

Heritage Statement.

23rd January 2022.

The Oast house, Dean Lane, Meopham, Gravesend, DA13 0BS

The Oast house is situated in the picturesque village of Harvel in the County of Kent.

The twin Oast property is located within a few yards of the village pond and the roundels are visible from a distance. They are an integral part of the local beauty contributing greatly to the local conservation area and considered to be a valued Heritage Asset.

The proposed conversion of the existing detached garage to habitable use would not impact on the asset as the main alterations proposed would be internal. Having said this the proposal to convert one of the garage doors to the front elevation into a residential door with glazed side panel and the other to a small window would slightly alter the external appearance. This alteration would be carried out in a very sympathetic manner and in keeping with the period of the main asset using dark finished materials as shown on the attached drawings. This is considered to be of low impact as it is not readily visible from the public highway which can be seen in the attached photographs. The external window and door alterations to the rear would also constitute low impact as they are not visible and would only improve the appearance of the property which at present looks a little tired. Ultimately it is considered that the proposed alterations would enhance and benefit the main asset being the Oast house.

It is noted that the existing garage, permission granted for in 1978, was constructed using a modern silicon brick which appears in contrast to the period in which the main asset would have been built. It is proposed that during alteration that the external brickwork be insulated and clad with traditional timber featherbed and dark treated which would produce a barn style appearance more in keeping with the period. This would greatly enhance the visual effect and compliment the main asset. Again this is considered to be of low impact.

As can be seen from the attached photographs the view of the garage is greatly obscured from the highway by hedgerows and is only seen in its entirety from the private gate. Therefore it is again considered that the external alterations proposed would be of low impact.

Conclusion.

It is felt that the alterations internally would have no impact on the asset or surrounding area.

The external alterations would be carried out in a considerate and sympathetic manner with a view to enhancing the traditional appearance of the garage and greatly improving its visual effect on the Oast house. This would certainly have a low impact on the asset and its relationship to the Conservation area as a whole.