

HERITAGE STATEMENT AND DESIGN & ACCESS STATEMENT

PROPOSED ALTERATIONS AND EXTENSION TO THE GRANARY, CHAPEL LANE, BEARSTED ME14 4PF

January 2024

Containing:

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The Granary, front view taken from the driveway

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.**HERITAGE STATEMENT:****Purpose:**

The statement has been prepared to support a listed building application under historic curtilage with the neighbouring Grade II property, Chapel Lane Farm.

This statement will cover the proposed works to The Granary (which is not Listed).

Nature of the Proposal:

The proposed works are: Re-configuration of the existing building which currently houses the kitchen/ living upstairs and a bedroom and bathroom downstairs by adding a new single storey extension to the side to allow the existing property to accommodate two bedrooms and bathroom. The new extension will provide a new entrance, WC and the living / kitchen area opening out to the garden.

Designation records for the heritage asset**Official list entry for Chapel Lane Farmhouse (curtilage listing)**

Heritage Category: Listed Building Grade: II
List Entry Number: 1336263 Date first listed: 20-Jul-1984

Statutory Address 1: CHAPEL LANE FARMHOUSE, CHAPEL LANE

Location

Statutory Address: QUINTAIN HOUSE, TESTON ROAD

Statutory Address: TESTON ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Kent

District: Maidstone (District Authority)

Parish: Thurnham National Grid Reference: TQ 79409 56467

Details

TQ 75 NE THURNHAM CHAPEL LANE (west side)

5/195 Chapel Lane Farmhouse II House, now farmhouse. C15 or early C16. Timber-framed and rendered with plain tiled roof. 2 storeys on plinth with roofhipped to left & half-hipped with gablet to right. Multiple brick stack in front slop of roof towards left and slender projecting stack to right gable. Irregular fenestration of three 3-light casements. Boarded door slightly off-centre to left under plain-tiled lean-to canopy with carved brackets. Lean-to at left end.

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

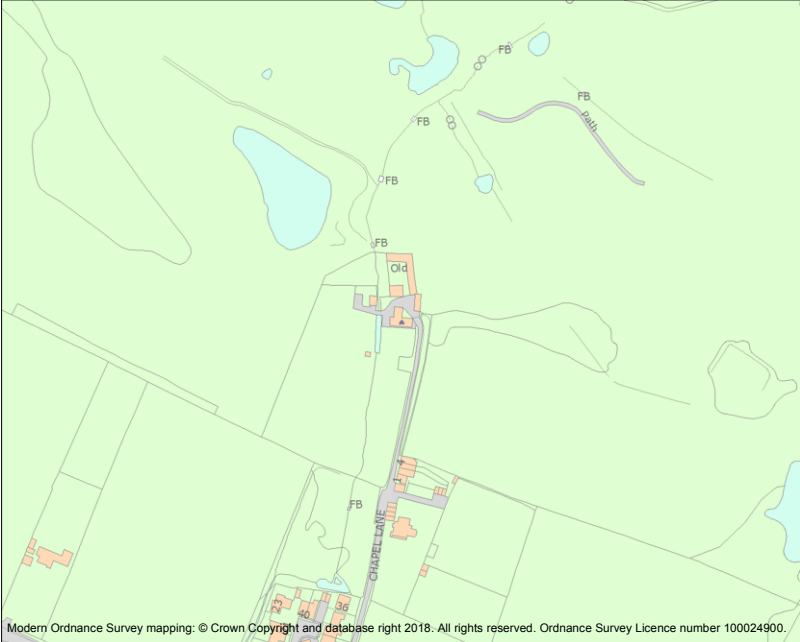
Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 173702 Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Heritage Category:	Listing
List Entry No :	1336263
Grade:	II

County:	Kent
District:	Maidstone
Parish:	Thurnham

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.


This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 79409 56467
Map Scale:	1:2500
Print Date:	24 July 2023

Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900.

Name: CHAPEL LANE FARMHOUSE

This is an A4 sized map and should be printed full size at A4 with no page scaling set.



