

DESIGN, ACCESS & HERITAGE STATEMENT

Rev P2

Sheerwater Farm, Sheerwater Road, Ash, CT3 2LJ

INTRODUCTION

This document has been produced by Urban & Rural, an RIBA Chartered Architectural Practice, to aid the assessment of the proposed listed building application set out below, within this document.

This proposed listed building application is for the below property.

The site is known as:

Sheerwater Farm
Sheerwater Road
Ash
Kent
CT3 2LJ

The application is submitted on behalf of the Applicant, Kate McConnell

FORM OF THE APPLICATION

This application is for Homeowner Planning Approval with Listed Building Consent

SUPPORTING DOCUMENTS

This application consists of:

- Planning Application and Listed Building Consent form,
- Design, Access and Heritage Statement
- OS Red Line Plan,
- Existing and Proposed drawings,

LOCATION

Ash is a village and civil parish in the Dover district of east Kent about three miles west of Sandwich.

The civil parish, includes the villages of Ash, Westmarsh, Ware, Hoaden and Richborough. The Ash Level, by the River Stour, takes up the northern part of the parish

Ash was once on the main thoroughfare from Canterbury to the channel port of Sandwich.

Ash was once part of the Royal manor of Wingham and having been given to the See of

Canterbury in 850 AD by King Athelstan, it became a separate parish in 1282, one of the largest in Kent at that time.

The Grade I listed parish church, is dedicated to St Nicholas and probably built on the site of an earlier Saxon church, dates partly from the 12th century and has a 15th-century tower with a lead spire, which now houses a ring of ten bells. It also has the best collection of medieval monumental effigies in Kent, including one to Jane Kerriell (c. 1455) which reveals a unique horseshoe head-dress.

Ash is known for its market gardens, and at one time had its own brewery and organ maker. There are two vineyards nearby. The village has a primary school (named Cartwright and Kelsey), a prep school (named St Faiths), doctors' surgery and several shops.

There are many medieval buildings in the village, including 'Molland House' which is named as a Historic Building of Kent and eleven of the twelve original manor houses. In the same lane are a number of Tudor cottages. The Chequer Inn began life as a timber-framed hall house, dating from about 1500.

From 1916 to 1948 it had a station ("Ash Town") on the East Kent Light Railway, one of Colonel Stephens' lines, which ran between Shepherdswell and Wingham.

The village is also on the Miner's Way Trail. The trail links up the coalfield parishes of East Kent.

SITE CONTEXT

Sheerwater Farm is located in a rural setting between Elmstone and West Marsh just inside the Ash Neighborhood area. The main Farmhouse building is positioned close to the road, which is a rural lane junction with Sheerwater Road and Hoaden Lane. There are a number of other detached properties adjacent to the application site, including the neighbouring property Westholme.

The site has a number detached outbuilding positioned around the vehicle parking area, which is accessed from Sheerwater Road via a gated entrance. One of these outbuildings has been converted into habitable accommodation as can be seen from the photos in this report.

The site isn't in a conservation area, but Sheerwater Farmhouse is a Grade II listed building. The site isn't in an area that has been identified as at risk of flooding.

PLANNING HISTORY

Below is a schedule of the further planning history for the application site extracted from Dover's planning website. As can be seen from the list below, the application site has an extensive planning history. The most recent applications, which has been carried out, are 19/01251 and 19/01252 incorporating minor amendments 19/01251/A. Planning history prior to 2019 is less relevant to this application.

Replacement/alterations to windows and doors to facilitate conversion of barn to ancillary accommodation. Insertion of door and alterations to windows on the east elevation of main house and the relocation of the septic/gas tanks (barn front extension, glazed screen, shed and rear wall to be demolished)
Ref. No: 19/01251 | Status: Granted Permission

External alterations to incl: alterations of existing rear door; removal of modern glazed screen; replacement of window with door all to east elevation. Internal alterations to incl. erection of partition and creation of new opening to ground floor.
Ref. No: 19/01252 | Status: Grant Listed Building Consent

Erection of a detached building for ancillary accommodation (existing barn and summer house to be demolished)
Ref. No: 20/00487 | Status: Refuse Planning Permission

