

Design, Access & Heritage Statement



**Proposed enlarged ground floor window
at:**

**The Old Kent Barn,
Court Road,
St. Nicholas-at-Wade,
Kent.**

Revision 01
27th March 2024

1.0 Introduction

This document is being submitted to Thanet District Council with reference to the proposed enlarged ground floor window at the listed building known as:

The Old Kent Barn, Court Road, St. Nicholas-at-Wade.

2.0 Official List Entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1266641
Date first listed:	24-Jun-1971
List Entry Name:	BARN ABOUT 20 METRES EAST OF STREETE HOUSE
Statutory Address:	BARN ABOUT 20 METRES EAST OF STREETE HOUSE, COURT ROAD
National Grid Reference:	TR 26452 66735

ST NICHOLAS AT WADE COURT ROAD TR 26 NE (north side) 1/79 Barn about 20 metres east of 25.6.71 Streete House GV II Barn. C17. Timber framed and clad with red brick and weather boarding. Corrugated asbestos roof. Half-hipped roof and hipped mid-strey (raking mid-strey on rear elevation). Interior: 5 bays and aisles with passing shores to arcade posts and renewed clasped purlin roof.

Listing NGR: TR2640966739

3.0 Relevant Planning History

L/TH/01/0144	LISTED BUILDING CONSENT FOR THE CONVERSION OF BARN TO DWELLING TOGETHER WITH EXTERNAL ALTERATIONS
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Listed building consent planning approval was granted for the conversion of the original agricultural barn into a dwelling in 2001.

4.0 Design, Access & Heritage Assessment

4.1 The agricultural barn prior to conversion to a dwelling



Aerial views looking north towards the original barn prior to its conversion in 2001



It is noted that the original barn had no windows in the walls on the front south facing elevation. All the current window openings in The Old Kent Barn are therefore new.

4.0 Design, Access & Heritage Assessment (continued)

4.2 The existing converted barn

The original barn is noted in the listing to be “clad with red brick and weather boarding”.

In order to convert the building into a dwelling it was therefore necessary to form window openings for daylighting and natural ventilation purposes.

Whilst the original plan form of the building is symmetrical about a central hipped mid-strey, the walling on either side of the mid-strey is stained weatherboarding to the left (west) and brickwork to the right (east). The fenestration previously inserted into the ground floor level walling is random in setting out and also in width of windows. The individual window pane widths are consistent in width however the number of panes per window varies with double, triple and quadruple modules. In addition, there are rooflights inserted into the roof to provide daylighting and natural ventilation to the first-floor accommodation. The roof lights are not aligned with the ground floor level windows.



4.0 Design, Access & Heritage Assessment (continued)

4.3 The Proposal

The proposal is to replace the 3-pane window to the left of the mid-strey with a 5-pane window of matching hardwood and with simple detailing to match the existing and other retained windows.

The purpose of the proposal is to improve natural daylighting to the dining area in the dwelling.



Existing front (south) elevation



Proposed front (south) elevation

4.4 Conclusion

The original barn at the time of listing in 1971 had no windows in the front (south) elevation)

Listed building consent was granted in 2001 for the conversion of the agricultural building into a dwelling and included the forming of windows into the external walls with varied and random window widths and heights. The repeating theme of the windows is the pane widths and the simple window detailing.

The proposal is to replace a 3-pane window with a 5-pane window which will continue the theme of the varied window widths and will improve the natural daylighting to the dining area.

It is therefore considered that the proposals will not harm or impact the significance of the heritage asset.

5.0 Appendix (Detail Photos of windows)

