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DESIGN AND ACCESS STATEMENT FOR LISTED BUILDING CONSENT, INCORPORATING HERITAGE STATEMENT

Name and address of proposed development site –

Offen Farm, Headcorn Road, Grafty Green, Boughton Malherbe, ME17 2AP

List Description

BOUGHTON MALHERBE LENHAM ROAD
TQ 84 NE [East side]
Grafty Green

6/17 Offen Farmhouse and path between 1.10.71 front door and Lenham Road

II

Farmhouse. Early C18. Timber framed. Ground floor painted brick. Bonded plain and fishscale tiles to first floor. Plain tile roof. Lobby entry plan of 3 timber-framed bays including stack bay. 3 storeys. Hipped roof. Ridge stack off-centre to right. Irregular fenestration of two 2-light casements. Boarded door with rectangular light under flat bracketed hood beneath stack. Interior: exposed framing. Chamfer-stopped ground-floor beams. Path: straight path of Bethersden marble slabs.

Kent County Council HER states:

A regular courtyard farmstead with buildings to three sides of the yard incorporating a L-plan element. Post medieval 1700-1732

Type: Regular courtyard L with working agricultural buildings on three sides and with additional detached elements to the main plan

Farmhouse: Farmhouse detached in central position

Position: Located within a village

Survival: Only the farmhouse remains (1-2)

<1> Forum Heritage Services, 2012, Kent Farmsteads & Landscape Project (Unpublished document). SKE18075.

<2> English Heritage, 2009, Historic Farmsteads: A Manual for Mapping (Unpublished document). SKE18076.

<p>Proposed Development -</p> <p>Erection of single storey side extension and first floor extension, including installation of air source heat pump and solar panels. Formation of new rear window.</p>
<p>Assessment of the surroundings of the proposed development -</p> <p>The property is a detached farmhouse with several outbuildings, total site area approx. 4500m². Properties are situated to the North-East (Cattamount and Stocks House) and on the opposite side of the road to the North-West (Hilltop and Tudor Cottage).</p> <p>There is substantial planting to the North and East of the property. There are also substantial hedges to the North-East of the front of the house, effectively shielding the space behind from view.</p>
<p>Consultation - None</p>
<p>Evaluation -</p> <p>The proposals are not visible from adjacent properties, nor are they visible from the public realm.</p>
<p>DESIGN COMPONENTS</p>
<p>Proposed Use -</p> <p>Single dwelling - unchanged</p>
<p>Amount of development -</p> <p>Side extension: 5.3m wide by 6.3m deep, linked to house by a structure 1.5m wide by 3.1m deep. Footprint: 38m².</p> <p>First floor extension: 5.44m wide by 3.68m deep, to replace lean-to with oversized dormer. Gross area: 20m².</p>
<p>Layout -</p> <p>The side extension provides an additional bedroom with en-suite. It is linked to the house by a new boot room, connecting to the existing utility room.</p>
<p>Scale -</p> <p>The side extension has a pitched roof, similar in scale to the existing rear hipped roof, but single storey. The ridge height is below 5m, with the eaves at 2.15m.</p> <p>The first floor extension also has a pitched roof, identical to the existing one adjacent, with a new lead valley gutter between the two. The ridge is at the same level as existing, as are the eaves.</p>
<p>Landscaping -</p> <p>Unaffected by proposal. All vegetation retained. The tree survey states that 'It can be concluded that no roots from Tree 1 grow in to the site south of the retaining wall', therefore the proposed foundations to the side extension will not affect the maple.</p>

Appearance –

The appearance is in keeping with the existing. The removal of the unusually wide dormer window and replacement with a pitched roof enhances the heritage asset. The relocation of the window to the existing rear bedroom also improves the appearance.

The solar panels and the heat pump are not particularly visible.