4 - Materials
Ref. No: CON/19/01251/A | Status: Condition Approved

5 - Joinery
Ref. No: CON/19/01251/B | Status: Condition Approved

Minor amendment to approved planning 19/01251 changes to the aspect ratio of the windows on the barn
Ref. No: 19/01251/A | Status: Approve Non-material AMD

Prior approval for the change of use of agricultural building into dwellinghouse
Ref. No: 17/00002 | Status: Prior Approval Refused - Change of Use

Prior approval change of use of agricultural building to dwelling house
Ref. No: 16/00885 | Status: Prior Approval Refused - Change of Use

Re-position boiler flue vent
Ref. No: 16/00231 | Status: Granted Permission

Prior approval for a proposed change of use of agricultural building to a dwellinghouse
Ref. No: 15/00883 | Status: Prior Approval Refused - Change of Use

Removal of an internal timber partition frame
Ref. No: 15/00556 | Status: Refuse Planning Permission

Prior approval for the change of use from an agricultural building to a residential dwelling
Ref. No: 14/00903 | Status: Prior Approval Required (28 days)

External joinery details pursuant to Condition 4 of Listed Building Consent DOV/13/00029
Ref. No: 13/00029/B | Status: Granted Permission

Samples of materials for the external surfaces pursuant to Condition 3 of Listed Building Consent DOV/13/00028
Ref. No: 13/00029/A | Status: Granted Permission

External joinery details pursuant to Condition 4 of planning permission DOV/13/00028
Ref. No: CON/13/00028/B | Status: Granted Permission

Samples of materials for the external surfaces pursuant to Condition 3 of planning permission DOV/13/00028
Ref. No: CON/13/00028/A | Status: Granted Permission

Re-roofing of dwelling, erection of a dormer roof extension, insertion of roof lights and internal alterations
Ref. No: 13/00029 | Status: Granted Permission

Samples of materials for the external surfaces pursuant to Condition 3 of planning permission DOV/10/800474
Ref. No: CON/10/00474/A | Status: Granted Permission

Erection of a dormer roof extension
Ref. No: 13/00028 | Status: Granted Permission

Change of use and conversion of outbuilding to 2 holiday lets
Ref. No: 11/00559 | Status: Granted Permission

Erection of a storage barn
Ref. No: 10/00671 | Status: Application Withdrawn

Erection of barn
Ref. No: 10/00474 | Status: Granted Permission

Erection of shed and greenhouse on land outside the domestic curtilage
Ref. No: 05/01100 | Status: Application Withdrawn

Internal alterations to create new first floor bathroom and formation of side first floor window
Ref. No: 03/00880 | Status: Granted Permission

Insertion of three dormer windows, brick garden wall and internal alterations.
Ref. No: 01/01324 | Status: Granted Permission

Insertion of 3 dormer windows, and erection of cart lodge and garden wall.
Ref. No: 01/01323 | Status: Granted Permission

extension to form porch
Ref. No: /90/01476/ | Status: Granted Permission

HERITAGE

As noted earlier in the document, the property is Grade II Listed. The listing information, taken from the Historic England Website is as follows;

ASH HOADEN TR 26 SE 2/22 Sheerwater Farmhouse II

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.

