

Heritage Impact Statement

for the proposed barn conversion at
Tudor Cottage, Nash Street, Meopham, DA13 9AA

31055A

August 2025

CLAGUE ARCHITECTS

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Heritage Statement and Impact assessment

1.0 Introduction

The Historic Buildings team at Clague Architects have been commissioned by our client to provide a Heritage Statement as part of the documentation for a planning application for the proposed conversion of stable at Tudor Cottage, Meopham.

The purpose of this document is to assemble essential information about the history and development of the site to inform the proposals.

Historic Significance

The house is a Grade II listed building which was listed in July 1952, the stable is not listed but does lie within the curtilage of Tudor Cottage. The current footprint of the main part of the building remains the same as shown on the Heritage Maps (figures 2-5) with the only variation being the cat slide to the rear. It is believed that this was a later addition in the 1950's.

The property is believed to date back to the 18th century or earlier and comprises 2 storey brick and timber framed house with feature exposed timbers to the upper part of the front and rear elevation. The pitched tiled roof structure includes hip ends either side. 4 no. diamond paned casement windows can be found on the principal elevation and a central brick chimney stack.

Unfortunately harmful alterations which are not appropriate for a listed building have been carried out in the last century such as hard cement render, the conservatory to the front (that has since been removed), the replacement windows and the creation of more modern window and door openings, particularly on the north west corner. The annexe was believed to have previously been used as a garage and on the north elevation there is evidence of this where a former door opening existed.

The stable is of timber frame construction with horizontal boarding and brick plinth externally. A shallow pitched slate covered roof with hipped ends either side covers the building similar to the cottage. The building is now redundant and is in need of repair therefore our proposals seek to create a new purpose for the stable by converting the building into ancillary accommodation.

Historic Impact and Design

This section of the report will consider the impact of the proposals by assessing the proposals on a plan basis and then elevationally as part of the street scene.

The proposals include the removal of the modern internal partitions whilst ensuring the historic posts are retained respecting the importance of the historic fabric. Externally the two lean-to structures to the north of the barn are a modern intervention for storage and are proposed to be removed. As a result of this a new extension has been proposed to the northern side of the barn to house a new art room. The footprint of this area is to match the total floor area of the 2 no. removed lean to structures so there is no change in overall building mass on site. The new extension is proportionate to the rest of the barn to ensure Tudor Cottage is still the dominant building on site. This protects the historic nature of the cottage creating little impact.

The barn is single storey and will be broken up into the 3 main areas including bedroom area, art room and an open plan kitchen, living and dining space. By creating an open plan arrangement with vaulted ceilings it allows more natural light in, highlighting the significant features such as the timber frame. We feel this creates a positive impact on the barn whilst extending the longevity of the building.

Externally the design is sympathetic to its surrounding by keeping a traditional style with the use of shutters and agricultural window joinery. Natural materials such as a horizontal timber cladding have also been proposed to provide a softer appearance to the surrounding and neighbouring buildings. The cladding will also age naturally overtime, resulting in a continuously improving aesthetic creating another positive impact.

The amount and size of windows to the south and west elevations have been kept to a minimum to reduce the impact of the proposals on the main street scene and surrounding neighbours.



