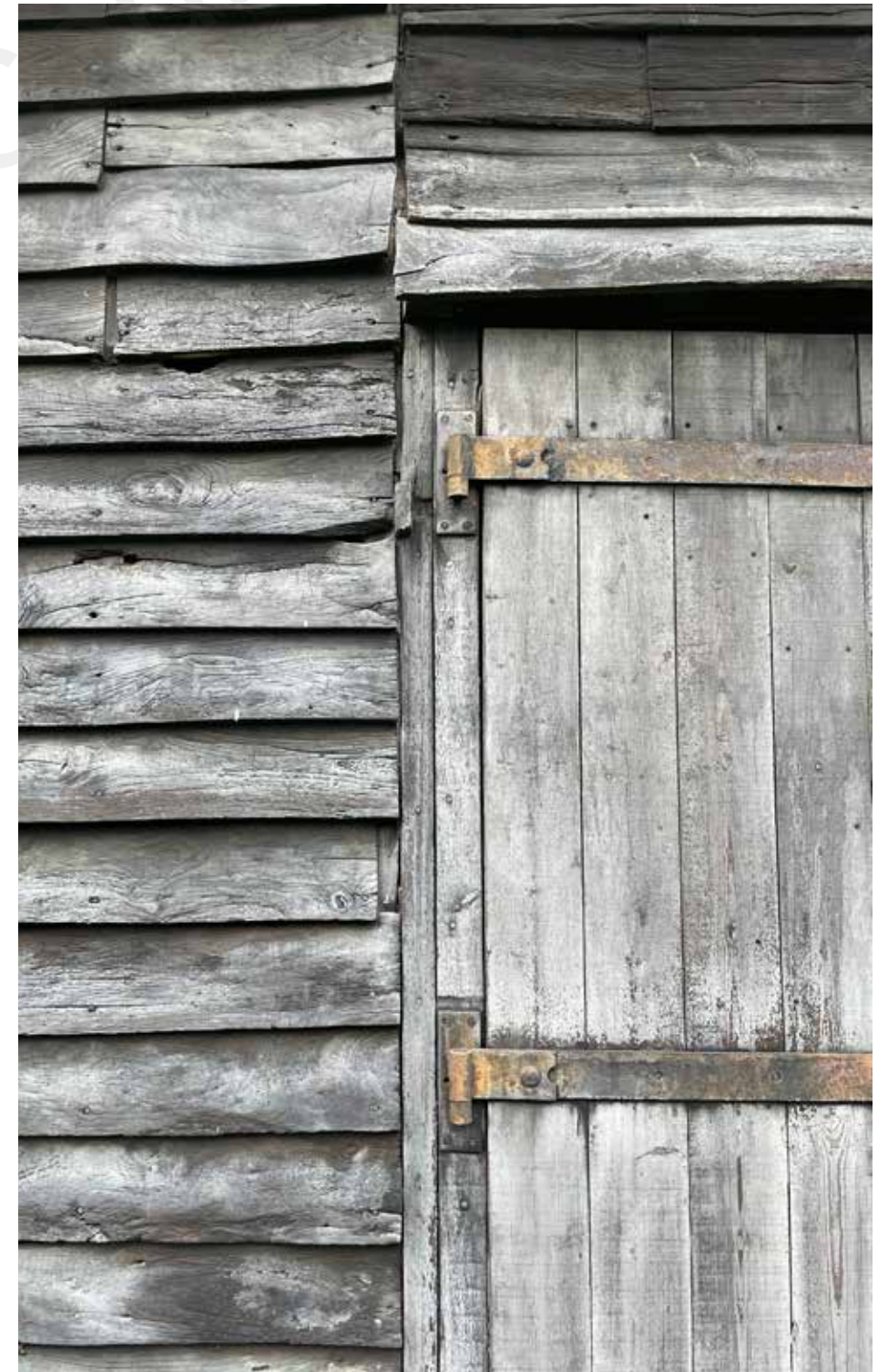

Bailiffs House
Camer Park
Camer Road
Meopham
Gravesend
Kent
DA13 0XT

DESIGN, ACCESS & HERITAGE STATEMENT

Project A0220 Bailiffs Barn
June 2022



CONTEXT

The application site is located within the rural area, Green Belt, the AONB and the curtilage of a Listed Building. The principle of development involving the conversion of the barn to residential has already been deemed acceptable and the Officer Report sets out the reasons for this in full detail (20190263).

PLANNING HISTORY

Application: 20190263

Approved
13th March 2019

Conversion of agricultural barn into 2 bedroom dwelling with new driveway and car port.

Application: 20191188

Approved
26th November 2019

Application for Listed Building Consent for the sub-division of the rear garden and conversion of agricultural barn into 2 bedroom dwelling with new driveway and carport.

PROPOSALS

The applicant intends to use the approved barn as an annexe to the main dwelling and therefore the householder and listed building application is to deal with the alterations to the approved application.

This includes:

- 1. Additional window openings to the south gable wall
- 2. 2no. additional conservation rooflights
- 3. Reinstate a door opening that once existed on the east wall
- 4. Additional window to north elevation
- 5. Air Source Heat Pump Unit
- 6. Amendments to reduce the sale of carport approved in application 20190263

The application also intends to address the conditions set out in approved application 20190263:

- Condition 03: Details relating to the historic fabric and historic character
- Condition 04: Rainwater goods
- Condition 05: Joinery details
- Condition 06: Weatherboarding specification
- Condition 07: Eaves and ridge
- Condition 08: Roof finish
- Condition 09: Mechanical ventilation, flue & vents

PRE-PLANNING

Pre-planning was sought in order to review the proposed amendments to the above approved applications.

See pre-planning application: PRE20220082

The Conservation Officer was consulted on site and the application addresses the comments.