Listing NGR: TR2681260711

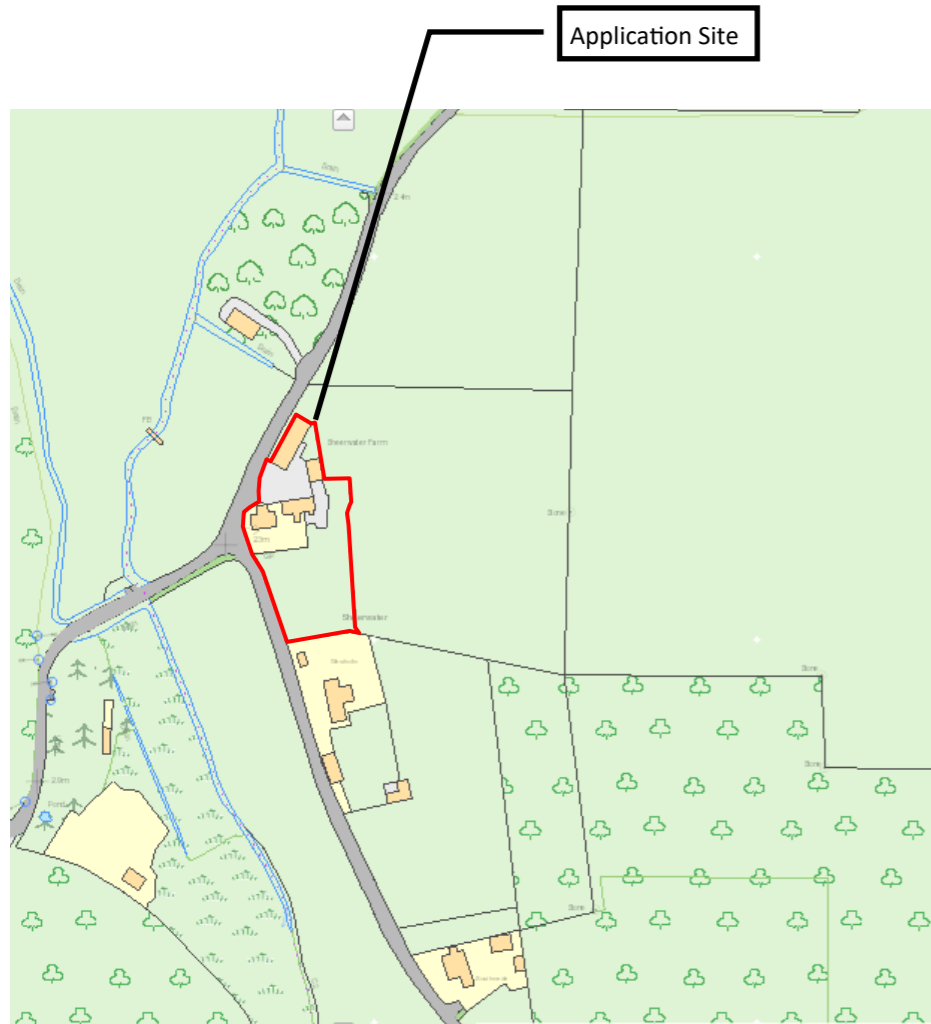
Below are extracts from Kent County Councils Heritage Mapping Service.

