



Design, Access and Impact Assessment

For the proposed barn conversion at

*Tudor Cottage
Nash Street
Meopham
DA13 9AA*

*Project Number: 31055A
File Original Historic Buildings Team - Clague Architects*

Author with Date

TC July2025

Reviewer with Date

GE July2025

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1.0 Introduction

1.1.1 This Design and Access Statement has been prepared by Clague Architects (Clague LLP) on behalf of the client. It relates to the proposed barn conversion at Tudor Cottage, Meopham.

1.1.2 This assessment provides the council with a proportionate assessment of the proposed design impact on Tudor Cottage and the barn itself.

1.2 The Context

1.2.1 The application site is located on Nash Street, north of Nursted Court and does not sit within a Conservation Area. The barn itself is curtilage listed due to the building being situated adjacent to the grade II listed Tudor cottage.

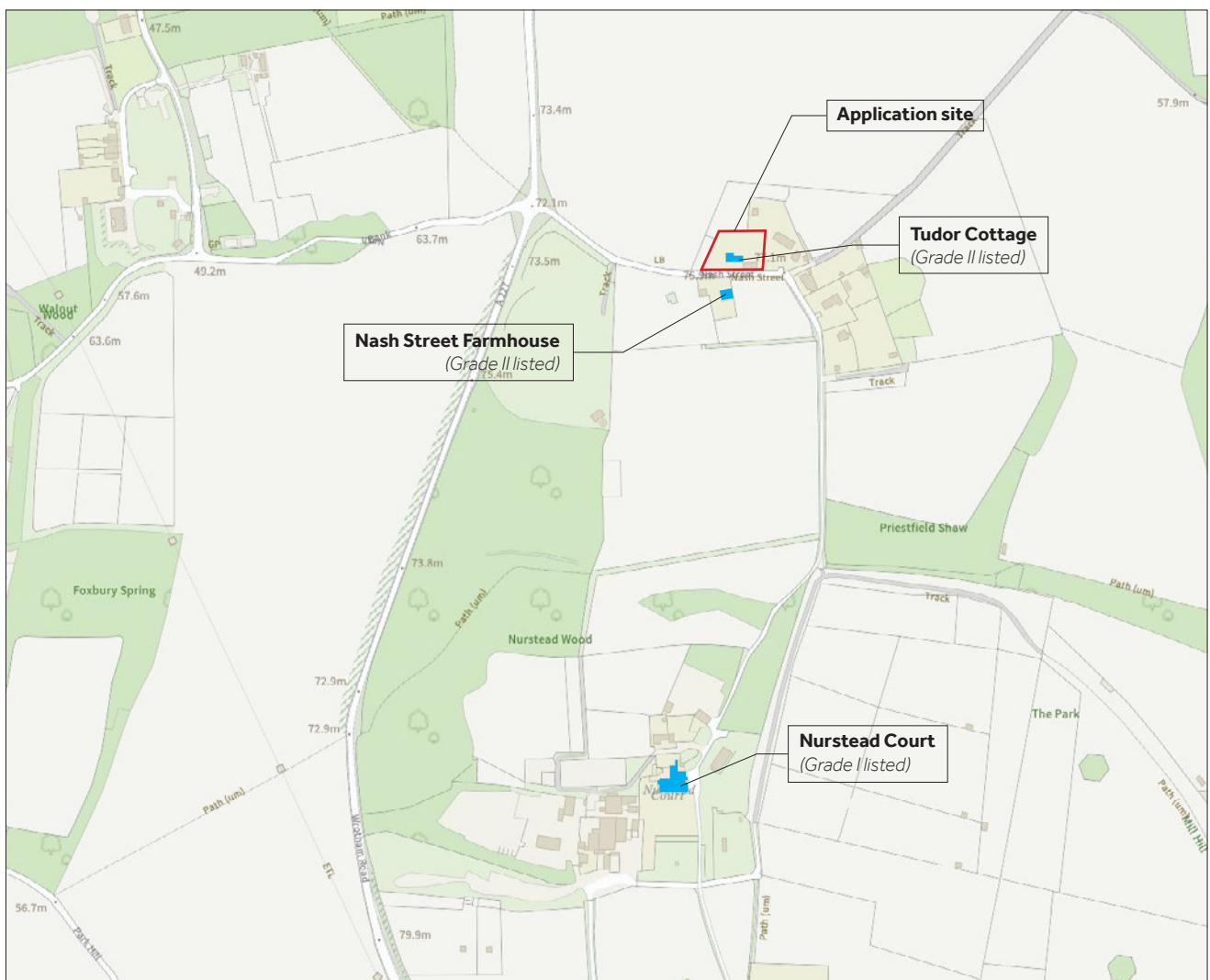


Fig. 1 Map showing site outlined in red

1.3 Purpose of this Statement

1.3.1 This statement considers the design and access impact of the proposals on the site. It explores in writing the designs as they are shown on Clague drawings.