Fig. 1 | Map showing application site outlined in red

2.0 Historic Maps

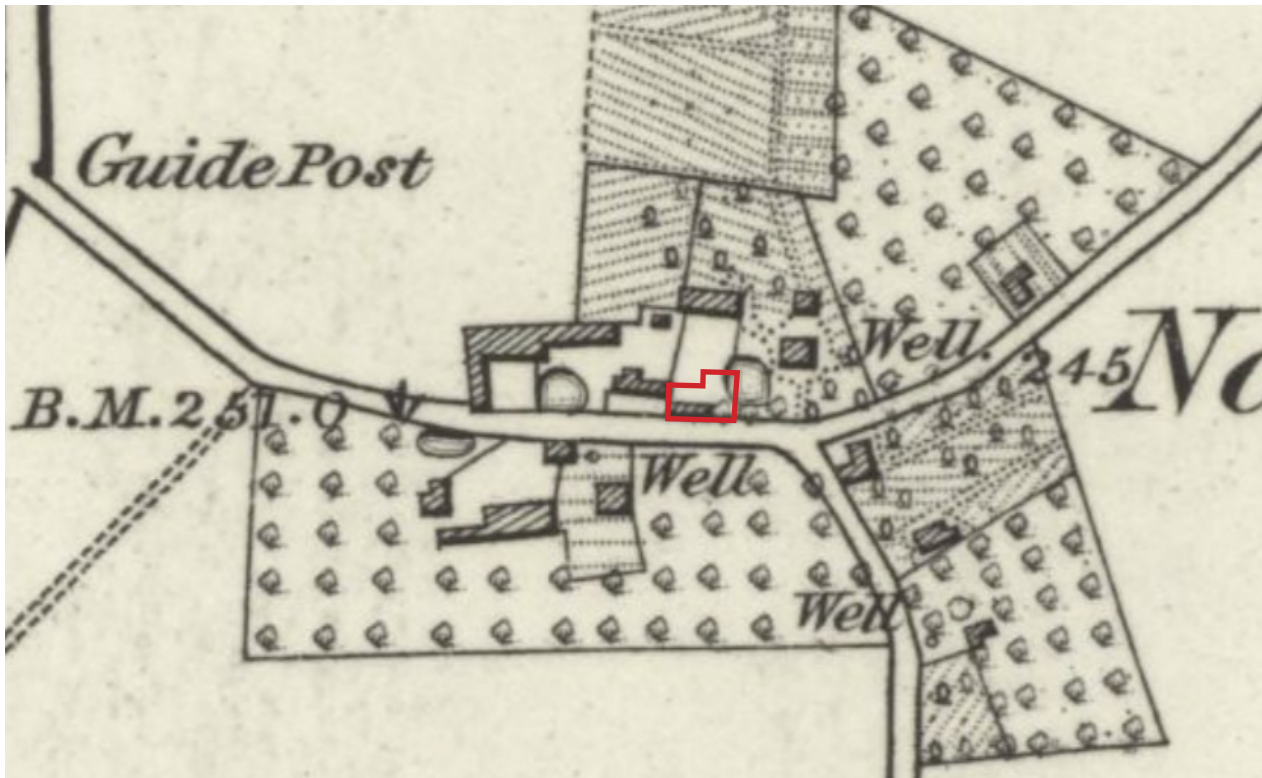


Fig 2 | 1864 Map

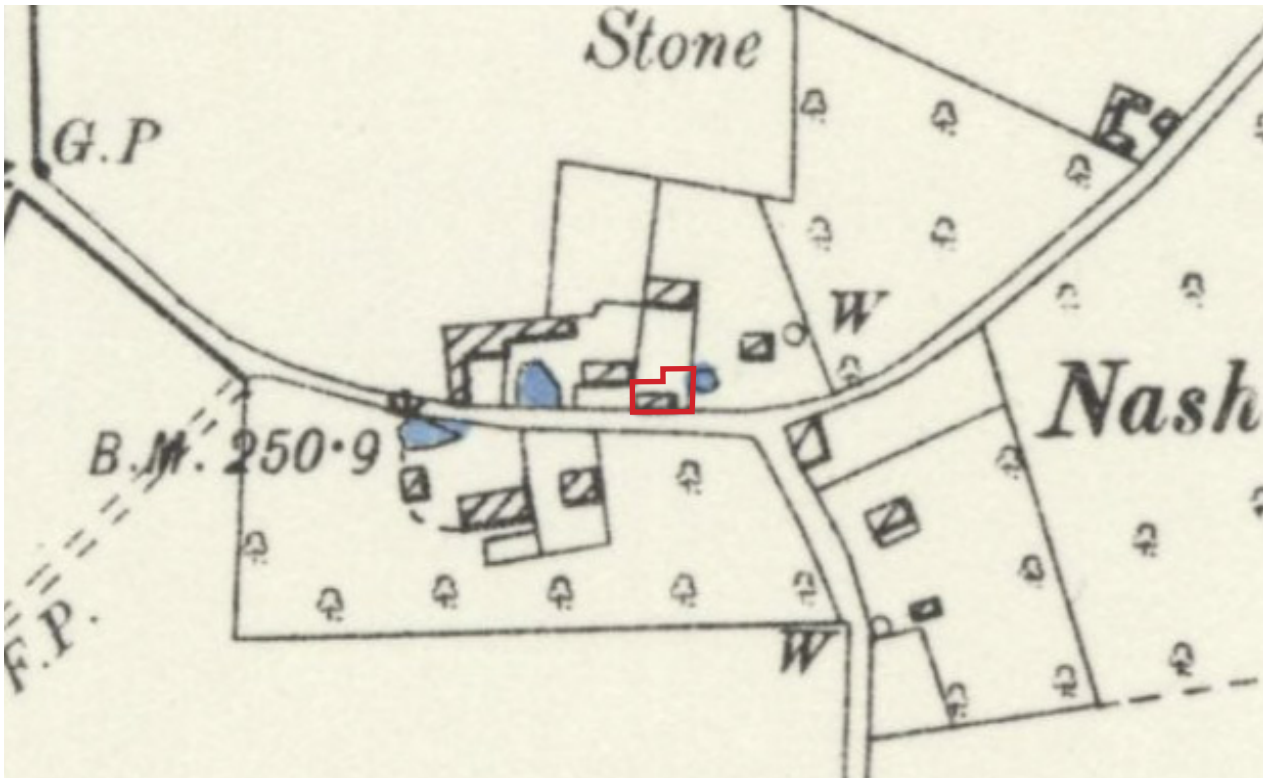


Fig 3 | 1895 Map



Fig 4 | 1907 Map

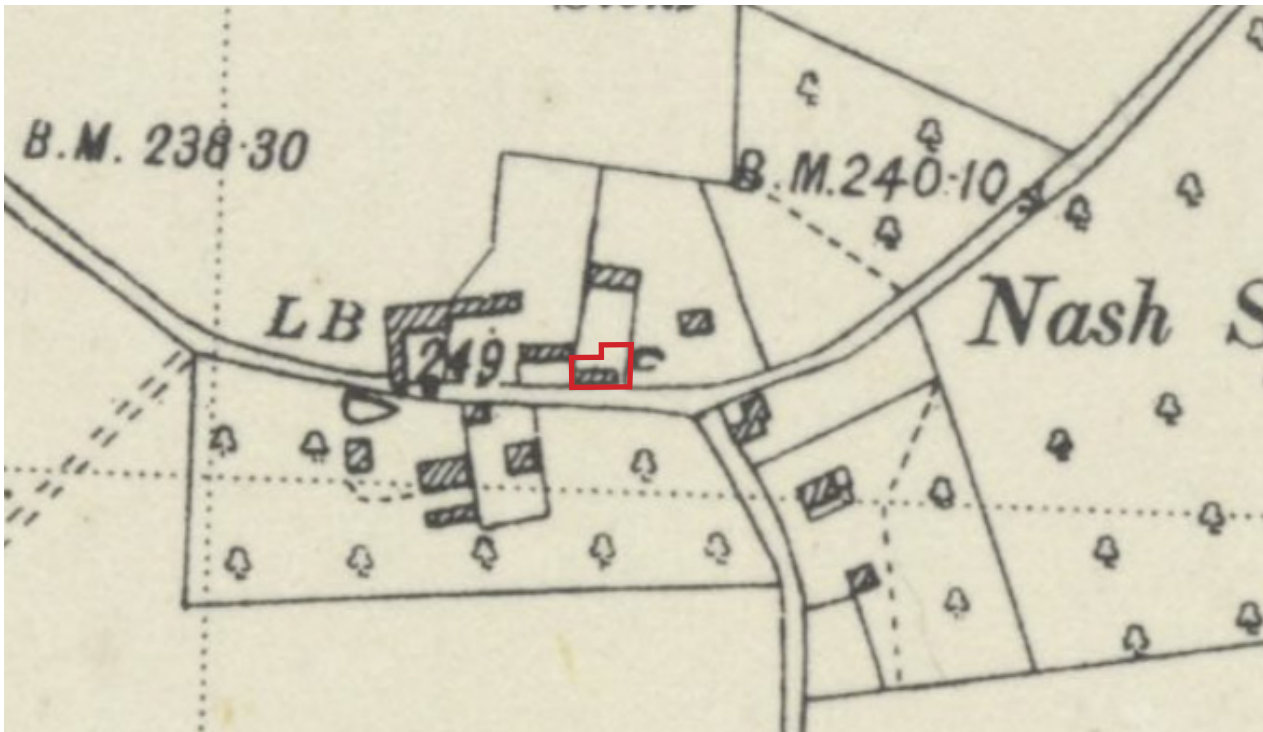


Fig 5 | 1938 Map

3.0 Statutory Listings

Surrounding Listed Properties

Tudor Cottage - (Grade II):

18th century or earlier. Two-storey timber-framed house with curved braces. Red brick infilling. Hipped tiled roof. Four casements. Diamond paned windows. Flat hood on shaped wooden brackets over door. Substantial central brick chimney stack.

Nash Street Farmhouse - (Grade II):

Early C19. Red brick walls, slated roof. Two storey; 2 casement windows with pointed Gothic panes 3 similar windows on first floor. Flat hood over front door. Modillion eaves cornice. Gable ended roof with parapets. (Similar rear elevation gain with windows intact).

Nurstead Court - (Grade I):

Circa 1320 by Bishop Stephen de Gravesend. An aisled timber hall of 4 bays which survived complete until 1825 when half was pulled down and replaced by a stuccoed brick villa. This was "tudorised" in 