



Architects

**Conversion of agricultural barn into 2 bedroom
dwelling with new driveway**

**WEST BARN
ADJACENT TO BAILIFF'S HOUSE
CAMER PARK
CAMER ROAD
MEOPHAM
KENT DA13 0XT**

**DESIGN, ACCESS & HERITAGE STATEMENT
PLANNING STATEMENT**



7th March 2023

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1. Reason for these applications

- 1.1 Planning and Listed Building Consents were granted on 21st January 2020 (refs 2019/0263 and 2019/1188) for the following development:

“Conversion of agricultural barn into 2 bedroom dwelling with new driveway & carport” (planning) and “sub-division of the rear garden and conversion of agricultural barn into 2 bedroom dwelling with new driveway and carport” (Listed Building Consent).

- 1.2 The Bailiffs house and barn were subsequently purchased by the current owners who wish to carry out the conversion work.

- 1.3 An architect was appointed to handle the work and further applications for Planning & Listed Building Consents were made. These later applications were to extend the time in which the project might be started. The applications also included a considerable number of detailed drawings and a structural heritage assessment report to assist in determining the applications and to reduce the number of conditions required.

- 1.4 Unfortunately the description of the applications was changed so that instead of renewing the previous Planning & Listed Building Consents the new approvals granted consent for a very different proposal, namely;

“Conversion of the existing barn into an annex ancillary to the main dwelling at Bailiffs House together with various works including additional openings, an air source heat pump and car port” (same description for both Planning & Listed Building Consents).

- 1.5 The owners are moving to the UK from Canada in order to make the Bailiffs House and Barn their home. They are not developers and have no current intention of selling off either the barn or the Bailiffs House but they naturally wish to keep their future options open. They therefore wish to renew the original planning/LB consents to avoid having to trouble Gravesham Council with yet another set of planning applications in the future. This renewal to the original planning/LB consents also avoids possible VAT and future funding issues.

- 1.6 This application for Planning & Listed Building consent comprises the drawings from the recent (current) planning & LB approval with the addition of a new block plan to address access issues covered on the original planning & LB applications and also to allow access for fire-fighting vehicles in accordance with Building Regulations requirements.

- 1.7 The drawings from the existing planning & LB applications are being used with the permission of the original architect who prepared them.

- 1.8 Currently a considerable amount of work has been carried out on site. This work includes the erection of a sheeted weather resisting scaffold. The existing corrugated sheets have been removed. The existing timber boarding has been removed so that the condition of the frame can be assessed and repairs carried out. The timber frame has received temporary propping and bracing. Some underpinning has been carried out.

No permanent construction has been added to the structure and the work which has been carried out to date would be required regardless of the use of the building, whether it be a separate dwelling, an annex or indeed to remain as a barn.

- 1.9 The work to the barn itself is identical to that already approved under the currently valid planning & LB consents including the small building to house the air source heat pump in a discrete location. The only changes are the improved access and the use to be as described in the previous planning & LB consents.

2. The Proposal

- 2.1 The barn itself is not listed although it is considered to be within the curtilage of the Bailiffs House which is grade 2 Listed. The barn is late 17th or early 18th century & was once located to the south of the old Camer Road.

Following the 1987 storm the roof was removed and replaced with corrugated metal sheeting. An original gable end was changed to a hip. The walls consisted of timber weather boarding mostly in poor condition and much of it appearing to be recently added. Much of the oak frame of the barn has however survived. The structural heritage assessment report which forms part of this planning/LB application discusses the frame in detail & the works proposed.

- 2.2 It is proposed to retain, repair and where necessary strengthen the existing frame, to replace the roof with a natural slate covering, to reinstate the original gable end and to re-clad the barn with black timber weatherboarding.

3. Amount

- 3.1 The existing gross internal floor area is 124 sqM. The proposals include a small increase in the size of the existing mezzanine floor to give a proposed gross internal floor area of 130 sqM. This is the same as the previous planning/LB consents.

4. Layout

- 4.1 The layout is unchanged from the existing consent for the annex with access doors facing east towards the Bailiffs house, a large open plan living/dining/kitchen area in the centre, a bedroom with en suite bathroom facilities at the southern end and a utility/boot room at the northern end. A small staircase leads to the mezzanine area which provides a second bedroom.

