



Malthouse
Malthouse lane
Shorne
DA12 3DS

DESIGN & ACCESS STATEMENT

Including

HERITAGE STATEMENT

Replacement of existing UPVC windows



P001 – aerial view of site looking westerly

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Malthouse

Malthouse is a historic detached building, that is situated to the rear of St Katherines House and chapel.

Policies that are applicable to the property include:

Shorne Village Conservation Area [CS20]

Green belt [CS02]

Rural Area [CS2]



P002 – site plan



P003 – aerial view northerly

Malthouse is a semi-circular flint house to the west of the Chapel and historically would have been occupied by the Chaplain.



P004 – conservation area map - shorne



P005 – entrance area looking into site



P065 – view taken from junction of crown gardens malthouse lane junction back to site with malt house to the left



P007 – front south elevation windows white UPVC



P008 – detail existing windows white UPVC



P009 – existing front elevation windows white UPVC



P010 –existing north elevation windows white UPVC



P011 –existing rear elevation windows white UPVC



P012 –existing east elevation window white UPVC

Planning History

- Installation of new window at ground floor level in rear elevation.

Ref. No: 20100771 | Status: Application Refused

- Erection of new building for use as classroom

Ref. No: 19580623 | Status: Application Permitted

- Erection of W.C. accommodation

Ref. No: 19590137 | Status: Application Permitted

- Works to Trees in a Conservation Area; Removal of Ash tree in front garden.

Ref. No: 20241046 | Status: Consent

- Erection of first floor extension on south west side elevation to provide a dressing room.

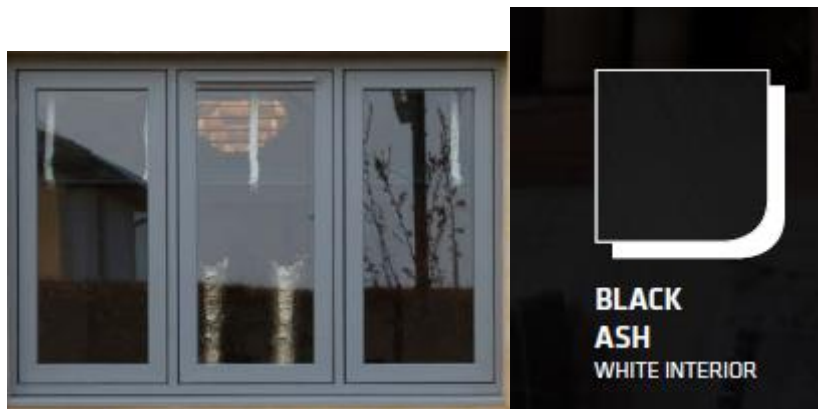
Ref. No: 20050739 | Status: Application Permitted

Design Proposals

The client has been working with a reputable window replacement company and would like to introduce new energy efficient windows of a design that would improve upon the existing situation.

The design of the new windows and doors are – modus from Eurocell which are flush casement windows. These provide an internal and external flush sash.

The doors modus outer frame, transom and mullion is compatible with 56mm or rebated 70mm panels for improved thermal performance over existing 44mm doorset. The system delivers a better thermal performance being low E [A rated].



P013 –proposed window system



Outside



Inside



P014 –proposed front and back door and example of window design

Archaeology

The site is in an Area of Archaeological Potential; however, KCC Heritage has historically advised that the surrounding area and neighbouring properties appear to have been terraced and likely a low-risk site.

Landscape character

The site is well screened by mature trees and shrubs and it is considered that the proposal would not be visually intrusive in the wider landscape and would not adversely affect the local landscape character of the Higham Arable Farmlands Landscape Character Area and would therefore be in keeping with Policy CS12 of the Core Strategy.

Impact on neighbouring properties

The proposal will have very little impact upon neighbouring properties.

Principle of Development in the Green Belt

The proposal is for the replacement of existing windows and so has no material effect upon the greenbelt.

Impact on Openness and Character and Appearance of Surrounding Area

The proposal is for the replacement of existing white UPVC windows previously installed by the previous owner.

The proposal will not affect the openness of the surrounding area; but has the potential to have some limited effect upon the character of the conservation area. This said the boundary of the site to Malthouse Lane is well shielded by vegetation and trees.



P015 – further view taken from junction of crown gardens malthouse lane back to site indicating screening.

Heritage Statement

Malthouse is situated within the Shore conservation area.