RELEVANT PLANNING POLICY

The Development Plan for Gravesham

Gravesham Local Plan Core Strategy 2014:

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 - Design & Development Principles
- CS20 – Heritage and the Historic Environment

Saved Policies in the Gravesham Local Plan First Review 1994:

P3 – Vehicle Parking Standards

CONTEXT

- T1 – Impact of Development on the Highway Network
- TC2 – Policy for Listed Buildings
- C11 – Change of use of Redundant Buildings in the Countryside

National Planning Policy Framework 2021:

- Section 2 – Achieving sustainable development
- Section 5 – Delivering a sufficient supply of homes
- Section 12 – Achieving well-designed places
- Section 13 – Protecting Green Belt land
- Section 16 – Conserving and enhancing the historic environment

Supplementary Planning Guidance (SPG) including:

- SPG2 – Residential Layout Guidelines (2020)
- SPG4 – KCC Parking Standards (2006)

Other Material Considerations:

- Householder Extensions/ Alterations Design Guide (2021)
- Technical Housing Standards – nationally described space standard (2015);
- Landscape Character Assessment (2009)

Gravesham Borough Council

PROPOSALS



Historical photo - Norwood Lane adjacent to the south gable wall



Current - Mezzanine level

01. ADDITIONAL WINDOW OPENING TO THE SOUTH GABLE

The mezzanine is an existing feature of the original barn. The approved design includes a living space on this level which is currently windowless. The proposal introduces a new opening to the upper floor of the south gable wall to improve daylight within the internal space. Due to the open plan nature of the barn this window will provide natural ventilation and a means of escape in case of a fire.

The following evidence suggests that an opening at this level may not be unusual for a barn of this typology in the historical setting.

The south gable wall is located adjacent to the original cart lane, Norwood Lane. See adjacent photo. Internally, this is where the mezzanine is also located. Our assumption is that the mezzanine was once used for storage which may have been accessed via an opening from the cart lane. The original roof was also not hipped at this end which further suggests that a person may have been able to stand on the mezzanine. In addition to this we understand that historically openings were provided at this level for cross ventilation.

According to Historic England's South East Farmsteads Character Statement, these historic buildings were usually two-storey and well-lit buildings, with ground-floor windows, pitching openings and ventilation to the hay loft.

Note, some of the original barn structure and coverings were destroyed by the 1987 storm so we have little photographic evidence.

Pre-planning summary

No objection provided the hayloft window opening is the smallest possible for means of escape which is 450mm wide and 733mm high.



02. ADDITIONAL CONSERVATION ROOFLIGHTS

Black frame conservation rooflights to match roof tiles.

Specification includes:

- Black external profiles and glazing bars
- Recessed installation for slate and tile roofs

In line with the pre-planning comments, the openings will be single panel lancet style (narrow).



Example conservation rooflight

03. REINSTATE ORIGINAL DOOR OPENING

Reinstate a door opening that once existed on the east wall before the storm

In line with the pre-planning comments, this will be a glazed opening with a barn door that can be pinned open.

