

Tim Ellis
Historic Buildings Conservation Architect
Parsonage House The Street Smarden Kent TN27 8QA
timellisarchitect@btinternet.com
Tel: 01233 770498

Conversion of Cart Shed at East Court Manor
Church Lane, Chalk DA12 2NL

Heritage Statement

11 September 2026

1.00 Introduction:

1.01 East Court Manor (formerly East Court Farmhouse) is located on the East side of Church Lane approximately 200m before its junction with Lower Higham Road.

1.02 The house is two storeys tall constructed in brick beneath a substantial pitched and hipped tiled roof.

To the East of the house, two single storey outbuildings run parallel to each other. The North side outbuilding provided stabling whilst the South side was an open fronted cart shed of six bays.

1.03 The house was Listed Grade II on the 23rd of January 1952. The List Entry Number is: 1089045.

The Listing description reads as follows:

2. An L-shaped C18 farmhouse, 2 storeys red brick. 3 windows facing west and 3 windows facing south. Hipped tiled roof with coved wooden cornice. Ground floor windows are 3-light sashes and have cambered heads. Unusual doorcase with pilasters, moulded surround set in the centre of these, projecting cornice over, rectangular fanlight and door of 6 moulded and fielded panels.

1.04 Planning Permission (Ref: 20230321) and Listed Building Consent (Ref: 20230322) were Granted on the 14th of June 2023 for works to the house.

A further planning application (Ref: 20240508) was approved for gates on the 13th of 2024.

1.05 This Heritage Statement is to accompany an application for Planning Permission and Listed Building Consent to convert the cart shed to a dwelling and should be read in conjunction with drawings ECM/CS/0925/01 and 05 Rev.A.

1.06 The dwelling would provide extended multi-generational family living accommodation ie. there is no intention to separate the cart shed from the manor house.

- 1.07 This application follows a request for pre-application planning advice (Ref: PRE20250208 received on the 26th of June 2026) for a more ambitious and radical scheme for the cart shed.

In response to the above, this application seeks only to convert the existing structure rather than add to it.

2.00 Building Assessment:

- 2.01 The cart shed measures 25m x 7m and is constructed approximately 7.5m to the East of the manor house.

The cart shed runs parallel to a brick built single storey outbuilding being the stable block. The stable block has a tiled roof and probably pre-dates the cart shed.

The two buildings are about 15.5m apart and form two sides of a courtyard with the house to the West and a fenced boundary to the East.



Cart shed and courtyard from the North-west



Cart shed and courtyard from the North-east

- 2.02 The cart shed is a timber construction of six bays (the three central bays are virtually equal) clad with black-stained feather edged weatherboarding to the East, South and West elevations and open to the North with the exception of the Easternmost bay.

The roof structure has king posts and supports a natural slate roof punctuated by a louvred cupola centred over the third truss somewhat offset from the mid-point.



North elevation looking East



North elevation looking West

- 2.03 The cart shed frame is softwood and the building clearly originates from the C19th.
- 2.04 The open bays of the North frontage are framed by 150mm square posts carrying spreader plates, themselves supported by angled braces, directly beneath the roof plate. These posts probably once raised above ground level by plinths but these are missing and have been replaced by concrete.

Modest settlement in this front elevation is almost certainly a result of decay to the base of the posts since the rear elevation has not suffered from movement.

- 2.05 At the East end of the North elevation, a modern door and window have been fitted whilst at the West end, a frame applied to the post between the last two bays, retains a pintle indicating that a door was hung from it – thus this last bay was historically enclosed. This enclosed bay may have served as a tack room.

The narrow bay, adjacent the last (West) bay may have been for a gig/trap or other narrow horse drawn vehicle rather than a cart.

- 2.06 A modern window has been installed in the West elevation.
- 2.07 A concrete floor slab has replaced the original earth floor.
- 2.08 The building is in good condition and eminently capable of re-use.
- 2.09 The courtyard is a mixture of grass and paving.

3.00 Proposed conversion:

- 3.01 The proposals are to convert the cart shed to a four bedroom single storey dwelling arranged with a central living area with two bedrooms at each end.

The proposals are contained within the existing envelope and, with the exception of the addition of rainwater goods, involve no alterations to the East and South elevations.

- 3.02 It is evident from inspection that the structure of the cart shed is sound – the roof is in good condition, the building is dry and the entire structure is well ventilated.

The floor to tie height is almost 2.4m which is more than adequate for residential conversion.

The North elevation is mostly open allowing flexibility when considering the requirement for doors and glazing.

- 3.03 The proposed North elevation is set back from the posts, framing the cart shed openings, to leave the posts, braces and spreader plates dominant.

Illumination is provided by top hung ‘workshop’ style windows (double-glazed) having vertical glazing bars and aluminium sliding doors to the living accommodation to open up to the courtyard.

Traditional half-glazed doors (double-glazed) give access to the entrance hall and allow bedroom 1 access to the courtyard garden.

The remainder of the elevation is faced with vertical bead and butt boarding to echo traditional boarded doors rather than weatherboarding which is used on the three remaining elevations.

The concrete plinths supporting the posts will be replaced by tapered ragstone plinths.

- 3.04 A pair of matching ‘workshop’ windows are proposed to the West elevation providing illumination to the two bedrooms at the West end of the cart shed.
- 3.05 The roof remains unchanged but is fitted with 112mm half round gutters discharging in to 63mm diameter downpipes fitted with shoes over terracotta trapped gullies fitted with cast iron gratings. All rainwater goods would be in cast iron.
- 3.06 Internally, the proposals include a new insulated ground floor which is raised (by a single step) above the external ground floor level – this will reduce the amount of excavation required and potential for disturbance to the plinth.

External walls will be insulated with an independent timber frame constructed within the perimeter framework to accommodate the amount of insulation required by the Building Regulations.

- 3.07 The bedrooms and entrance hall will have flat ceilings (with insulation laid above) whilst the central living will have coved ceilings (here, the insulation will be fitted beneath the common rafters) thus keeping the king post truss exposed.
- 3.08 Given the proximity to boundary of the East and South elevations, the weatherboarding will require fire protection. The weatherboarding isn’t historic thus replacing it (if necessary) to fit a fire protection board to the frame or coating the weatherboarding with a fire retardant would involve no loss of historic fabric.
- 3.09 The yard area between the cart shed and the stable, measuring approximately 25m x 15.5m, is to become the amenity space and parking.
- 3.10 Bin storage will be in one of the former stables in the block opposite the cart shed.

There is also storage in the stable block for bicycles and garden furniture.

- 3.11 The proposals retain parking in the courtyard with 5 spaces available – there might be two/three cars associated with my Clients and a further 2 spaces for visitors.

The manor house retains parking for 5 cars with two/three available to the courtyard and, from a practical point, two on the drive such that no car is trapped by another.

3.12 No hedges or trees are affected by the proposals.

The enhancements recommended in paragraph 4.2 of the Preliminary Ecological Proposal will be implemented.

4.00 Access Statement:

4.01 There is a single step up to the ground floor and no change of level within the building. In future, a ramp could be provided to the front entrance door if one is required.

5.00 Conclusions:

5.01 The proposals preserve the character of the cart shed.

5.02 The conversion of the cart shed provides a beneficial use for the building which ensures future care and maintenance of the structure.