Historic England
HistoricEngland.org.uk

Fig. 1 listings map

Extract of historic Aerial View dated 1968 on its back



PROPOSED EXTENSION TO THE GRANARY, BEARSTED.**Curtilage of listed building (Chapel Lane Farm):**

Chapel Lane Farm House was listed in 1984 and the historic farm buildings around it (The Old Byre and The Granary), now fall under the curtilage listing of the main house. The Chapel Lane Farm House has been extensively adapted shortly after 1995 with a large two storey extension forming a wing on the west side of the house, changing the roof form, rendering the exterior and changing all the windows for modern timber double glazed units.

Significant changes were also made to the other outbuildings in 1997 including the Granary adapting them to habitable accommodation with further changes adaptations made in 2005 to change the remaining outbuildings and garages to habitable accommodation, these significant adaptations have changed the nature of the entire historic curtilage from its original agrarian context and making 3 distinct sites the Farm House, Granary and Old Byre Courtyard areas.

The Granary is further physically separated from the two other sites by the stream on the east side of the site, hedging and trees along the bank of the stream further visually separating the sites.

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

Historic OS maps

All maps From National Library of Scotland digital archive

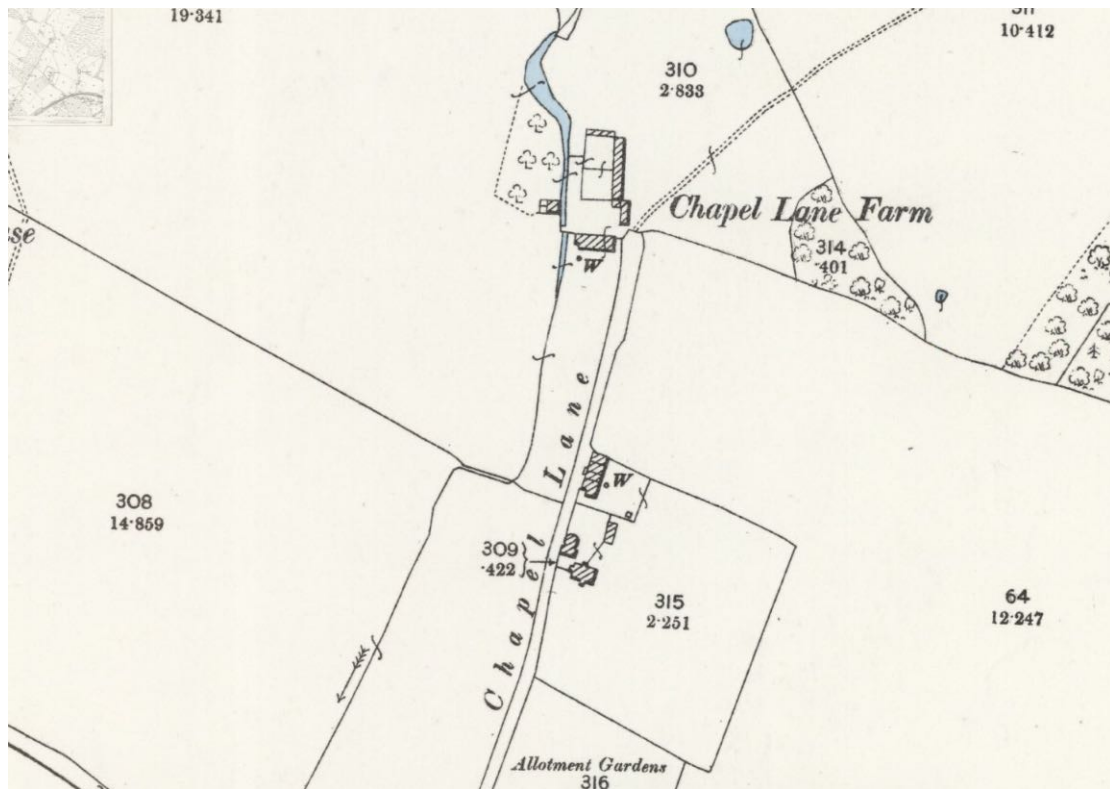


Fig.1 1895 - OS extract (Granary formerly part of Chapel Lane Farm) The Granary is clearly separated from the Farm by the brook running north to south and has an extension running along the west elevation. Kent XLII.4 Rev 1895, Pub 1897