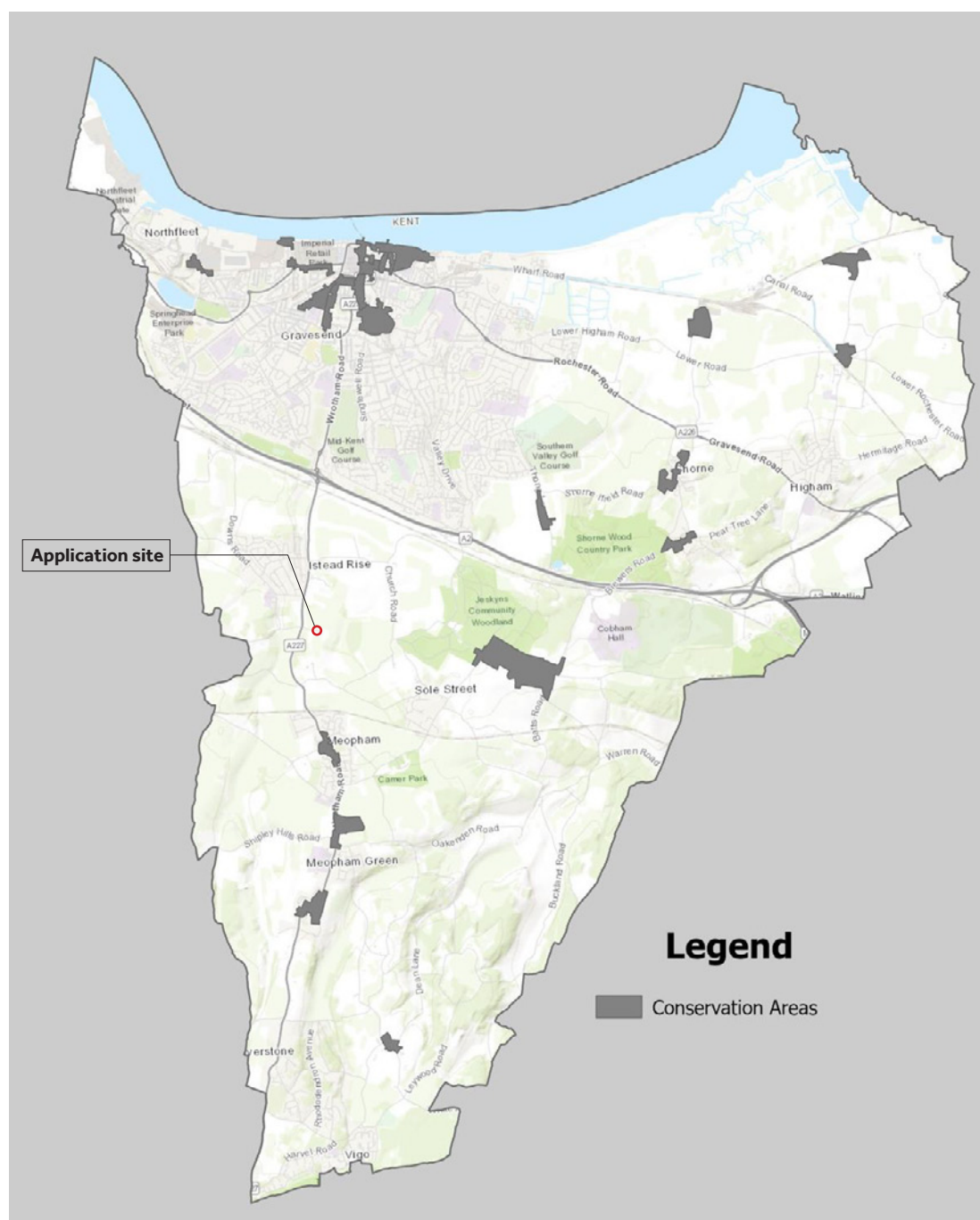


Fig. 2 Map showing locations of Gravesend conservation areas (grey) with site highlighted.

2.0 Surrounding Listed Properties

2.1.1 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.

2.1.2 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).

2.1.3 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 transomed in stone. Dais at west end. Chamber on first floor. Library has early C19 "Gothick" bookcases. Semi-circular stair also C19.

3.0 Previous Planning History

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

3.1.2 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 flashing, 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.

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4.0 Design

4.0.1 The proposals include the removal of the modern internal partitions and the lean-to structures to the north of the barn. The proposals ensure the historic posts are retained causing minimal impact to the historic fabric.

4.0.2 Externally the design is sympathetic to its surrounding by keeping a traditional style with the use of shutters and agricultural window joinery.

4.1 Use

4.1.1 The barn had recently been used as a stable however the client would now like to improve the barn to a modern insulated standard. Therefore, our proposals seek to convert the barn into an annex to suit the client's needs.



Fig. 3. Internal view of stable entrance looking west



Fig. 4. Internal view of barn entrance

4.2 Amount

4.2.1 The proposals include two bedrooms with a shared bathroom to maximise space. Adequate storage has been included in the design to meet the technical housing standard.

4.2.2 A new extension has been proposed to the northern side of the barn to house a new art room as required by the client. 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.