1850 with gables and one bay added and faced in recently invented Portland Cement. At north-west corner C13 ruins of building of unknown purpose of flint and chalk in chequers.

The hall is enclosed by an 11 ft high wall of knapped flint with dressings of Caen stone. The tiled roof is supported on 21 in diameter oak columns carrying deeply moulded curved braces to aisle purlins and to cambered beam which supports a squat crown post. This is braced to short collars and the medial purlin. Mouldings stopped with leaf carvings as on the capitals. One remaining gabled dormer window trannioned in stone. Dais at west end. Chamber on first floor. Library has early C19 "Gothick" bookcases. Semi-circular stair also C19.

Previous Planning History

The main house Tudor cottage has previously had internal and external proposed works submitted and approved. The previous application is as follows:

Tudor Cottage

20191062

Tudor Cottage Nash Street Meopham Gravesend Kent DA13 9AA

Application for Listed Building Consent for the creation of a new internal doorway opening to provide access between the living room and playroom and other internal alterations including installation of new bathroom at first floor level, adaptations to existing bathroom and conversion of the existing living room into a kitchen; removal, refurbishment and reinstallation of the leaded light windows in the north, south and east elevations; replacement of metal frame and timber windows in the north elevation with timber single glazed windows of the same design to existing and replacement of metal frame and timber windows and porch door and large adjoining window in the west elevation with timber single glazed windows of

diamond leaded light design to match original windows; replacement of large timber frame window on north elevation with new rear porch door and installation of set of new French doors; works to chimney stack and roof including repointing, replacement flaunching, re-bedding of chimney pots, installation of a new chimney pot, replacement of sand and cement fillet at junction of the roof and chimney and removal of redundant flue and replace opening with clay peg tiles and repair works to the front elevation of the property following removal of the conservatory.
GRANTED