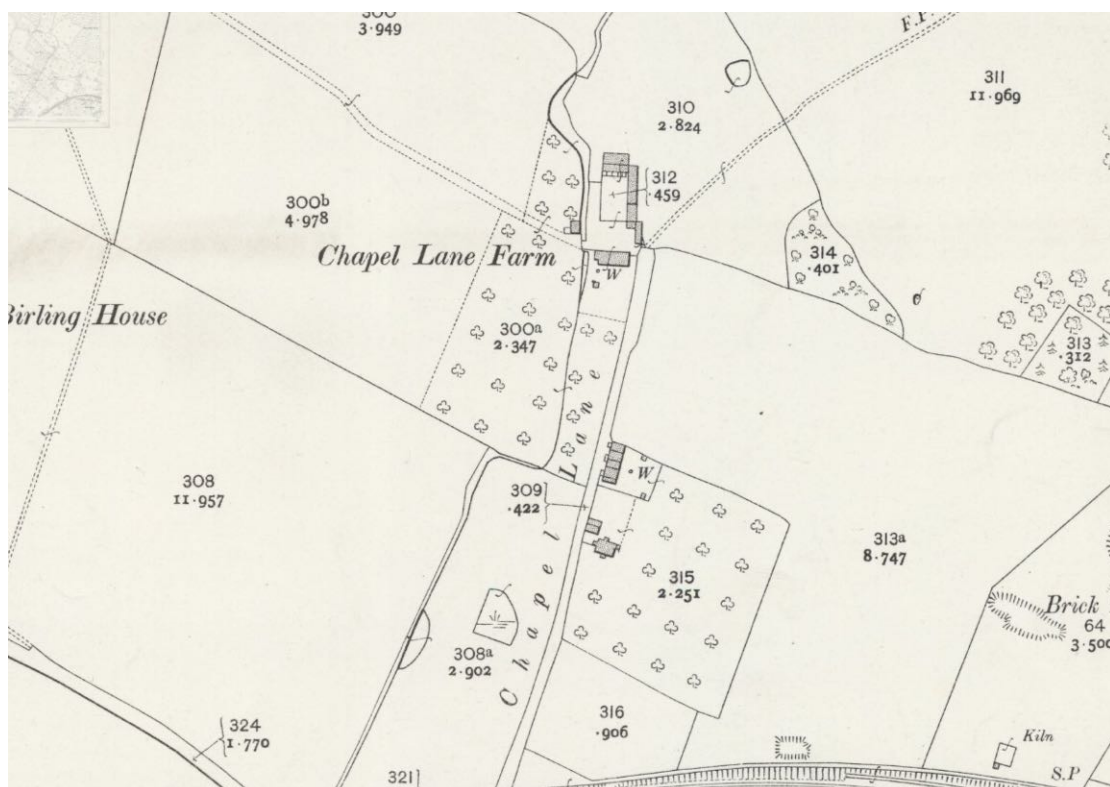


Fig. 2 1907 - OS extract, extension on west elevation has been reduced. Kent XLII.4 Rev 1907, Pub 1908