The Chapel of St Katherines to the east of Malthouse originates from the 14th century with parts also dating from the 15th century and is grade II listed.

Neighbouring property St Katherines is a grade II listed mid-19th century dwelling with later extensions set within a large garden.

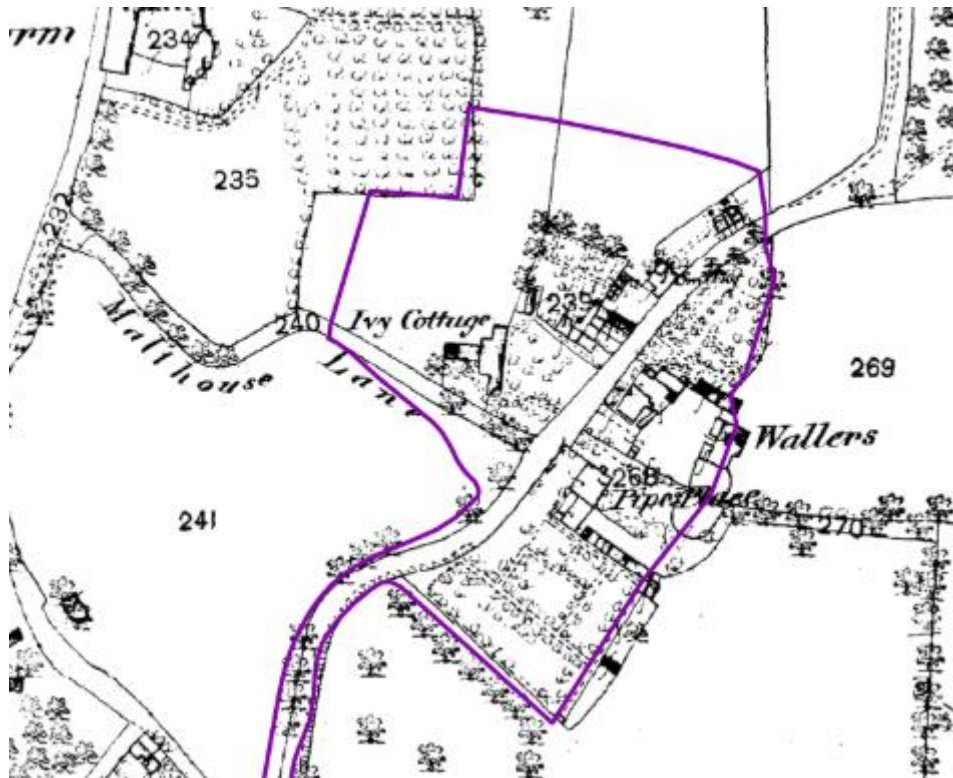
Nearby Little St Katherines is grade II* listed. The Shorne Conservation Area Appraisal states that the grouping of buildings around St Katherines Chapel

comprises a number of relatively large-scale, high quality and high-status individual buildings of different dates, to either side of Forge Lane and that these stand in landscaped grounds with good boundary walls and numbers of mature and beautiful trees, all this contributing to an atmosphere of understated wellbeing.