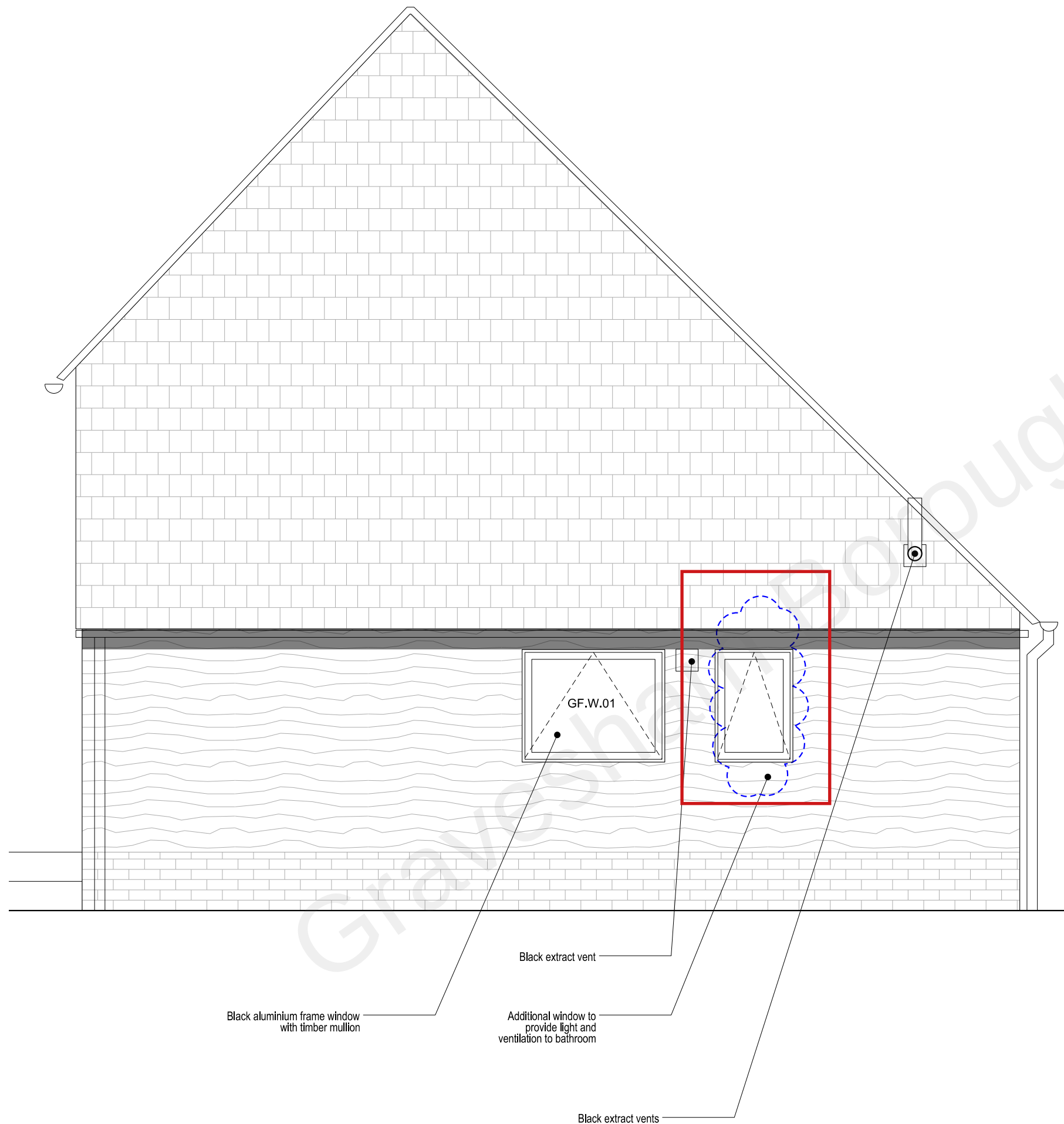


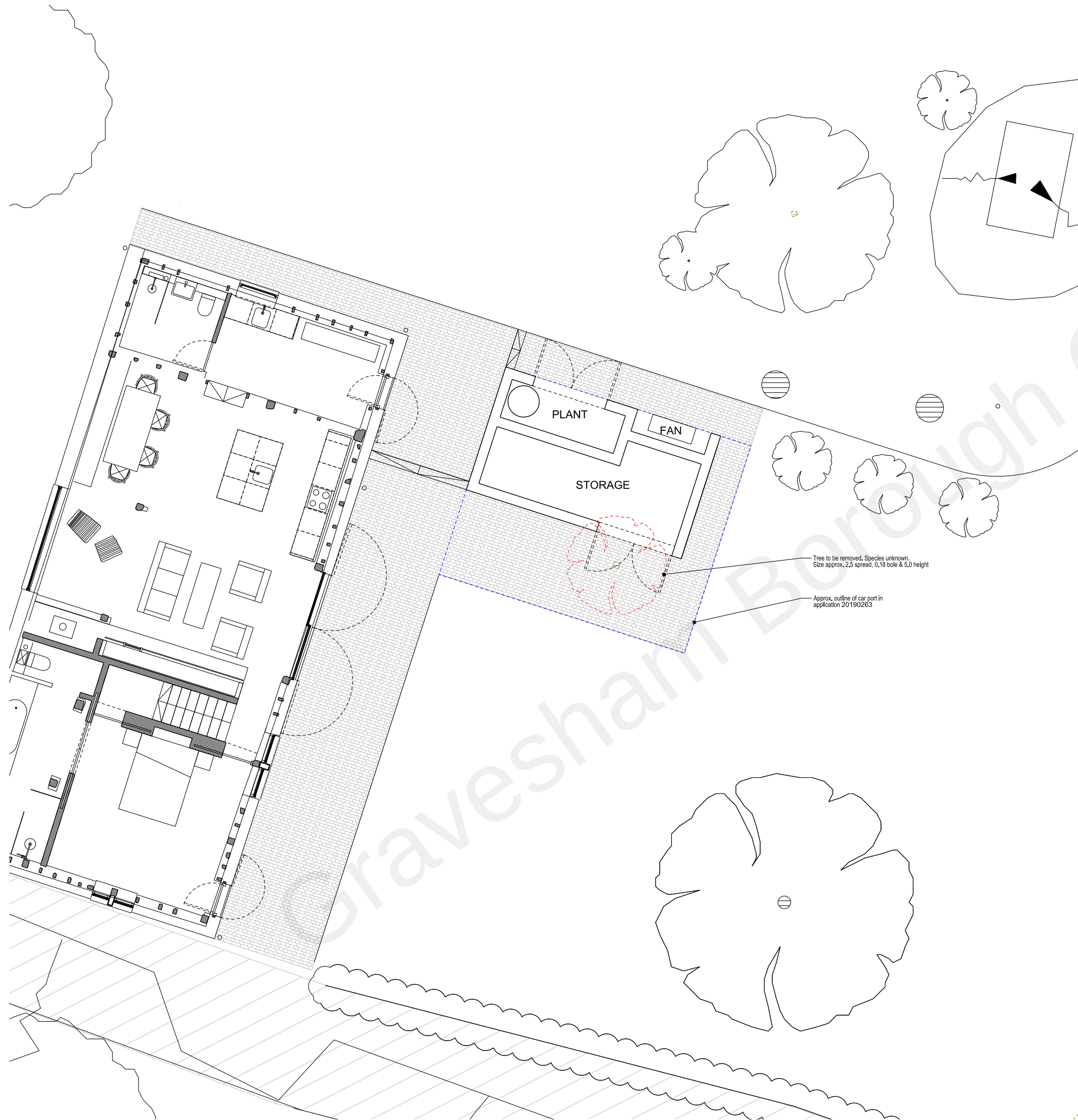
View of the house before the storm

04. ADDITIONAL WINDOW TO NORTH ELEVATION

The applicant would like to include an additional window on the north wall to the bathroom to allow for natural light and ventilation.

This elevation is not visible from the road or main house.





Scale and layout

The applicant does not wish to sever the two properties as proposed in application 20190263 and therefore intends to use the approved car port for the accommodation of air source heat pumps, plant and storage. A revision to the scheme reduces the scale of the building significantly, allowing for a less dominating structure between the barn and main house.

Orientation

The proposal respects the historical context of the setting by utilising the footprint set out in the early historical maps. The new building structure aligns with the barn and adopts a similar visual appearance to create a relationship between the two buildings.

North Façade - The access to the plant and air source heat pumps is at the rear of the proposed building and away from the garden, barn and house. The air source heat pumps are also recessed into the building following the setting-out guidance provided by specialists. This will further reduce the visibility of the unit from all other aspects.

South Façade - This will be seen from the garden and will be understated in appearance. By adopting the agricultural characteristics of the adjacent barn, this will reduce impact of the new structure within the historical setting. Access to the storage space will be at the front as this will likely be used regularly. The doors will match the barn style doors on the main structure.

East & west façade - These two facades also remain understated in appearance so not to undermine the assets of the existing barn. The roofline follows that of the barn so that it reduces the appearance from the road.