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

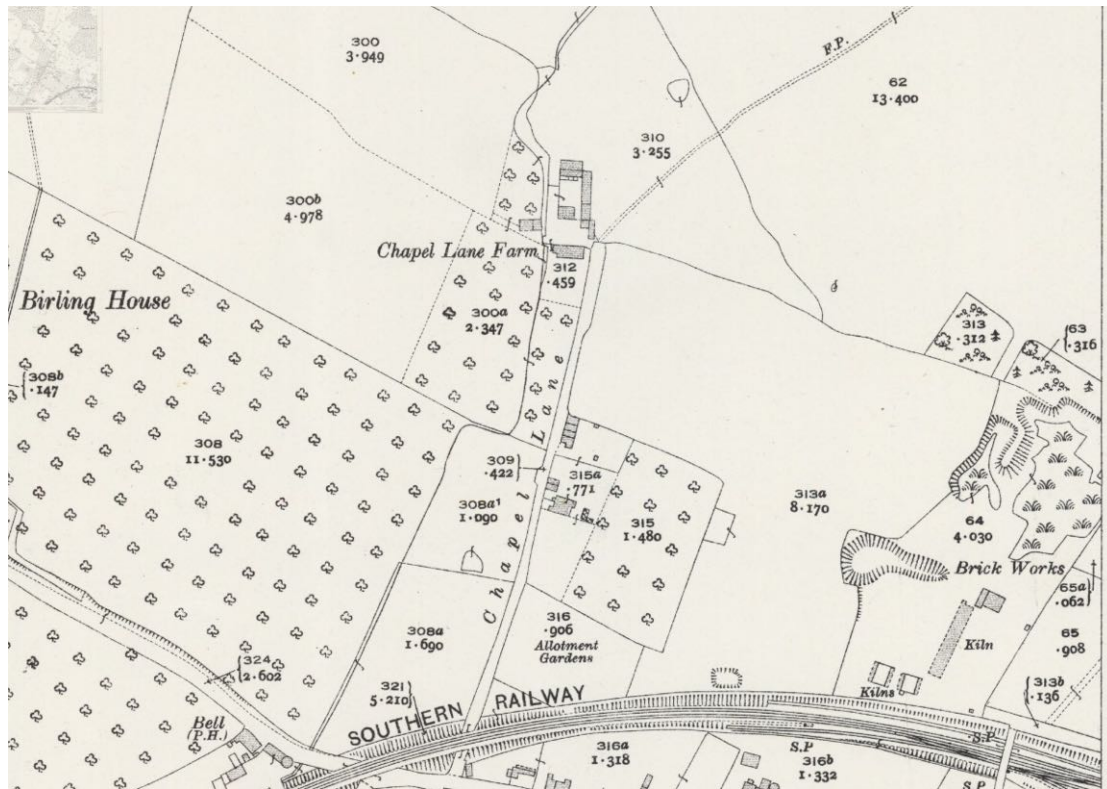


Fig. 3 1931 - OS extract - large extension constructed to Granary on the west side (this is approximately double the footprint of the previous Granary building and more than triples the size of the building). The farmyard also shows an additional building in southwest corner opposite the farm house, Kent XLII.4 Rev 1931, Pub 1934

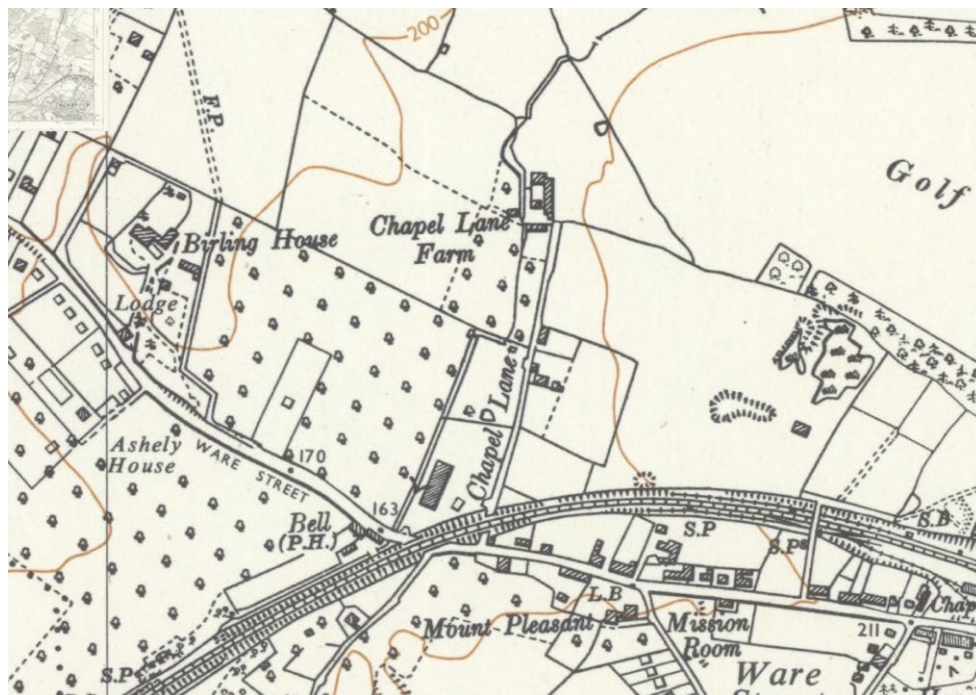


Fig.4 1965 - OS Extract. Chapel Farm has been surrounded to the west north and east by the golf course.

