

# Heritage Statement

**Site Name:** Happiness Inn

**Site Address:** 104A, High Street, Milton Regis, Sittingbourne, Kent ME10 2AN

## Introduction

This Heritage Statement has been prepared by the property owner Mr. Rui Zou. The report assesses the effects of the proposed upgrade of the two existing storage sheds situated at the rear garden of the grade II listed building.

The proposed rear garden sheds are located at the back of the listed building. The exact location of the storage sheds is shown as in blue circle on the map extract below, from Historic England's National Heritage List (Figure 1) with the application site highlighted in red.

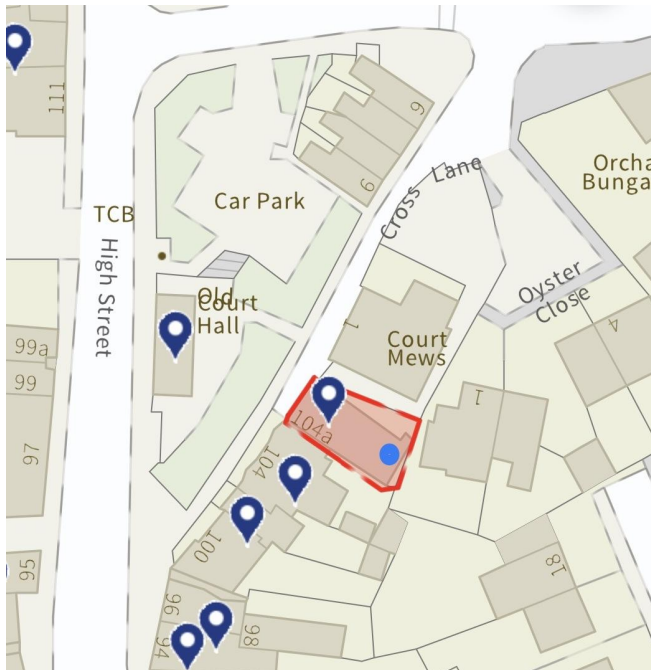


Figure 1: Map extract from Historic England's National Heritage List showing listed buildings (highlighted red) with the proposed shed location (blue circle)

The purpose of this document is essentially twofold. It firstly provides clear evidence of the depreciation of the two old wooden sheds. Secondly this document demonstrates how the proposed work is significant in protecting the listed building and maintaining its historical benefits.

## **The principle of conversion**

Before dealing with the proposed alterations in more details, it is necessary to firstly take into account the principle of the sheds conversion, and the associated effects, e.g. restoration and commercial business running.

The proposed conversion of the sheds will bring forward a solution that would secure the usage of the listed building which was at risk of potential damage due to continuous decay of the two storage sheds structure.

It is critical that, with no delay, a reliable maintenance method is required to minimize the impact and protect the listed building. Rebuilding the sheds is obviously the only means to maintain the listed building stability. A good maintenance therefore illustrates the need for the conversion and development, as proposed, in order to make the development viable.

According to the National Planning Practice Guidance, it states that public benefits may include 'heritage benefits', such as:

- i. sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- ii. reducing or removing risks to a heritage asset; and
- iii. securing the optimum viable use of a heritage asset in support of its long term conservation.

In this case the conversion would certainly sustain, and in some respects enhance, the significance of the listed building and the contribution of its setting. The risks to the building as a result of continuous decay shed structures would be removed. It will have a viable, and compatible, long term use that would continue to remove risks to the building through neglect or lack of maintenance. These are the heritage benefits that weigh strongly in favour of the proposed redevelopment.

## Existing Sheds Quality

The rotten wood structure of the previous sheds, which were built and being used for over 30 years, and with its instability, may cause higher collapse possibilities (Photo 1 & 2). The floor tiles and plastic ceiling cover which connected the sheds and the kitchen were shown damaged and cracked over time (Photo 3). The overall condition of the sheds and floor is not as desiration as they were back in a few years time.



Photo 1: Shed A with rotten wooden wall and cracked ceiling roof



Photo 2: Shed B with rotten wooden wall and door with broken windows



Photo 3: The fractured floor tiles and plastic ceiling cover

## Proposed Improvement

The proposed regeneration of the storage sheds is a prevention remedy of any future damage to the listed building from aged and naturally dilapidated shed structures that minimize the use of the listed building.

The newly applied materials of the sheds are a combination of natural environmental friendly and sustainable materials (Table 1). The overall shed structure will be built by 1) timber framework, a natural environmentally friendly materials; 2) adding in an isolation filling helps to keep consistent temperature, and 3) covering up with PVC external plaster boards makes the sheds water resistant and durable. With a very similar structure and outcome, the roof is formed by timber frame, isolation filling and fabric glass, which also keep the sheds durable, water and pressure resistant.

	Existing (where applicable)	Proposed
Walls	TIMBER	TIMBER FRAME, ISOLATION FILLING, WHITE PVC PLASTER BOARDS
Roof	POLYCARBONATE ROOFING SHEETS OR ROOFING FELT TOPSHEETS	TIMER FRAME, ISOLATION FILLING, FABRIC GLASS
Windows	TIMBER FRAME AND GLASS WINDOWS	NO WINDOWS
Doors	WOOD	WOOD AND WHITE PVC PLASTER BOARDS

Table 1: Before and after materials table

With no influences on the front and side view of the listed building, as well as the overall structure of the building, this improvement has been described well with its historical benefits and significance in protecting the listed building from any unfavourable risk or damage.

## **Conclusion**

After over 30 years, the general structure of the old storage wooden sheds has naturally rotted and fragiled, which may cause higher collapse possibilities. Together with the damaged and cracked floor tiles and plastic ceiling cover condition, which connected the sheds and the kitchen, the listed building rear garden storage sheds definitely require an immediate regeneration work.

With no doubt, a reliable maintenance method is essential to protect the listed building. Rebuilding the sheds is obviously the only solution to maintain the listed building stability and secure the usage of the listed building . A good maintenance therefore illustrates the need for the conversion and development, as proposed, in order to make the development viable.

With no influences on the front and side view of the listed building, as well as the overall structure of the building, this improvement has been described well with its historical benefits and significance in protecting the listed building away from unnecessary risk.