- 4.2 As noted in the application for the annex the proposals include the following:
- Window opening to the south gable at mezzanine level in the location of what appears to have originally been an opening, possibly for loading hay etc.
 - Conservation rooflights, recessed installation to allow for a slate roof & black frames & glazing bars.
 - Original door opening in south east corner of barn at ground floor level reinstated. To be a glazed opening with a barn door that can be pinned open.
 - Additional small window to north wall to provide natural light & ventilation.
 - Small building for services & storage in lieu of carport.
- These items are all shown on the drawings which are submitted in support of this planning & LB application.

5. Scale

- 5.1 The scale & shape are to remain as existing. The existing oak frame will be retained and insulated externally to ensure the longevity of the barn. The finished external surfaces will be further away from the frame than those existing to enable sufficient insulation to be provided.

6. Landscaping

- 6.1 No significant landscaping is proposed.

7. Appearance

- 7.1 The shape of the building is retained with the exception of the reinstatement of the gable end. Replacing the corrugated sheeting with a natural slate covering and the new black timber weatherboarding will significantly improve the appearance of the building. New windows and doors frames have been carefully considered to use existing openings wherever possible.
- 7.2 The setting is altered by the new access arrangements, reinstating a short section of the historic roadway. The boundaries generally remain as existing with new post & rail fencing to the north and east. The eastern boundary leaves approx. 20m to the flank wall of the Bailiffs House.

8. Planning Statement

- 8.1 As previously stated the barn is within the curtilage of a listed building. It is also located within the Green Belt and within an Area of Outstanding Natural Beauty.
- 8.2 NPPF paragraph 197 requires local authorities in determining applications to take account of the desirability of sustaining & enhancing the significance of heritage assets & putting them to viable uses consistent with their conservation.
- 8.3 NPPF paragraph 203 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

This application will help to secure the future of the non-designated heritage asset. The facing materials proposed which are more appropriate for a heritage asset will enhance the setting of the Listed Building.

- 8.4 GBC Policy CS02 refers to projects within the Green Belt & GBC Policy CS12 states that the overall landscape character and valued landscapes will be conserved, restored and enhanced. The greatest weight will be given to the conservation and enhancement of the landscape and natural beauty of the Kent Downs Area of Outstanding Natural Beauty and its setting.

The building already exists and the renovation will be visually an improvement in reinstating a traditional roof.

- 8.5 GBC Policy CS20 states that,
“The Council will accord a high priority towards the preservation, protection and enhancement of its heritage and historic environment as a non-renewable resource, central to the regeneration of the area and the reinforcement of sense of place. Particular attention in this regard will be focused on those heritage assets most at risk through neglect, decay or other threats. Securing viable, sustainable and appropriate futures for such assets at risk will need to be reconciled with the sensitivity to change that many present”, and,
“When considering the impact of a proposed development on a designated heritage asset, the weight that will be given to the asset’s conservation value will be commensurate with the importance and significance of the asset. For non-designated assets, decisions will have regard to the scale of any harm or loss and the significance of the heritage asset.”

9. Materials

- 9.1 Conservation rooflights (see paragraph 4.2)



- 9.2 Reinstate door opening as shown on the photograph below from 1987



9.3 Air source heat pump



9.4 Heritage half round cast iron rainwater goods, black



- 9.5 Cladding to be dense softwood feather edge max 200mm wide boards tapering in section from 24 to 6mm thick, stained black



- 9.6 Patio paving to be a light grey reclaimed engineering brick to match the image below



- 9.7 Any visible facing brickwork for example in the brick plinth to be finished with a mix of reclaimed bricks from the barn and matching reclaimed bricks such as those from the T Caudwell Yard for reclaimed bricks. The mortar shall be a medium texture, barley colour slightly recessed & brushed to expose the aggregate.
- 9.8 Slates to be natural high quality blue/grey Welsh to approved sample.



- 9.9 Vents to bathroom extract, cooker extract & wc to be in line slate grille for roofs and cast iron black hooded grille for walls. Stove flue to be matt black finish & svp terminals & all visible pipework to be black to match roof & cladding.