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

Historic Photographs:

Fig.5 1968 aerial photograph of Chapel Farm, showing the large extent of buildings on the Granary site and large machine store directly attached to the Granary on the West side.



Photograph courtesy of Tony and Sheila Foster

Fig.6 World War 1 photograph of Chapel Farm, with the granary shown to the left at the rear. The image clearly shows a large extension at its west side in the back of the photograph.

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.**Planning History:**

- [Conversion of existing garage and store to habitable rooms, plus enlargement of existing door to barn to be used as garage as shown on drawing numbers CL/01, CL/02 received on 24/08/05 and as amended by additional drawing being CL/02/A received on 24/10/05.](#)

Ref. No: 05/1685 | Status: Approved

- [An application for listed building consent for the conversion of existing garage and store to habitable rooms, plus enlargement of existing door to barn to be used as garage, as shown on drawing numbers CL/01, CL/02 received on 24/08/05 and as amended by additional drawing being CL/02/A received on 24/10/05.](#)

Ref. No: 05/1683 | Status: Approved

- [Listed Building Consent application for conversion of outbuildings to living accommodation and garaging and alterations to the granary outbuilding as shown on drawing nos.002 02/03 Rev.D 02/04 and 02/05 received 12.06.97 and 18.06.97.](#)

Ref. No: 97/0870 | Status: Approved

- [Listed building consent for erection of two storey extension to existing farmhouse and internal/external alterations including new dormer window partitions and other windows as shown on drawing Nos 01/01 01/02 01/03 02/01 02/02 and additional documents 02/03B](#)

Ref. No: 95/1027 | Status: Approved

The heritage asset and its significance

As noted earlier The Granary was originally an outbuilding forming part of the original curtilage of the Chapel Lane Farm and was separated from the ownership of the farm in circa 1997. It was ancillary in use to the operation of the farm (see aerial photograph above) and used for storage, with a large metal roofed barn attached to the west façade and a large pitched roofed barn at the west end of what is now the garden.

The Granary is clearly visually and physically separated from the farm by the stream running north to south through the site. The 16th century, Chapel Lane Farm House, has had extensive modification and been extended to the north of the main house with a projecting two storey extension.

The Granary has maintained its primary footprint, as shown by the historic maps but with agricultural additions to the west elevation increasing and decreasing in size over time. The West Elevation has thus been extensively re-worked including new openings and fenestration. The roof pitch is original, but the roof has had structural adaptations and been retiled. The north and south elevations appear to have had changes to fenestration over time as well.

The historical extensions on the west side, as shown from extracts from the historic OS maps below dated 1895 to 1931 and the two photographs from World War 1 and 1968. The 1968 photographs also show that the Granary Site was extensively built-up, on the west side, until recently with 3 large buildings, a large Machine Store extension to the Granary building, a larger Machine Store/Shed closely positioned to the extension further to the west and a further large Machine Store/Shed opposite it.

Our Drawing O234-SK020 included with application shows the footprint of outbuildings on the site as shown in the 1968 photographs and notes the approximate GEAs and Volumes that these buildings would have had on the site. The Granary site was extensively covered with built structures. As it was covered by circa. 225 sqm of footprint and a built volume of circa 750 m2 on top

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

of the Granary building. It is not clear from records when these buildings were removed from site, but it is assumed that it was concurrent with the outbuilding's adaptations to habitable structures in the 1997.

The Granary Building itself is a simple brick walled two storey building, the brick walls at low level at some points have a stone base, which may indicate that there was an older building on the granary footprint. The Roof is formed from clay pegged tiles and needs some repair. The South Side gable has ornate brick corbelling which is continued just below the east and west eaves but is not present on the north gable, which is flush, indicating that the south was intended as the main elevation for the building.