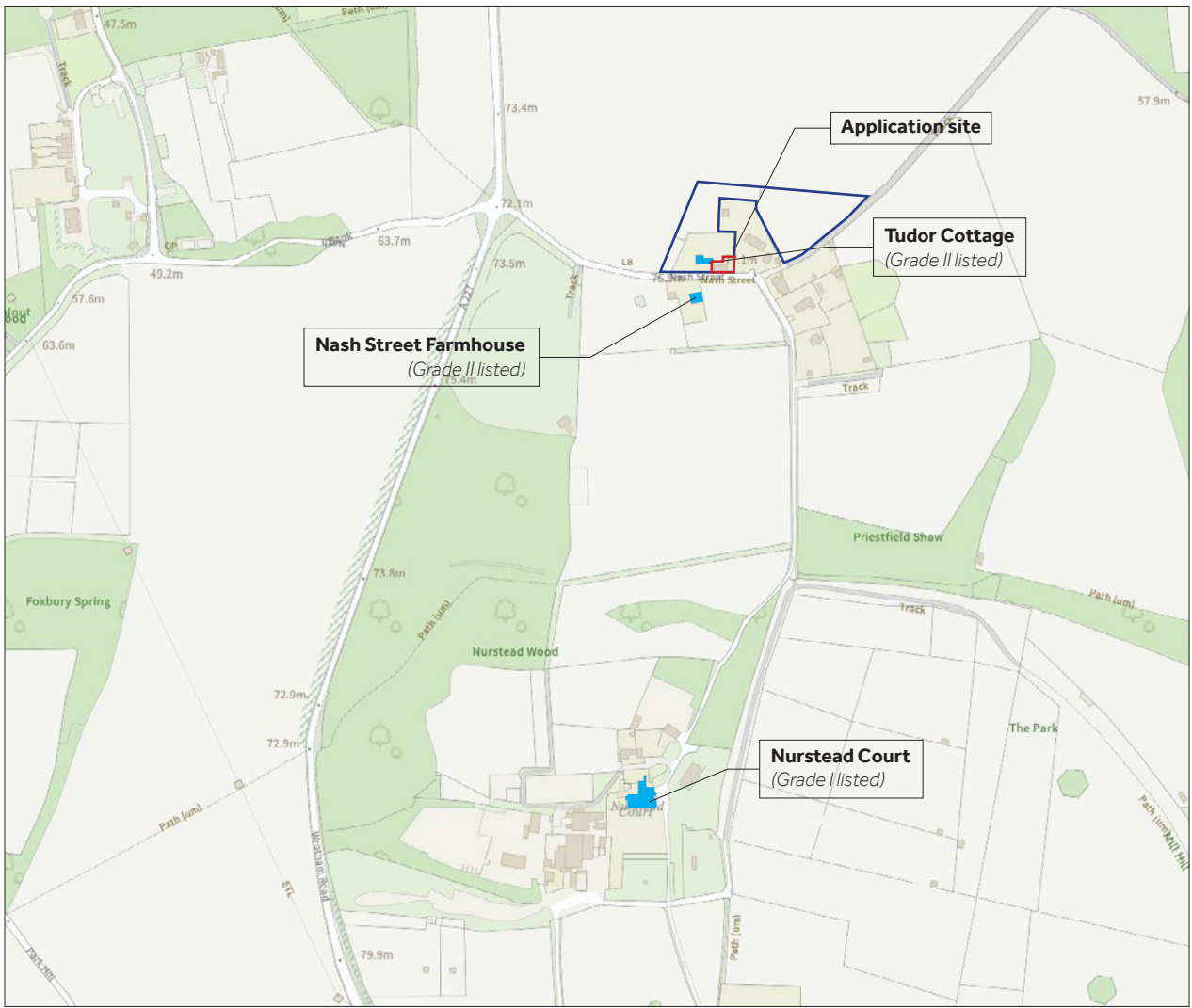


Fig. 6 | Map showing surrounding listed buildings with site outlined in red

4.0 Conclusion

Overall, the proposals will have very little or no impact on the historic nature of the building as most of the works are improvements to the current state of the building. As for the modern stud partition walls and joinery it will have no impact as the work is completely reversible.

No work is proposed to the grade II listed cottage and therefore no impact will be created by the proposals. All key views from the cottage will be retained and will not be affected by the work proposed on the stable.



Fig 7 | Street view of the stable and site entrance



Fig 8 | View of historic post and internal structure