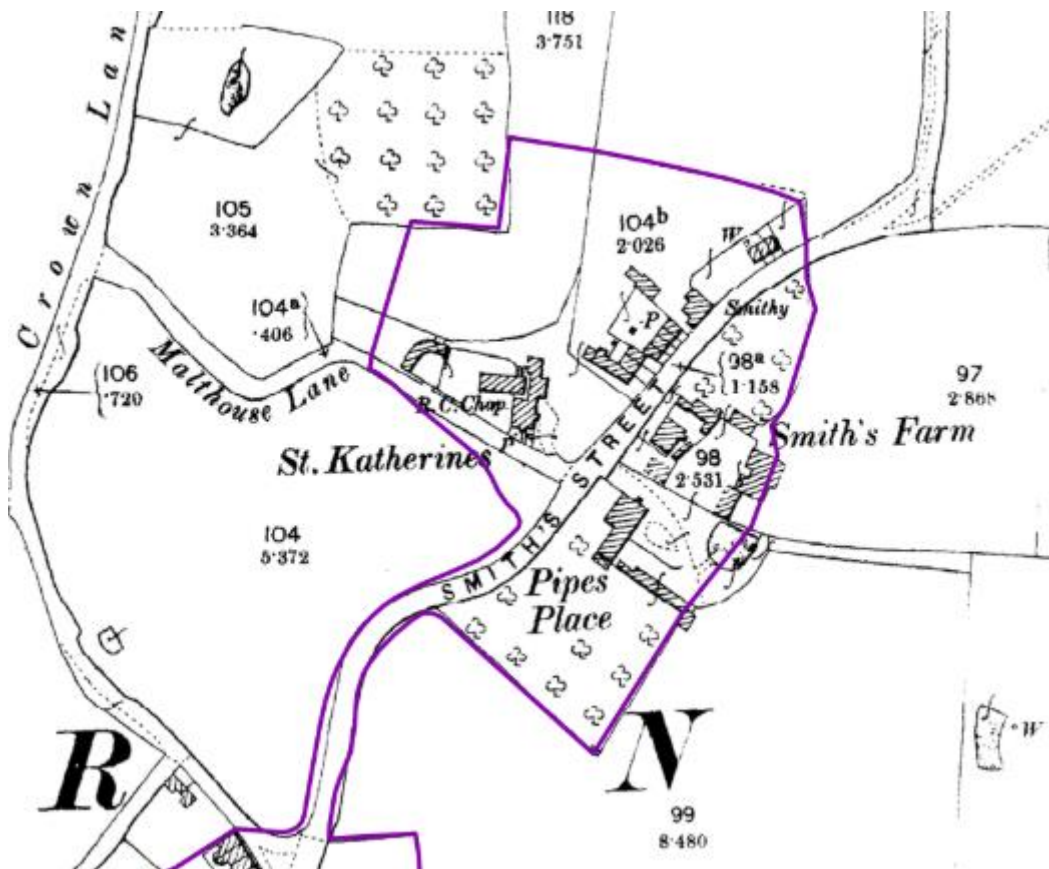
Malthouse

This very interesting, idiosyncratic, curved-plan two storey outbuilding stands in the garden of St Katherines and probably dates from the early 20th century. It was never a malthouse but is named after an earlier building hereabouts. It may have been built as coach house and stables for St. Katherines, in any case it is now a house. Comment is restricted to the east gable and the elevation towards the street. The house stands on sloping ground, being under-built on the north side. It's two storey concave-plan elevation faces towards the street and is extended a little way at one storey at its south end. Both parts are covered in steep-pitched red tiled roofs – the tiles are a 20th century plain clay variety. The tall east gable is in yellow stock bricks with stone corner quoining where this faces the road. A single multi-paned paired casement window in the gable, with a cambered brick arch above, lights the upper floor and above this is a band of decorative red brickwork. The concave elevation is finished in flint from first floor to eaves and this continues below to the sides of the building's original ground floor openings which have mostly been subsequently filled with modern multi-pane windows to suit it's new function as a dwelling. There are four low multi-pane windows at first floor and these are probably original, with yellow brick quoining; two have been widened. A horizontal string course in the wall joins the window cills together. There is a jump-up in the roof of the single storey, where it meets the two storey, section. The former's walls are partly yellow stock brick and partly black weatherboarded.

Shorne conservation area appraisal extract.



P016 – historic map 1843 – 93 indicating St Katherines House and Chapel prior to Malthouse constructyion.



P017 – historic map 1891 - 1912 indicating St Katherines House and Chapel and Malthouse now constructed.

Amenity of Occupiers

The NPPF (2021) states that planning decisions should aim to secure a high standard of amenity for all existing and future users (paragraph 127f). Policy CS19 (LPCS) states that new development should be located, designed and constructed to safeguard the amenity, including privacy, daylight and sunlight, of its occupants, and those of neighbouring properties and land.

The proposal will be designed to meet current building regulation standards which were substantially amended May 2022 improving energy efficiency and performance. This proposal will improve energy efficiency.

Summary

We have provided the following information to enable the LPA to consider this proposal fully:

Elevations - all sides of the building existing and proposed to scale of 1:50 with a measurable scale and window ref no's to identify each window clearly.

Additionally, we have provided a Design and Access Statement which includes a Heritage statement.

In relation conservation policy; we note that although the proposed windows are not traditional timber, they are however of a design that includes flush casement when closed.

It is noted that local policy states that the use of factory made casements as replacements for Victorian/ Edwardian casement windows can be approved subject to choice of manufacturer and detailing and that it is ensured that casement is flush with the frame or recessed when closed.

<https://www.gravesham.gov.uk/downloads/file/247/conservation-areas-maintenance-replacementwindows-and-doors-guidance-spd>

Accordingly due to the reasons given above we ask that the proposal is considered favourably.