- 7.0.3 The fenestration has all been replaced with traditional timber casements.

## **8.0**

### **The Setting**

#### 8.0.1

Little Hawkenbury Cottage was originally the farmhouse to a group of farm buildings, the barn to the east has been converted to a dwelling and more recently has had a garage and annexe approved.

#### 8.0.2

There are more modern barns to the north, one of which is currently being converted to become the farmhouse to the working farm.

## **9.0**

### **Impact Assessment of the Proposed Development**

#### **Impact upon the Listed Building:**

#### 9.0.1

The proposed garage barn is situated in the North West corner of the red lined site boundary. The siting is deliberate in mainly concealing the view of the metal containers in the farmyard both from the cottage and the road.

#### 9.0.2

This revised scheme is considerably reduced from the one that was refused both in footprint and massing.

#### 9.0.3

The table below compares the new proposal in relation to the annexe approved at the adjacent property Little Hawkenbury Barn

Little Hawkenbury Cottage Car Barn	Little Hawkenbury Barn Annexe
Height 6.0m Ridge length 4.3m Length 9m x 5.5m depth (49.5m <sup>2</sup> ) Area of Cottage including extensions 94m <sup>2</sup> Cottage ridge 7.6m Distance from cottage 22m	Height 6.2m Ridge Length 7.2m Length 8.9m x 6.5m depth (57.85m <sup>2</sup> ) Area of barn 101.5m <sup>2</sup>  Distance from barn 27m

#### 9.0.4

In this location the garage will not have any adverse visual impact upon the listed building and will appear subservient in scale in every respect.

#### 9.0.5

The materials will be plain clay roof tiles, oak glazed frames with feather edge stained boarded elevations and a stock brick plinth in a bond and mortar to match the existing cottage.

## **10.0**

### **Conclusion**

#### 10.0.1

The proposed detached garage barn is in a position that will not have any adverse effect on the listed building.

#### 10.0.2

The materials will match those on the existing cottage.

#### 10.0.3

The original access, shared with the farm behind, will be used.

#### 10.0.4

The heritage assets of Little Hawkenbury Cottage are not harmed and there will be no detrimental impact upon the listed building or the setting.