HISTORIC BUILDING CONSERVATION –HERITAGE STATEMENT

Historic and special architectural importance of the building –

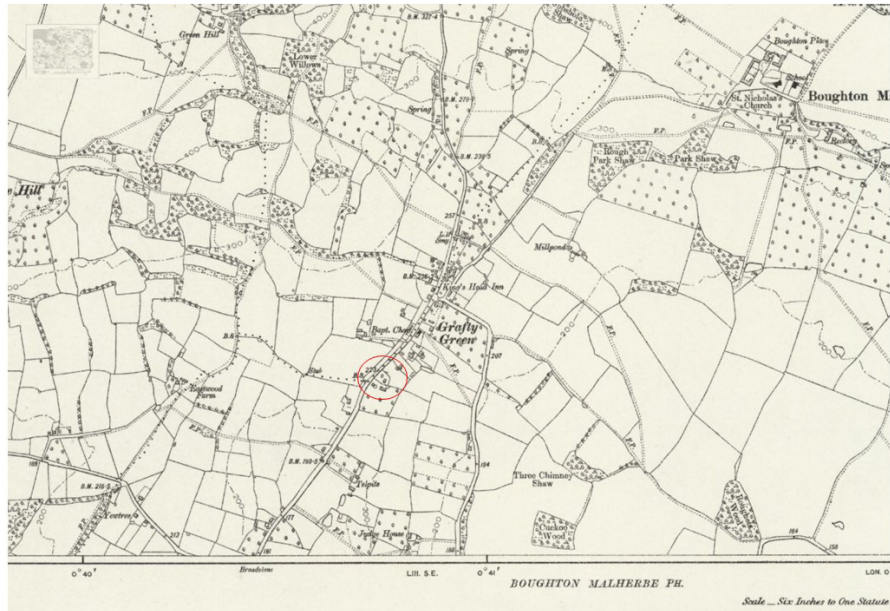
The building is grade II listed, constructed early C18, and is a good example of a vernacular farmhouse of that period.

Setting –

The property is located within a village, only the farmhouse remains of the original C18 farmstead

Development –

Only the farmhouse remains of the courtyard with buildings to three sides. The farmhouse was extended mid C20 to form an L-shape, with the ridge at the same height as the original. The building was further extended to complete the rectangle in 1977, with a catslide and dormer added.



Features –

The features of the original farmhouse are as described in the List Description.

<p>The C20 extensions do not have any features of merit. The mid-C20 extension is built with a very soft wirecut red brick, which is now eroding in places. About 1.5m up, a different brick was used, probably reclaimed, as it has areas that were previously decorated. The bond is stretcher bond, and the thickness of wall suggests a cavity construction. Precast concrete lintels are visible internally. The construction is very much 'make do'.</p> <p>The 1977 extension completes the rear extension, replicating the fenestration and materials seen to the previous extension.</p> <p>The works consented under listed building consent 22/505604/LBC have now been implemented.</p>
<p>Impact -</p> <p>The side extension is set back from the front elevation and is totally shielded from view to the front and side by mature vegetation. The scale is modest and the appearance is in keeping with the existing. There is no interface with the original building, as it connects to the 1977 rear extension only.</p> <p>The first floor extension completes the squaring off of the building and sees the unsightly large dormer removed, in favour of an extension comparable to the one adjacent.</p> <p>The solar panels and heat pump are located to minimise their visual impact, and contribute to making the building less carbon intensive.</p> <p>The relocation of the window to the existing rear bedroom improves the appearance of the rear elevation and benefits the room it serves too.</p> <p>None of the historic fabric is affected by any of the proposals. The two most prominent elevations, that is the front North-West elevation and the side North-East elevation, are not changed in any way by the proposal. The mature vegetation alongside the front elevation wholly shields the proposed side extension, as well as the first floor extension, from view.</p>
<p>ACCESS COMPONENTS</p>
<p>Technical advice - Not applicable</p>
<p>Relevant Policies - Not applicable</p>
<p>Degree of access - Not applicable</p>
<p>Future access requirements - Not applicable</p>
<p>Emergency access - Not applicable</p>
<p>Please feel free to add any further design and access information that you feel may be relevant to your application.</p>