<https://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx>

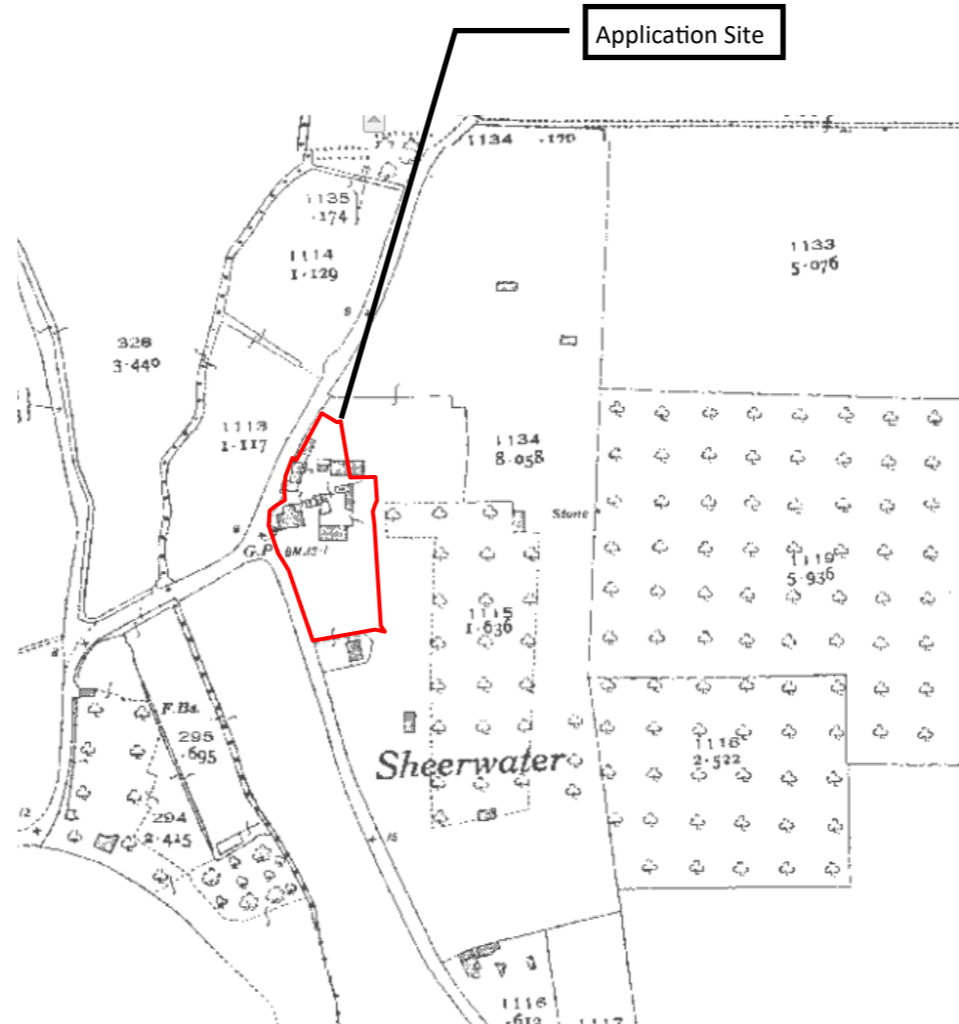


Historic Photo (date unknown)

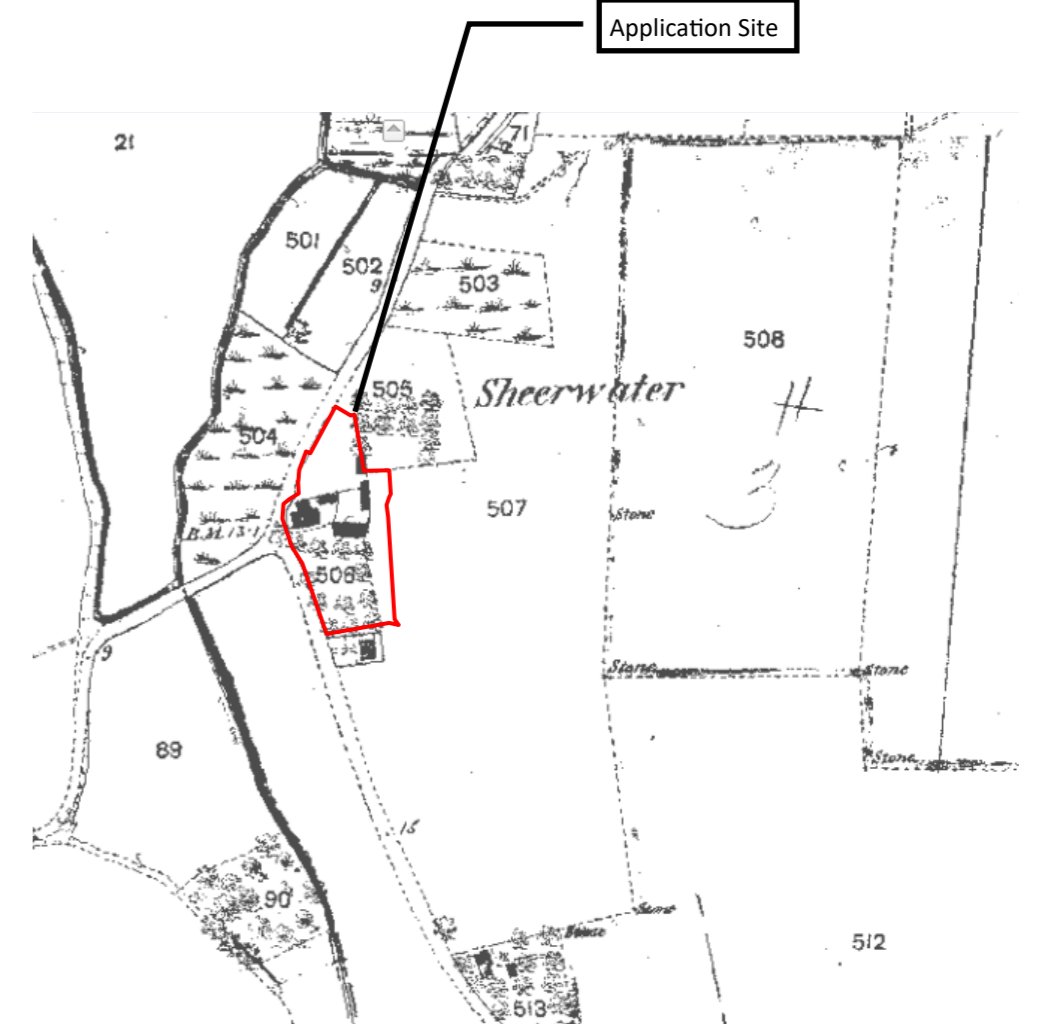
Current OS Mapping (2022)



