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East Court Manor
Church Lane, Chalk DA12 2NL

Design & Access Statement

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.
- 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 A search of the Gravesham Planning website yielded no applications for Planning Permission or Listed Building Consent for East Court Manor. The search did reveal that the nearby barns, once part of East Court Farm, received Planning Permission and Listed Building Consent for conversion in 2004 and were subsequently converted.
- 1.05 The estate agent's photographs were taken in November and December 2021. My Clients purchased East Court Manor in March 2022. Unauthorised building works commenced in March and ceased at the beginning of November 2022 following the threat of enforcement action ref: 22/00187/EN.
- 1.06 I was appointed in December 2022 to assess works to the house and liaise with Gravesham Borough Council with a view to submitting an application for Listed Building Consent to regularise the alterations where the Council deem them to be acceptable and to agree rectification measures where the Council considers works to be harmful to the historic building.

A site meeting, attended by my Client and Ian Brown from Gravesham Borough Council, took place on the 13th of February 2023 during which the works

implemented were discussed in conjunction with the Schedule referred to in item 1.08 below.

- 1.07 This Heritage Statement is to accompany applications for Listed Building Consent (LBC) and Planning Permission (PP) with a view to regularising the unauthorised works and obtaining LBC and PP for works which have not yet been implemented.
- 1.08 A separate schedule, with a description of works undertaken by my Clients and accompanied by a record of notable features which survive and are to be retained, accompanies this document.

2.00 Design Statement:

- 2.01 The proposals seek to retain some works which have been carried out without Listed Building Consent whilst offering some improvements to the building in lieu of their removal.
- 2.02 Some works which have been implemented are to be reversed notably where items of joinery have been removed.
- 2.03 A number of external improvements are proposed including the replacement of three uPVC dormer windows with purpose made timber windows. A further dormer window is proposed to the South elevation to provide additional daylight to bedroom 9.

Also to the North elevation, the existing truncated chimney stack is to be restored and used, in part, to conceal the SVP enabling externally mounted plastic soil pipework to be removed.

- 2.04 Ground floor sash windows to the principal, West, elevation are to be restored with new lower sashes having glazing bars. This work will return the windows to their original configuration.

3.00 Access Statement:

- 3.01 The proposed works do not alter the existing access arrangements.