Sustainability

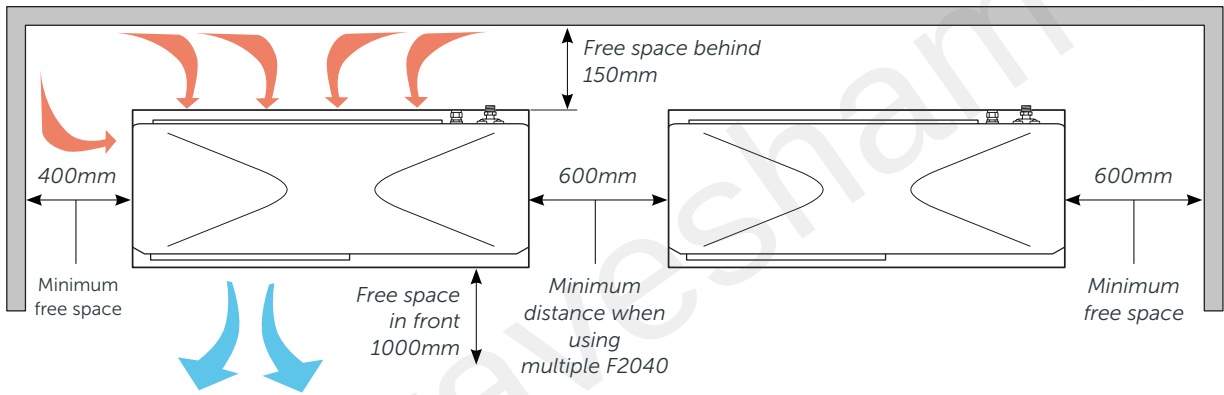
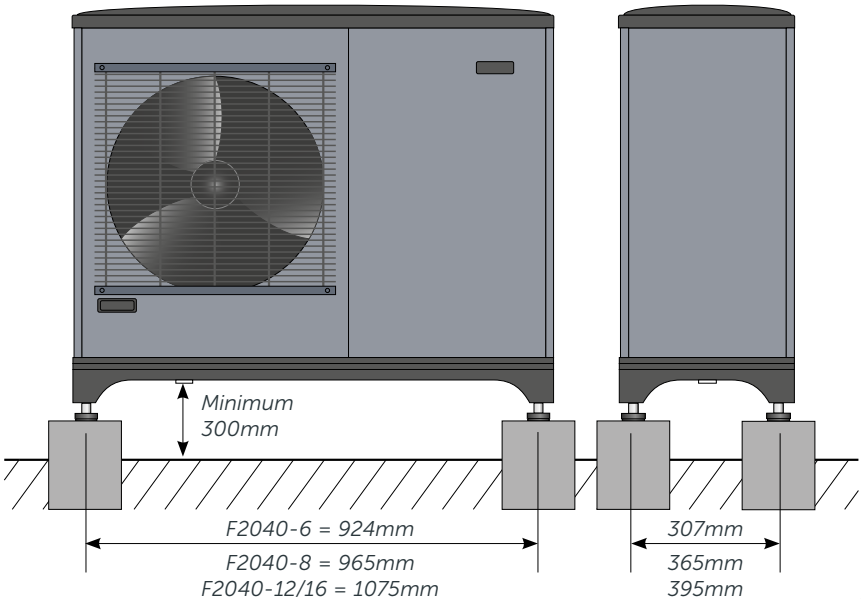
Insulated walls will be included to create a thermally efficient space for the plant, reducing heat loss.

Positioning an air source heat pump

Positioning the unit

NIBE air source heat pumps can be installed on almost any kind of terrain and are supplied in a range of sizes to suit small, medium or large homes and even light commercial buildings.

- Place the F2040 outdoors on a solid level base, preferably a concrete foundation.
- The foundation should be positioned so that the lower edge of the evaporator is at a minimum of 300mm above ground level.
- Condensation water should be directed to a soakaway, drain, or similar.
- Pipe with heating cable, KVR 10, for directing condensation water to a drain is not included. This is an optional extra.
- Always refer to the installation manuals supplied.



Distance from the property

For a heat pump using 32mm (DN25) insulated plastic pipe connections between the heat pump and property the maximum distance permitted is shown on the right. This will be checked at the design stage. If your project falls outside these criteria please speak to your Project Engineer.

Heat Pump	Max Distance
F2040-6	99m
F2040-8	99m
F2040-12	79m
F2040-16	23m

For full details please refer to the NIBE F2040 Installation Manual available at www.nibe.co.uk

Material

Materials for the roof, wall and doors will match the barn. This includes:

- Black horizontal featherboard cladding
- Welsh Slate Roof
- Timber ‘barn doors’ in front of secure and thermally efficient doors
- Cast iron rainwater goods

Landscape

Shared paving and further landscaping will contribute the relationship between the barn, house and new structure. Bella – is there anything you want to suggest now? A landscaping proposal is not necessary for the application at this stage so this can be worked on later.

Air Source Heat Pumps

Please note that this heat source will only serve the barn and not the existing listed house, which does not have the same level of insulation to support the system.

The outdoor system will be approx. 12 Kw and 1045mm high X 1145mm wide x 425mm deep. The proposal is to recess this into the already approved car part together with a concealed plant room.

CONDITIONS

As set out in Application: 20191188



HISTORIC FABRIC AND HISTORIC CHARACTER

Condition 03 as set out in Application: 20191188

The design aims to preserve as much of the existing fabric as possible to maintain the agricultural character and atmosphere of the place.

Refer to structural engineers reports for details of existing timber framing and areas of brickwork which are to be retained, replaced, removed or repaired, including methods of repair where applicable.

- Bailiffs House Barn, Bailiffs House - Structural Heritage Assessment Report (A8542)
- A8542-BAILIFFS BARN, CAMER PARK ROAD, CAMER PARK - Specification for Structural Repairs & Alterations
- CTP A8542 Structural Comments

Internal Structures

Architects plans, sections and elevations show new internal partitions and structures in relation to the existing fabric. Minimal contemporary insertions are proposed inbetween the original posts and frames to form an open plan structure the retains the character of the barn.

Insulation

Changes to the original building outline are shown on drawing A0220-PL-600 where insulation is inserted in between and outside the historic timber frame. This is to reduce the overall wall thickness and retain the original building line at the ridge and eaves.