1929—1952 Mapping



1871—1890 Mapping












HERITAGE CONTEXT

Below is an extract from the Dover Mapping Site showing the surrounding listed building locations.

The site sits in a context where there are no immediately adjacent listed buildings and the site is not within an established conservation area.

The wider context contains some listed buildings and a conservation area, but they are outside the area of immediate influence, so are not a relevant consideration.

-  Building
-  Farmstead
-  Findspot
-  Hedgerow
-  Landscape
-  Listed Building
-  Maritime
-  Monument
-  Place

Granary about 30 meters east of Uphousden Farmhouse

Outhouse 5 Meters North of Uphouseden Farmhouse

Uphousden Farmhouse—Grade II

Edge of Elmstone Conservation Area

Application Site—Sheerwater Farmhouse
Grade II

How Wood Cottage—Grade II

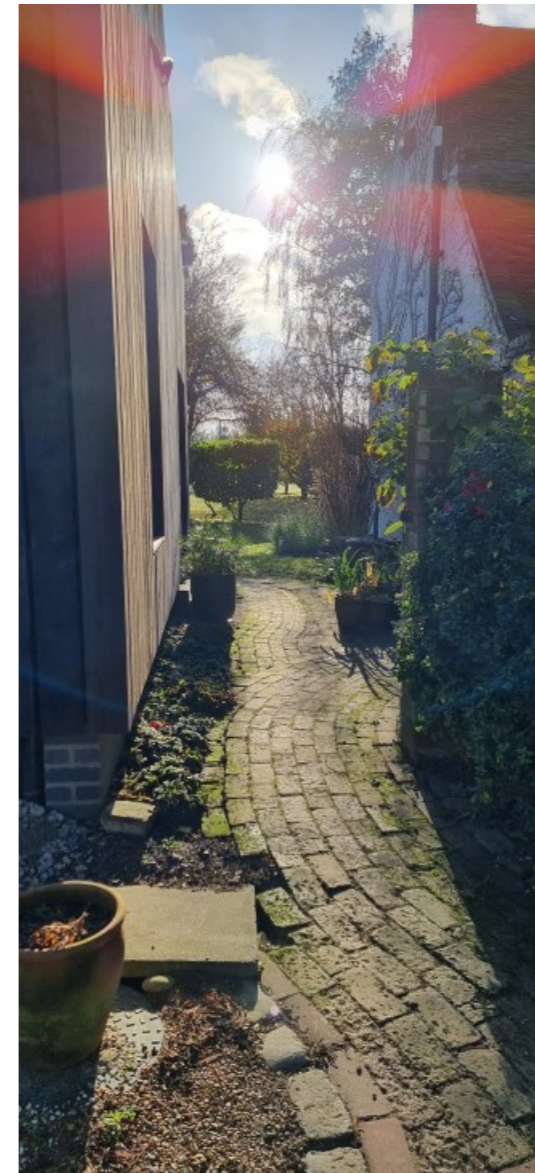
Elmstone Court—Grade II

Elmstone Church—Grade II*



PHOTOGRAPHIC RECORD

Externals (23rd November 2023)



PHOTOGRAPHIC RECORD

Interior (Internals)



PROPOSAL

In October 2019 an application was prepared by Theis and Khan to convert the existing concrete frames 'Atcost' barn into residential space. This application also included a number of external and internal alterations to the existing farmhouse, all of which were approved. The work to convert the barn has now been completed, but to date, none of the internal or external alterations to the farmhouse have commenced.