4.3 Layout

4.3.1 The rear of the barn will have an open plan design whilst keeping the storage and bedrooms neatly enclosed to the front. This ensures the flow of the plan is aesthetic and functional. The art room is also positioned to the rear to optimise the views out towards the garden.

4.4 Scale

4.4.1 The barn is single storey and is broken up into the 3 main areas including bedroom area, art room and an open plan kitchen, living and dining space. This has determined the overall scale of the building with the largest space being the Kitchen, living and Dining area. The new extension is proportionate to the rest of the barn to ensure Tudor Cottage is still the dominant building on site.

4.5 Appearance

4.5.1 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.

4.5.2 Natural materials such as a horizontal timber cladding have been proposed externally to provide a softer appearance to the surrounding and neighbouring buildings. The cladding will also age naturally overtime, resulting in a continuously improving aesthetic.

4.5.3 Larger glazed windows and doors have been proposed to the rear of the barn to maximise views and to provide a greater connection to the surrounding garden. Half of the barn will be vaulted internally to maximise the space which will be well lit with the use of a single conservation rooflight located on the rear, away from the street scene.



Fig. 6. Proposed north and south elevations

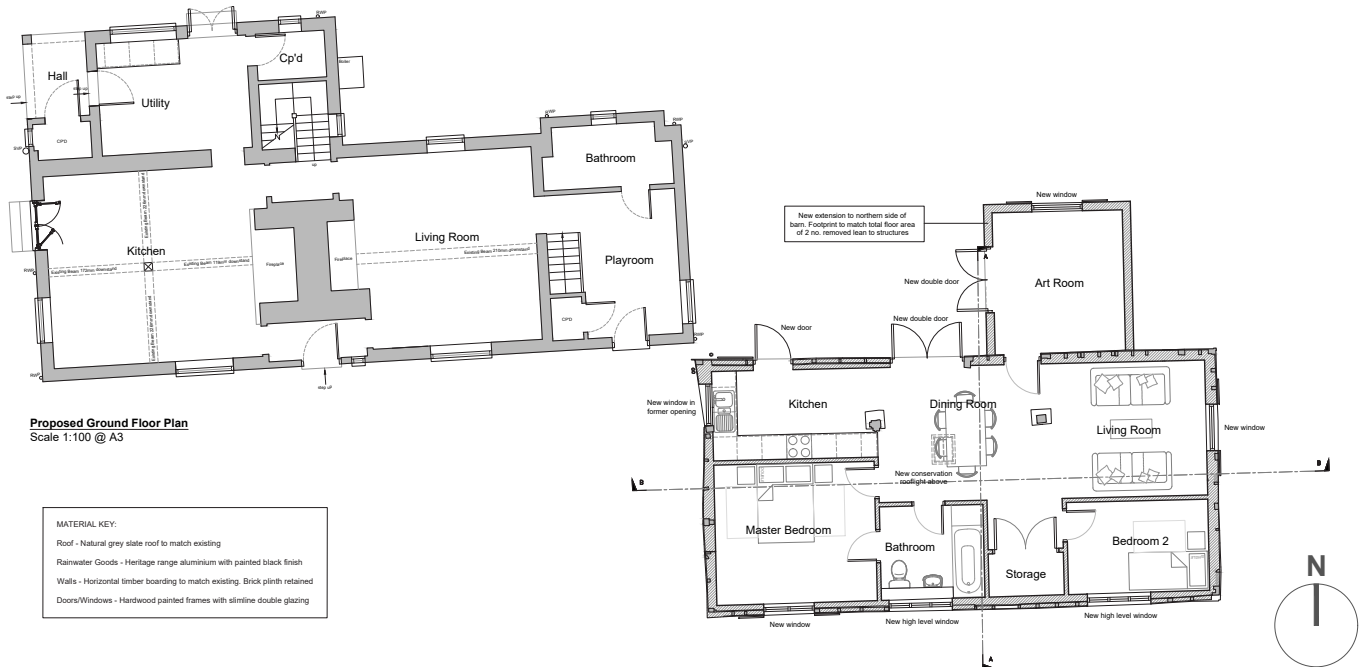


Fig. 5. Proposed ground floor plan

4.6 Landscaping

4.6.1 The existing hard standing to the entrance of site will be retained and utilised for parking to avoid any unnecessary disruption to the surrounding land.

4.6.2 A small courtyard with a total footprint below 25 sq.m is proposed to the rear of the barn to create a welcoming space. This area will be enclosed subtly with the use of timber post and rail fencing.

4.7 Access

4.7.1 The existing parking and site entrance for Tudor Cottage will be retained. The barn itself will utilise the current entrance and install new glazed double doors in the existing opening.

5.0 Conclusion

5.1 The planning application for the proposed barn conversion adjacent to Tudor Cottage is broadly low impact in nature and aims to upgrade the use of the space for the occupiers, with no intervention to the historic fabric of the main house.

5.2 In conclusion, the works represent less than substantial harm at the low end of the spectrum and the positive benefits of the improved use of the barn.