Openings

All new and replaced window and door openings will be black aluminium slim framed. The intension is to avoid domestic scale detailing and create the appearance of clear openings. The cart door will be of a high specification black aluminium frame sliding door that shows only one sightline. The window heads and jams will be black timber with black metal sills.

The new conservation rooflights will be narrow in order to avoid a domestic appearance.



RAINWATER GOODS

Condition 04 as set out in Application: 20191188

Heritage Cast Iron Gutters & Downpipes

Colour: Black

Gutter profile: Half Round

Downpipe profile: Circular

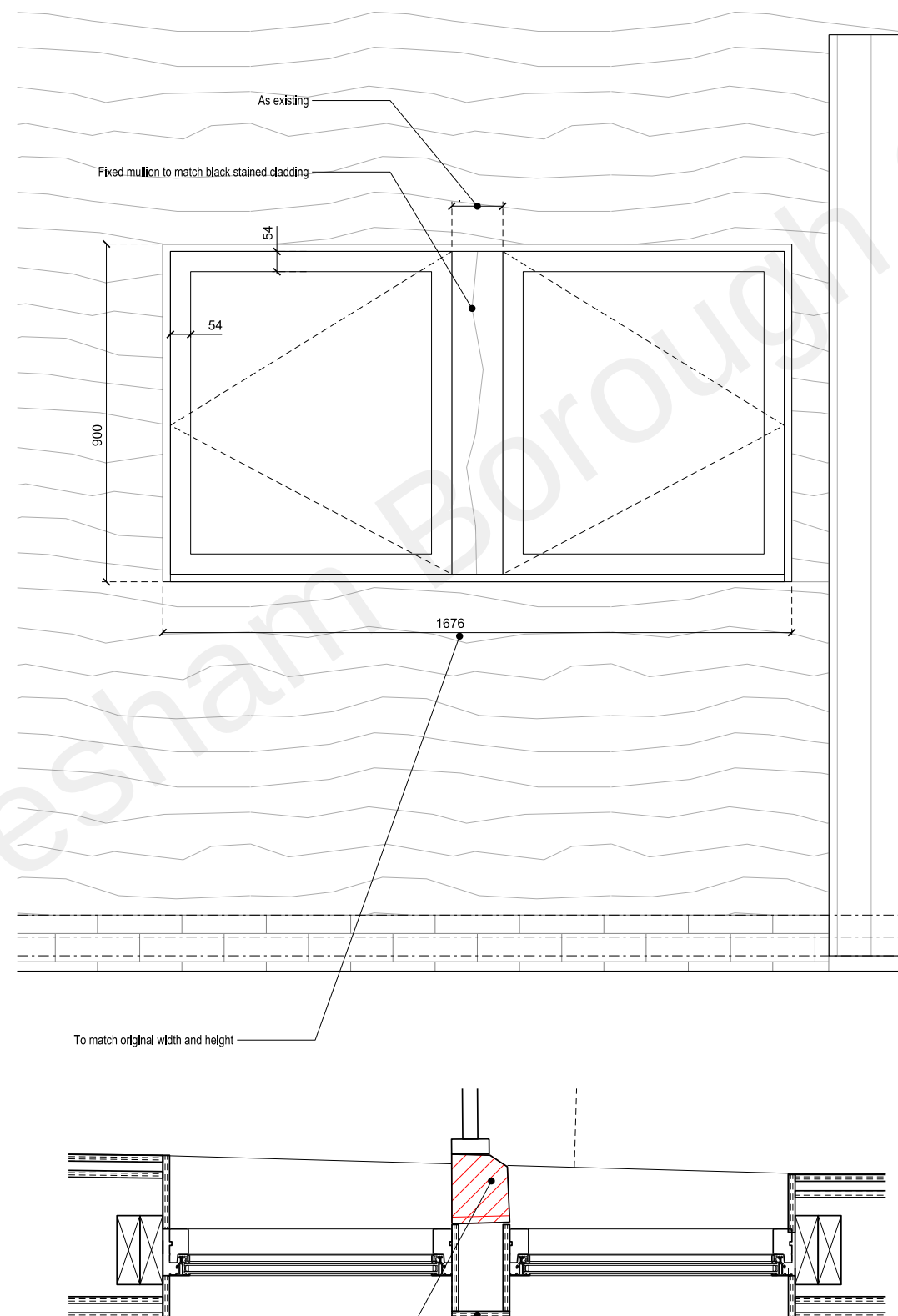
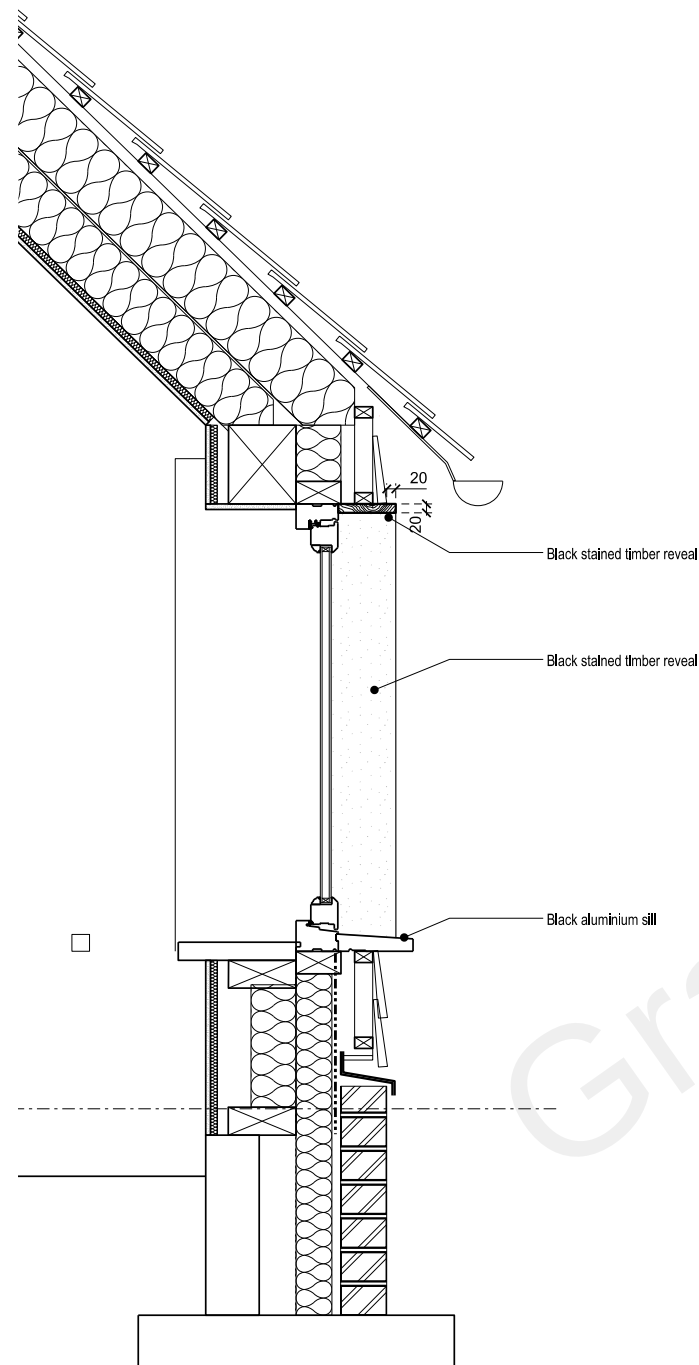
JOINERY IN BLACK