The conversion of the Barn has been carried out to a very high standard and provides much needed additional living accommodation for an elderly family member in the family annexe. The large studio room provides a flexible space that can be used for larger functions, including Christmas and entertaining and the highly insulated and underfloor heated space is significantly more sustainable than the conditions within the listed Farmhouse. Unfortunately, through the winter months, it has transpired that the usefulness of this much needed space is somewhat limited by the disconnected nature of the space. The currently proposed access would be through the existing ground floor bathroom, into the pedestrian door located in the East elevation of the converted barn. Whilst the distance between these spaces is short, it does require the occupiers to leave a warm and dry internal space, enter into a cold and sometimes wet external space, before re-entering a warm and dry space. This is less than ideal and does call out for a solution to be found to mitigate this issue.

We are cognizant that during the pre-application process undertaken by Theis and Khan a link was proposed between the Farmhouse and the Barn and this proposal was unfavorably received by the officer consulting on the pre-app. The previous feedback, consulted under PE DOV/18/00173, to a link seemed to be on the basis that a formal link could cause the historical plan form of the original house to be lost. Subsequent advice under PE/19/00087 to create a smaller link was still not regarded as appropriate by the conservation officer.

For this reason the link was removed from the approved application. We are revisiting the principal of a covered structure between the two buildings in this application so that this can be properly explored and tested against current policy and in the context of the finished barn conversion.

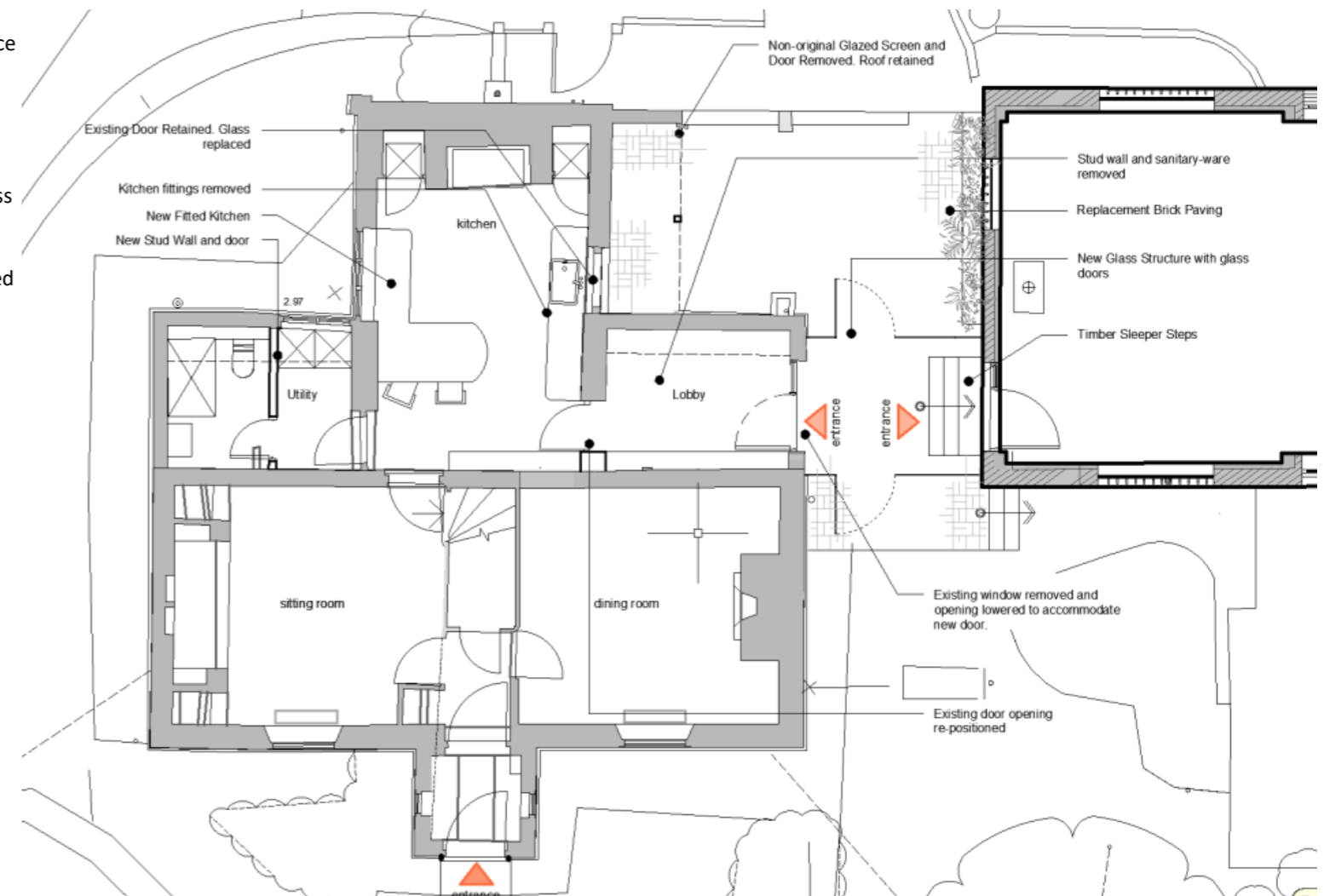
In this application, we have chosen to retain some key elements in the previously approved application. These include the conversion of the existing ground floor bathroom to create a lobby and the formation of a new entrance door where the existing bathroom windows is currently located. We have also included the work to create a new downstairs shower room and utility room, and the removal of the non-original glazed screen and alterations to the existing kitchen door. As these have been previously considered and approved, we will not dwell on their inclusion in this application as the policy remains the same in this application as the previous consented scheme.

