

SHEERWATER FARM, SHEERWATER ROAD, ASH CT3 2LJ

**PROPOSED GLASS LINK AND MINOR INTERNAL
ALTERATIONS**

HERITAGE STATEMENT



Oliver Chapman MCIQB IHBC

GENERAL

These are proposals for minor works and this document is limited to consideration of the relevant issues.

POLICY

The following policy documents have been taken into account in the preparation of this statement:

Paras 195-214 of the National Planning Policy Framework.

National Planning Practice Guidance Note 'Conserving and Enhancing the Historic Environment'.

Historic Environment Good Practice Advice in Planning Notes published by Historic England (previously English Heritage).

LIST DESCRIPTION

This building was first listed as grade II in 1987, the listing describes it as

'House. Early C18, rear wing added 1745. Red brick, painted on return elevations, with plain tiled roof. Two storeys and attic on plinth with brick dentil eaves cornice to roof with kneelered gables, central hipped dormer, 2 flush skylights and stacks to end left and end right. Regular fenestration of 2 sashes on each floor with small central wooden casement on first floor and central panelled and glazed door with flat hood on brackets. Catslide outshot and additional wing to rear, dated WC 1745 above rear door. Interior: inglenook fireplaces with some brick coving remaining. Moulded ceiling joists and some original fittings (e.g. doors). Three flight newel staircase with pitch pine panelling with beaded muntins. Heavy clasped purlin roof.'

The Heritage England reference number is 1363232.



Extract of OS 1872

ARCHAEOLOGICAL ASSESMENT.

As can be seen from the 1872 survey the farmhouse had a collection of farm buildings around it none of which survive. There are several buildings, including the recently converted adjacent barn, which all date from late C20th/early 21st. The impact of the proposals on historic fabric is set out below.

PLANNING HISTORY

The planning history for this site is set out in detail in the accompanying D&A Statement

THE PROPOSALS.

The proposals amount to the construction of a glass link between the house and the adjacent barn conversion which creates ancillary accommodation.

DISCUSSION

Glass link.

Planning permission and listed building consent (nos 19/01251 & 01252 respectively), the barn conversion has been completed but the alterations to the rear of the farmhouse itself have not yet been implemented. The application is for the construction of a glass link to provide a weatherproof link between the house and converted barn. The proposed link would

attach to the buildings either side but require no other interference with fabric and so result in no loss of historic fabric. The 'see through' nature of the proposed link would maintain the impression of two separate buildings. The 'harm' with this element is considered to be at the very low end of 'less than substantial' as defined in the NPPF and that harm is clearly outweighed by the public benefit of enabling the building to function as a family home.

Minor internal alterations

The proposed internal alterations are confined to the slight relocation of an internal door, currently between the kitchen and pantry (will be between the kitchen and relocated back door. This door and frame may be of some antiquity, but the intention is to carefully release the frame and move it a small distance to the north to enable internal services (pipe runs etc) to be neatly boxed in. It is considered that there is no special significance in the exact positioning of this door and that the 'harm' of relocating it as proposed is, again, at the very low end of 'less than substantial' which is outweighed by the benefits of boxing in the service pipes etc

SUMMARY.

The proposals are considered to be reasonable with any 'harm' outweighed by public benefit and planning permission and listed building consent should be granted for them.