

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 installation of gable end windows, roof windows, external door, and the formation of roof space storage and games room to the Garage Building.**

Introduction:

This design and access statement has been prepared in connection with the proposals to install new gable end side windows to the existing garage building, together with new roof windows to both front and rear roof slopes, and the installation of an internal floor within the existing roof space to create storage space and a new games room.

The garage building in part of the complex known as The Barn, a previously converted and sub-divided Barn in the grounds of the building complex known as East Court Barn to the rear of East Court Farm House a Grade II Listed Building.

Site Context and Brief Planning History

The host property forming this planning application is one half of the long ancillary barn to the eastern side of the complex of buildings from the original East Court Farm. This building was the subject of a conversion into the current house which was completed some years ago.

The property is set within substantial grounds to the east of the site being part residential garden and part paddock field. To the north of the site is a 3 hectare field which is used for grazing purposes but within the same ownership. The main vehicle entrance to the properties is to the south of this field. A padel court has been constructed to the north of the dwelling, beside the entry point for the driveway. To the immediate west of this driveway and opposite the padel court is the current garage building, the subject of this application.

To the south of the application site is the other half of the barn which is also in use as a residential dwelling and further buildings to the south which have been converted from the original farm buildings into residential dwellings. The Southernmost building on the adjacent site was formally an open cart style building, which has also been converted into dwelling.

The complex was originally in the same ownership as the Farm house which is Historically Listed and as such is included in the Listed Building process, being with the curtilage of the site; however this part has been legally separated off from the Farmhouse and has its own title plan. The Listing of the Farmhouse

contains no reference or mention of the barn and other outbuildings and there would therefore be an assumption that at the time of the Listing in 1953 the barn and other buildings in the complex were not considered worthy of specific mention, or any mention at all, and the Listing was imposed because of the Farmhouse.

Proposed Conversion Works

The building was approved under planning ref. 20190265 for the removal of a previous stable building and other smaller outbuilding and the construction of a long barn like structure to provide garaging for the applicants classic and modern cars, with the added benefit of a high roof space to allow double height parking of the cars using hydraulic platforms.

While the applicant still maintains his collection of cars, these have been scaled back and the demand for the full extent of parking is not so great. He therefore wishes to make more use of the roof space while not increasing the volume of the building. The original proposals were for an 8 bay garage with all able to have double height parking.

The proposals will now be to reduce this by creating some storage space over 2 of the bays, at the southern end of the building. This will be installed at a high level which will continue to allow double height parking under the storage areas. The for the remaining t bays to create a games room, which depending on the type of cars the applicant acquires will either allow for single parking or double height parking to be maintained.

In connection with the proposals to install a floor level in the roof voids, the applicant wishes to introduce some roof windows to provide natural light into the spaces and also provide side windows in the gables, resulting in 1 window per bay. The additional rear door is proposed to provide segregated access to the games room, which is more of a domestic nature, and thereby maintaining a fire separated access and protected escape route from the games room to a final exit out of the building.

The design of the building will not change external in terms of finish and size, the only additional externally are the insertion of roof windows, gable windows and a door.

Heritage Statement

As mentioned previously the barns and other outbuildings are not mentioned in any way on the original Listing from 1953 and the Listed is all concerned with the original Farm House at the front of the site. While the building is not specifically Listed therefore, it is a building 'within the curtilage of a Listed Building' and as such should be considered in this context.

The existing garage building did not require Listed Building Consent previously, and as such this application only covers a planning application and works to a domestic complex.

The proposals are already heavily screened from the adjacent Listed Building on the adjoining site by the tree and shrub line behind the current building.

The insertion of new windows and doors within the recently constructed garage building, will have no impact on the adjacent Listed Building. In terms of its setting within the original farm stead, the current buildings have already been converted to residential dwellings, which incorporated various roof windows within this conversion and as such the proposals for these windows is of no greater harm or significance to the overall setting and character of the surrounding buildings.

Development within the Greenbelt

Whilst the site falls within the Greenbelt, this proposal is for insertion of windows and a single door in an existing building, this is not additional development or increase in bulk to the existing building, the additional floor space being created internally will provide storage and a games room for the enjoyment of the residential occupiers of The Barn.

There is no effect on the openness of the greenbelt, as the building already existing, there is no loss of tree or shrub screening around the building with this proposed alteration to the building.

Conclusion

The alterations proposed are moderate, to provide an internal games room for the enjoyment of the residential occupiers of the host dwelling, and some secure storage for the applicant of both garden, house, and car paraphernalia. The insertion of the roof windows, gable windows and external door, are similar to the roof windows inserted in the original conversion of the host dwelling and the surrounding buildings. The windows are appropriate in size and number for the size of the building, being 1 window provide in total to each bay; 1 on each end of the building 2 to the rear elevations which are shielded by the large tree screen, and 4 windows to the front elevation.

The design of the alterations have been sympathetically considered to blend into the existing complex and match existing features incorporated previously in buildings on site. The screening which exists by the existing buildings, and more importantly the extensive landscape around the building means any views of the alterations both long distance and from surrounding fields will be no greater than any views of the existing building as it is. We would therefore ask that you support this development of the new garage building.