We have removed the requirement to lower the floor in the new lobby, as we feel this is unnecessary. We have also removed the additional door opening that was being formed into the dining room from the kitchen as this is no longer required in the scheme we are now proposing. The existing timber door, between the new lobby and the kitchen is to be repositioned to allow better use of the wall space in the lobby and kitchen. This door is discussed further in the separate heritage statement. The door lacks a lintel and is positioned clumsily in relation to the exposed oak beams over the kitchen. The relocated door would incorporate a new lintel to make it safe.

The key concern that needs to be addressed in this application is to mitigate the perceived loss of plan form in the Farmhouse. To address this, the space between the two buildings should retain the appearance of an external space, with the external paved finish of the courtyard running through the external and internal spaces on a level plane with no significant visual interruption between inside and outside.

the covered structure should be as visually unobtrusive as possible. A completely glass structure, with glass walls, door and roof will go some way to mitigating this impact. The junction between the glass wall and external paving should be flush, without a visible kerb, so the glass disappears. The glass roof would not incorporate a gutter or downpipe, so that the roofline was uncluttered and the hardware on the doors would be selected to have the absolute minimum of visual impact. The steps into the barn would be formed from oak sleepers, so that they would not look out of place in an externally exposed situation.

The effect would be to create the appearance of that the space between the two buildings was still 'external' even though it were covered with glass. The external facing materials on the Farmhouse and the barn would remain and would be continuous across the glass sheets forming the walls and roof to the external space. The doors from the Farmhouse would be external in grade and appearance, as would the doors into the barn, so that when closed both buildings would appear to be separate.



NEW MATERIALS

The materials are carefully selected to maintain the external feel to the area enclosed by the structural glazing and so that the glass structure is as unimposing as possible.

1. Structural Glass Walls and roof
2. Oak sleeper Steps
3. Glass hinged doors
4. Re-claimed brick paving in Basketweave Pattern running through courtyard and glazed area.



CONCLUSION

We consider that the proposal set out in the documents submitted is a sensitive addition to the existing farmhouse.

The scheme enhances the practical usefulness of the existing residential property by better connecting the existing residential spaces in the barn to the existing farmhouse, whilst retaining the visual appearance of two separate buildings through the careful use of frameless glass and external materials.

The plan form of the existing listed Farmhouse will remain as a compact and clearly legible entity, with the separate residential living space within the barn retaining its visually separate appearance through the careful use of a continuous external brick paving materials through the external courtyard and glass covered structure to maintain the clear definition between the separate spaces.

For the above reasons we feel the proposal is compliant with local and national planning policy and is an appropriate scheme for the application site and should be recommended for approval.



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www.urbandruralltd.co.uk
e: info@urbandruralltd.co.uk t: 01227 272 585