Condition 05 as set out in Application: 20191188

All new and replaced window and door openings will be black aluminium frame.

The two original window openings (one shown below) will retain the vertical timber mullion detail.

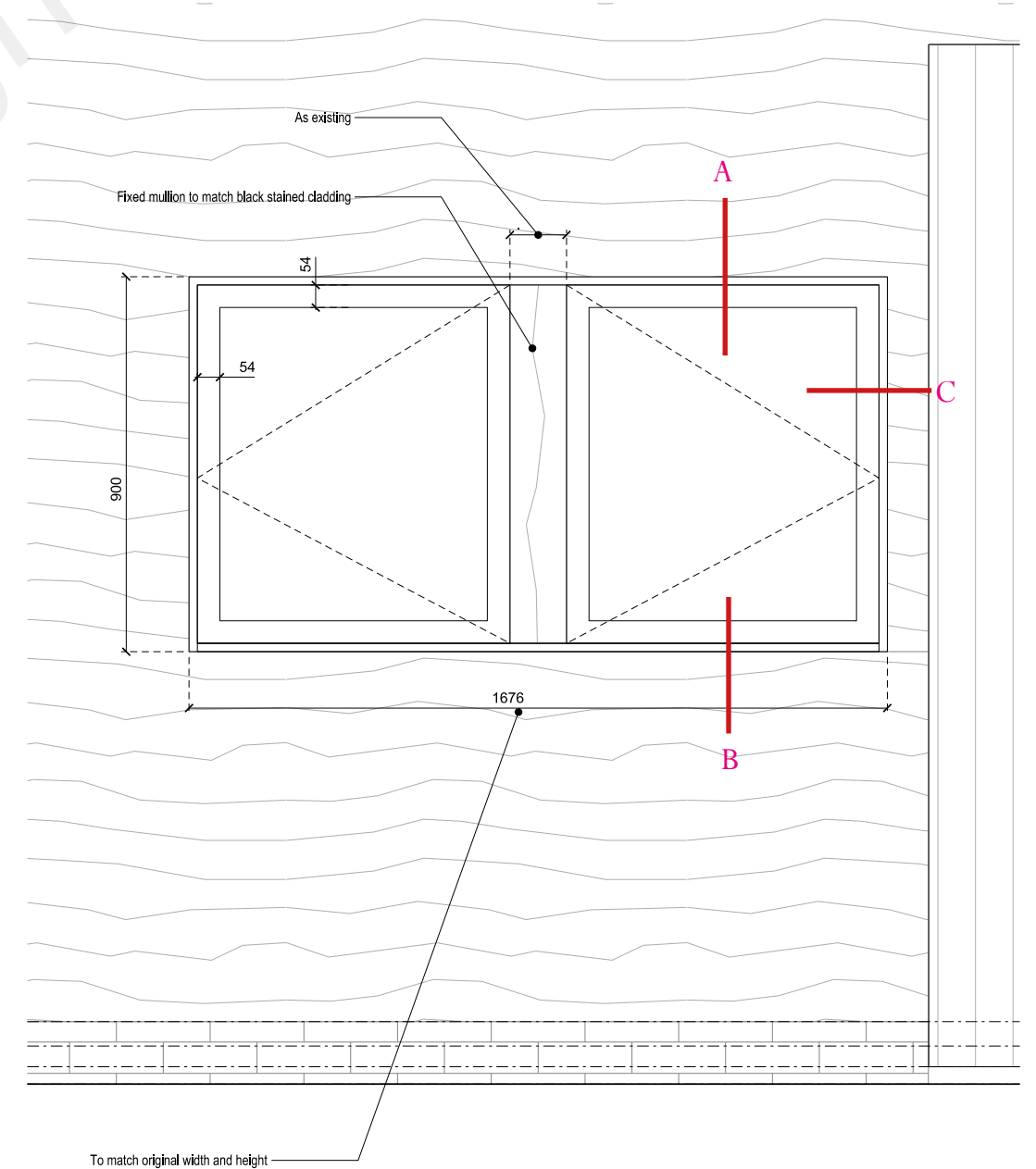
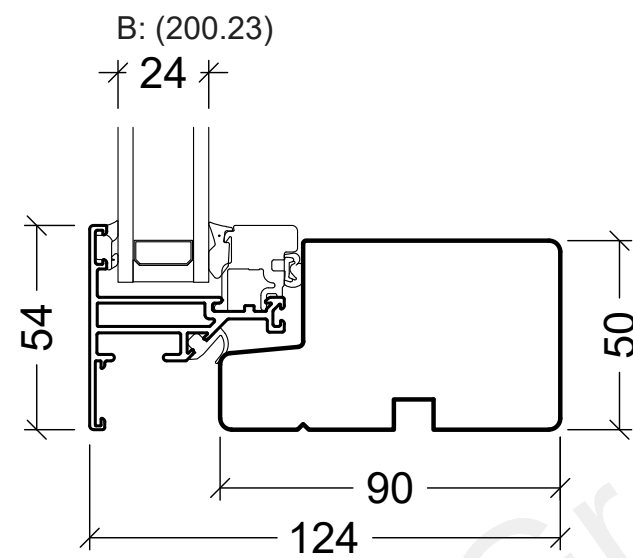
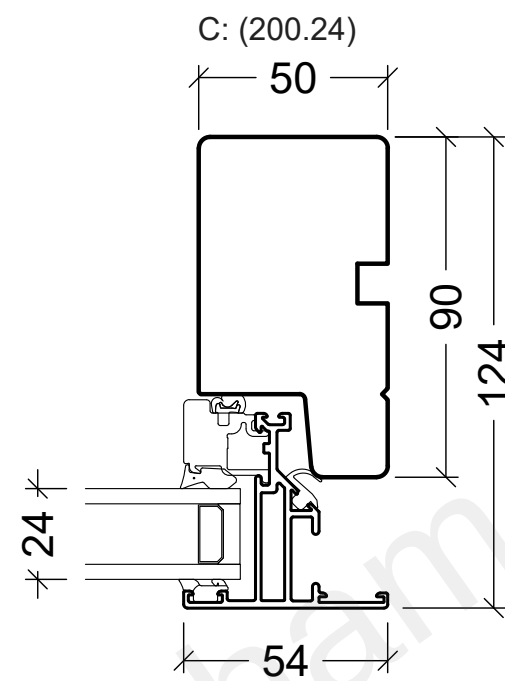
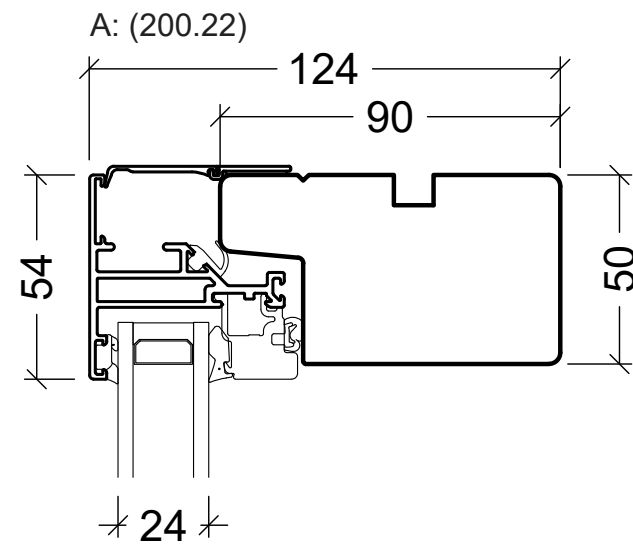
The window and door reveals will be black stained timber and the sills black metal.



