

Design and Access Statement Incorporating Heritage Statement

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Site Location: **The Barn**
Eastcourt Barn, Church Lane,
Gravesend, Kent

Proposal: **Application for the a side extension to the existing barn, with glazed link.**

Introduction:

This design and access statement has been prepared in connection with the proposals for an extension to the side of the existing barn building which has previously been converted to a residential dwelling. The building is considered curtilage listed due to originally being in the ground of the Listed Building on the adjoining site which fronts Church Lane.

Application Site:

The application site itself is located within a quadrangle of former farm buildings which have since been converted to form 4 residential dwellings within the grounds adjacent to East Court Manor Farmhouse, a Grade II listed building. These surrounding buildings are thus considered curtilage listed and hold protected status. The application proposal relates to the extension of one of these curtilage listed buildings, The Barn, a former threshing barn which has been converted into two semi-detached dwellings.

Whilst the site is located in the countryside in planning policy terms, it lies within a scatter of ribbon development approximately 600m east of the urban area of Gravesend (as the crow flies). The site is located to the east of Church Lane, a lane which connects Gravesend Road 'A226' to the south and Lower Higham Road to the north, both roads which connect the settlements of Higham and the urban area of Gravesend. Vehicle access is provided by a shared access to the north of the site from Church Lane. To the south of the site lies the farmstead of East Court Oast, and open fields and countryside lie to the east.

The site lies wholly within the Metropolitan Green Belt. Adjacent farmland to the north lies within the Thames Flood Plain, however the application site itself lies within Flood Zone 1 according to the Environment Agency's Flood Map for Planning. The site is not subject to any other environmental designations or restrictions.

Previous Planning Applications:

This application is now for Listed Building consent as the scheme has already been approved under planning reference 20210846 on 21st October 2021. A Listed building application was not made at the time on the advise of the planning officers, until such time as the principle and details of the scheme could be addressed and agreed. Following suitable changes this was then approved. The advise was

then to submit the application for approval of the glazed link only as this is the part which will be attached to the curtilage Listed Building.

Heritage Statement:

The Barn is one of a group of properties associated with East Court Manor, an 18th Century farmhouse which is Grade II listed. The list entry for East Court Manor is as follows:

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.

The group of buildings which surround East Court Manor are regarded as curtilage listed.

Historic England published a Listed Buildings and Curtilage advice note in February 2018. It sets out that the law provides that buildings and other structures that predate July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. However, working out whether a building has a curtilage and the extent of that curtilage can be difficult and as such the advice note gives hypothetical examples to assist in that assessment. It is based on the current legislative provision in the Planning (Listed Buildings and Conservation Areas) Act 1990 (S. 1[5]) and consideration of listed buildings and curtilage in legal cases.

The relevant legal provision on curtilage listing is set out in Section 1(5) of the Town and Country Planning Act 1990 which states that “any object or structure within the curtilage of the building which, although not fixed to the buildings, forms part of the land and has done so since before 1st July 1948 shall be treated as part of the listed building”.

It is therefore recognised that the building is deemed to be curtilage listed and so it is anticipated there would be some degree of change to the setting of East Court Manor and the surrounding buildings. However, by orientating the extension differently to the main barn this ensures the original curtilage listed building remains dominant, and is clearly the original structure with the extension a later addition. Furthermore, given the high-quality design of the proposed development, the extension would not harm the historic character of the site. This was supported by the Inspector as part of the previous appeal decision, before the most recent planning application was resolved and approved.

The Inspector comments were:

the proposed extension would be architecturally attractive in itself and it would not harm the character or appearance of the surroundings, nor the setting of the listed farmhouse, more specifically. The scheme has clear architectural merit.

Whilst the design of the extension has changed slightly since the appeal decision, further design changes were made during the recent planning application to reduce the bulk more with dropping the building into the ground slightly and also reducing the length of the building significantly such that the

overall length of the proposed building is less than the depth of the existing barn, thus further enhancing the subservient nature of the proposed extension and emphasizing the fact that this is clearly an extension to the original curtilage building.

Proposal:

The proposed extension will be used for a home gym on the ground floor with appropriate changing facilities and a guest bedroom and ensuite bathroom on the first floor. The style of the building is reflective of the adjacent barn with matching materials of brick plinth, and black stained timber feather edge boarding under a plain tiled pitched roof. Windows and doors will be timber to match the host dwelling.

The link between the new extension and the existing barn has been designed to be minimalistic in appearance and as clean and see-through as possible, thus emphasizing the distinction between original building and extension. The glaze link will be timber frames to both sides and have a patent glazed shallow pitched roof.

The junction of the link to the existing building will be a simple abutment, with appropriate lead flashings to the roof junction and timber cover strips to the vertical junction. Where the roof runs into the new extension, it is both into the eaves and just above the eaves of the new roof and therefore a small shallow pitched gable edge roof section will be formed which will be covered in code 6 lead to ensure appropriate heritage materials are used.

Conclusion:

The proposals have already been considered at planning stage and also consulted on and supported by the Conservation Architect, with amendments and reductions considered at planning and incorporated in the approved scheme. This application is to cover the Curtilage Listed Building and the links to that building which is on minimal visual impact on the building and overall setting of the complex.

As such we would ask for your support on this application.

March 2021