The fenestration has been modified and all the current windows are from its conversion to a habitable building and are now in a poor state, needing replacing. The window at first floor on the west side is not visible in the 1968 photograph presumed to be new, also the window the front at first floor level was add at some point between World War 1 and 1968.

Currently there is a pergola to the west side of the building, which joins to timber stair with first floor landing and porch at the front giving access to the main entrance door at first floor level. This detracts from the building and is at odds with what would have been a simple ladder stair to the first-floor level.

Internal the building has had significant modification of the timber structure for floor and roof with none of the original timbers appearing and all walls have been lined with modern plasterboard.



Photograph - West to East - from garden towards house, Chapel Lane Farm in background

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.**Impact on the significance**

The areas where the proposed work will take place is to parts of the building that previously had extensions and have had extensive work to the fabric (refer to historic maps and historic aerial view). The proposed extension will not be visible from the listed property Chapel Lane Farm House as it is positioned discreetly, located behind the Granary on the opposite side of the building from the farm house. The proposed works will remove the stair and first floor porch to the front, revealing the south façade and will also remove the pergola/first floor balcony to the west and replace it with a simple relatively small glazed link revealing the now hidden west façade of the building and minimising the impact of the new extension against the historic fabric of the Granary Building and ensuring the retention of the window at first floor level.

A new opening in the west elevation will be formed for access between the existing and new parts of the building. The family bathroom will remain in the existing building and open plan study area and one bedroom will be formed on the first floor.



Front Elevation and drive

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.



South-west corner – Showing bridge over stream and Chapel Lane Farm House in background



North elevation – stream in background with The Old Byre barn beyond

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

DESIGN AND ACCESS STATEMENT:

PROPOSAL OUTLINE

The intention of this application is to build a single storey extension to the west side of the property to create a more usable, practical home that is relevant and desirable for its owner to ensure its future as a comfortable family home.

USE

The use of the building as a single dwelling house remains unaltered.

Though Maidstone's Borough Councils SPD "Residential Extensions" resists adaptations to rural buildings, it is clear from historic information that extensions of significant size and volume have previously been part of The Granary on the west side with further large outbuildings on the site. The most recent being the Machine store (as shown in photographs).

SCALE & APPEARANCE

The Granary is built of brick, with modern white painted timber framed casement windows and a tiled roof. The Granary was converted into a dwelling in 1995 with an inverted plan, kitchen/ living upstairs and a one-bedroom downstairs. Our proposal seeks to return The Granary to its honest, humble form stripping it back by removing the modern fitted kitchen and stair and replacing the "cottage type" timber casement windows with steel frame casements. Also, we intend to remove completely the current external timber stair, timber raised deck, porch and pergola which will give the Granary a more sympathetic appearance.

The new extension provides the living/ kitchen/ dining space, and the existing dwelling houses a bedroom and bathroom downstairs and a bedroom and open plan study upstairs. A minimal glass link routed into the brick wall creates a very simple connection between the new building and the existing Granary. Providing a pause space and a point to view both the external walls and wider landscape.

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.

Externally the new extension is clad in a mixture of black standing seam zinc/ metal and timber cladding stained black. These materials are commonly found within the rural landscape. The profile of the new extension is kept low in the landscape and appears subservient to the existing dwelling house. The new extension references the former agricultural shed and is designed to reflect this typology with bays forming the entrance with the glazing/ cladding set back from the overhanging roof.

The new extension is set in from the existing Granary and angled slightly to allow for 2 cars to turn and drive out safely, and so the extension will not be seen from the drive/ aspect from Chapel Lane Farm House.

ACCESS

No changes to the access required.

SUSTAINABILITY STATEMENT

The works proposed will offer the opportunity to improve the existing electrical, heating & hot water services for the property, and a new boiler, new double glazed windows and doors throughout. This will mean a more energy efficient installation in line with current Building Regulations. The development will also provide the opportunity to considerably improve the thermal performance of the existing structure. The refurbished property will therefore have less environmental impact than the current one.