JOINERY IN BLACK

Slim black aluminium frames

Refer to drawings A0220-PL-700 - 707 for further window details.



EXTERNAL FACING MATERIALS

Condition 06 as set out in Application: 20191188

Cladding

Dense softwood feather edge larch for stability, durability and natural grain cladding. Samples to be provided on site.

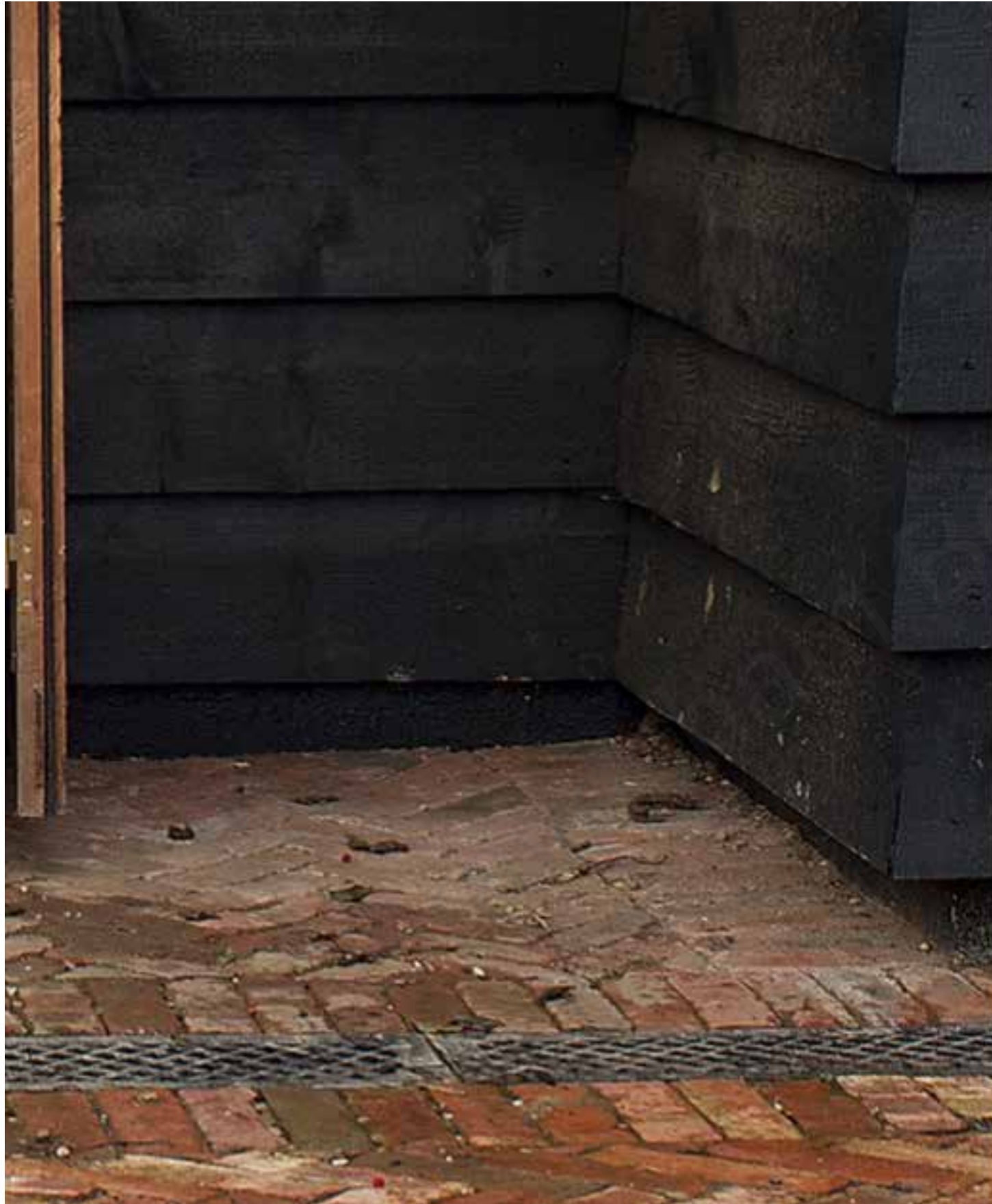
As wide as possible. 200mm x 24mm reducing to 6mm at the feather

Patio

Light grey reclaimed brick (image below)

Plinth

Black painted brick course



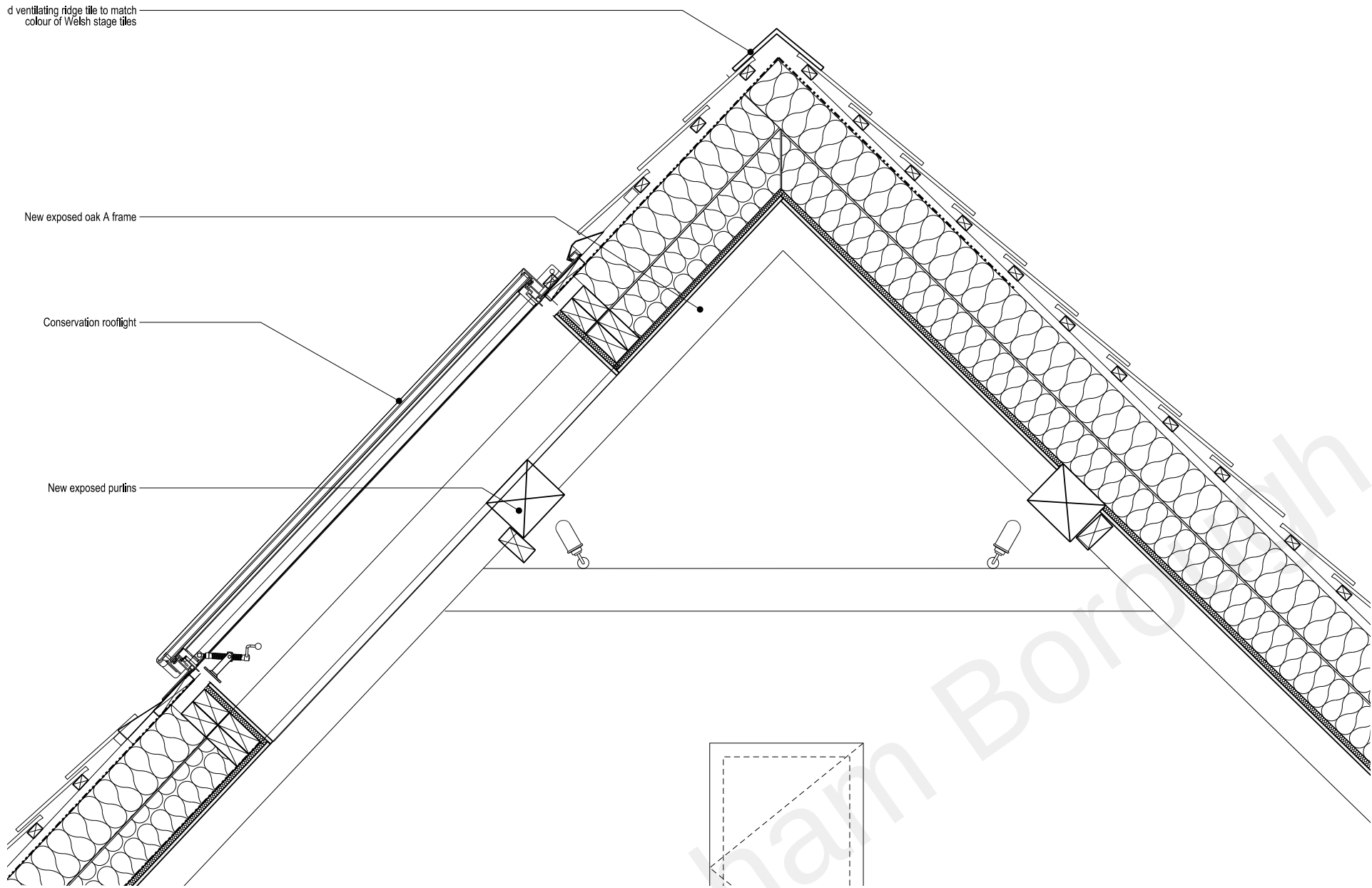
EAVES AND RIDGE DETAILS

Condition 07 as set out in Application: 20191188

Proposed ventilated eaves and ridge with welsh slate tiles.

A natural woodfibre breathable insulation will be located in between and above the rafters to expose the original internal roof structure.

Refer to Drawings A020-PL-600 & A020-PL-601 for further details.





ROOFTILES

Condition 08 as set out in Application: 20191188

Spetication: Welsh Slate tiles (Blue/Grey) Samples to be provided on site.

VENTS AND FLUES

Condition 09 as set out in Application: 20191188

Wall vents to bathroom, cooker extract and WC

In-line slate grille or cast iron wall grille.

Stove Flue

Black metal with matt finish.

SVP and pipes

All black/gray to match roof and cladding