CONCLUSION

We believe the proposal presented here is sympathetic to the existing building and its context. The proposed works and refurbishment to this property, in our opinion is appropriate to the scale of the plot and will improve the overall use and longevity of the property.

Report prepared by Hales Marshall Design Architects Ltd on behalf of the Applicant.

January 2024

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.**APPENDIX - NOTES FROM PRE-APPLICATION:**

Our planning application has been developed and revised from the initial sketch designs to respond to the comments from the conservation and case officer.

SPD "Residential extensions to rural buildings" paragraph 5.14 and 5.20 resists extension to traditional rural dwellings, however here we can see there were extensions to the west side which have been demolished. They were of a simple, functional form, single storey which our revised design and character follows these principles.

The original scheme was angled steeply away from the host building and orientated north /south to allow for parking/ turning on site, but this was not in line with the linear form of the Granary so we have reduced the angle and form, and set it back from the front corner to appear more in line with the main building and allow for the practical need for the parking and turning circle.

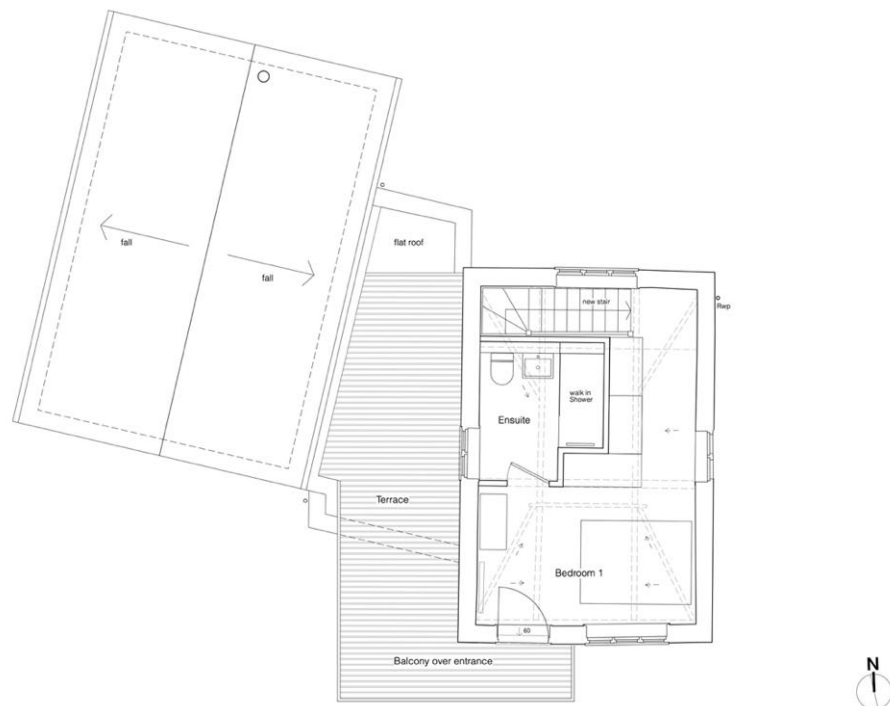
In scale it has been reduced, the roof over the extension is flat falling to the rear, its design is a contemporary interpretation of a machine store in line with the previous extension/ use on the site though considerably less in size and volume. A small, minimal glass link has been introduced to form a simple link between the old and the new, reduced in size from the initial designs, not to be perceived as a room but a light touch link retaining the external wall to The Granary providing a corridor to the new living quarters.

We have removed the pergola, stair, porch and raised timber terrace as they are unsympathetic to the host dwelling. The existing windows are timber and in poor condition, we propose to replace them and take the opportunity to replace them with metal framed windows which will have a more "industrial feel" and more in character for the farmstead setting. The ethos being to restore the host dwelling as a traditional brick Granary with a re-configured plan and new extension meeting the needs of a contemporary family home.

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.



Pre-App - proposed ground floor plan



Pre-App - proposed roof and first floor plan

PROPOSED EXTENSION TO THE GRANARY, BEARSTED.



FRONT ELEVATION (STREET VIEW)



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

Pre-App – proposed elevations