

Heritage & Design/Access Statements

for

**The Proposed Repair & Refurbishment of the
Existing Listed Building including a Two Storey Rear Extension &
Internal/External Alterations**

at

**‘Fir Tree Cottage’
The Minnis
Rhodes Minnis
Near Lyminge
Kent CT4 6XX**

On behalf of

Mr G Peckett & Ms S Barter

**Prepared By
S. I. Chartered Building Surveyors
8 Jointon Road
Folkestone
Kent CT20 2RG**

**Tel No. 01303-240088
Email: stuart@sicbs.co.uk**

HERITAGE STATEMENT (incorporating Design & Access Statement requirements)

For the Planning & Listed Building Application for the repair and refurbishment of the existing dwelling, including a proposed two storey rear extension and including internal/external alterations. All details to be referred to in conjunction with the application drawings nos. 022/19/01 and 022/19/02.

Background:

The property is Grade II Listed, being first 'listed' on 17th October 1988 under list entry 1260203. The property is a two storey red and grey brick property in Flemish bond with Kent Peg Tiles. The property is set back within a large plot on the corner of 'The Minnis' and Green Lane. The plot is largely laid to lawn and surrounded by hedging with a number of trees. The vehicular access lies to the rear.

In the official listing it is advised that the property was a former farmhouse, constructed in the late 18th/early 19th Century. However, the Local Authority Conservation Consultant believes parts date back to the late 17th Century.

The property is two storeys and has projecting red and grey brick stacks to either end in an English bond. There are four windows to the front evenly spaced around a central doorway. To the rear there is a catslide roof as well as incorporating a modern side extension that forms part of the bathroom. The window to the side is a modern metal 'crittall style' window and there is a variety of window styles to the rear. On the current reason for listing there was no access to inspect the interior of the property, and therefore it has been 'listed' on its external view only.

The internal of the property has a simply layout with two rooms on either side of the central staircase. The internal rooms have been considerably altered over the years with modern additions, including a modern fireplace in the living room. The ground floor rooms have low ceiling heights, as well as low eaves height to the rear and to the catslide roof.

The house is in a poor condition with large amounts of damp and as stated previously, has been modernised in the middle of the last century. The ground floor has been re-screeded with a modern mortar over the original brick floor and would appear to have a tar form of damp proofing.

The front of the property has small Yorkshire horizontal sliding sash windows, which are set either side of a boarded front door which incorporates a small canopy. It is noted that one of the windows has been replaced in a non-sliding form of window. These windows are in extremely poor condition and do require replacement with a matching design.

It is confirmed that the Applicant consulted with the Local Authority Planning Officer and Conservation Consultant, and pre-application advice was received in February 2019. The proposed design of the extension and the suggested repairs are fully in accordance with this advice and have been included within the application.

Development Proposals:

As previously stated, the property is in a very poor condition and requires complete refurbishment and repair. It is also small in size with low floor to ceiling heights and therefore to bring it into an acceptable family use, it requires extending. The following repairs and suggested alterations are as per the design advice from the Local Planning Authority. The Applicants having only recently purchased the property with a view to restoring and extending it to form a family dwelling.

The extension is to be a two storey rear extension, but will allow the retention of much of the catslide roof to the rear. In order to not over dominate, the rear extension ridge line has been set slightly below the ridge line to the main house and the eaves have also been set at a lower level, all being set in line with the north side of the house. It has been designed with a hip end to the main roof and with small dormers. It is to incorporate matching clay roof tiles and similar hanging tiles to soften the feel above the matching brickwork to the ground floor. The new windows and doors will be of timber design and will be as per the application drawing, details/sections.

The extension will create an additional bedroom as well as a first floor bathroom with a ground floor creating a new garden room and rear entrance. The design and size of extension being in-keeping with the current building and its design, and will fully comply with the advice received from the Local Planning Authority.

The internal of the property is to be fully refurbished due to the poor condition it is in. Current interiors will be completely stripped out, removing all current furniture, kitchen units, bathrooms and fixtures & fittings. The modern side extension will be fully removed and a matching timber window inserted with the opening being fully bonded in matching second hand brickwork, using a lime mortar and a 'penny-struck' joint to match. The current casement window adjacent to the southern chimney stack will be removed and this opening fully sealed to match. It is intended that during the refurbishment the current wide board ledged plank doors are to be retained throughout. The modern cement mortar and plaster is to be fully removed and replaced with a breathable lime plaster.

All the current floor finishes are to be stripped back to determine the original brick floors, which are to be fully investigated. A method of damp proofing is to be therefore agreed once a full exposure of the ground floors can be determined. All existing timbers are to be retained where possible, but are to be fully treated for beetle and possible wet/dry rot, where necessary.

Within the current dining room, the current oak bressemer beam is in a poor condition and has failed on the right hand side (see photograph in appendix). This beam is to be replaced in matching oak using the current beam as a template. Defective masonry around this beam can then be fully removed and repaired/reinstated.

The current bathroom is to be fully removed and the kitchen is to be extended in to the current bathroom area, and the area is to be opened up to form a kitchen/dining room. The beam that currently spans between the kitchen and dining room is to be fully checked and examined by a Structural Engineer to see if this opening can be formed and the beam retained over. The current ceiling to the rear lean-to is to be fully removed and two conservation roof lights are to be inserted over, and the pitched roof is to be insulated accordingly. The rear annex is to have the internal walls removed to form a new store room and w.c.

The current opening below the staircase is to be sealed and the former doorway is to be reinstated below the staircase.

The remaining change to the ground floor will be the removal of the modern fireplace surround and to be replaced with a Georgian style cast iron hearth inset.

Due to the limited floor to ceiling height, the Applicants are intending to expose the ceiling joists with plaster set between, but this will be subject to the full removal of the ceilings and examining the condition of the first floor joists.

The first floor layout is to be retained similar to that which currently exists, but allowing for a small hallway to be formed to access the rear first floor extension and new first floor bathroom located to the rear of the new main bedroom.

The ceiling height is very low within the second bedroom and therefore it is intended to raise the ceiling joists to the height of the current main bedroom, subject to structural confirmation.

To the external of the property, all roof pitches are to be fully overhauled, replacing defective clay tiles with matching second hand Kent Peg tiles throughout. All flashing details around chimney stacks and roof lights, and within valleys are to be in suitable leadwork. All existing UPVC guttering and downpipes are to be replaced in new 100mm half round cast iron guttering and downpipes, and any new works to the extension are to be the same.

All repointing to existing and proposed brickwork, which is to include the removal of the existing cement mortar, is to be repointed with a lime mortar, ensuring a 'penny-struck' joint to match. Any badly spalled brickwork to be fully cut out and replaced in matching second hand brickwork. The external windows and doors are to be replaced as mentioned previously.

Over the entrance canopy the current later roof tiles are to be removed and replaced in leadwork.

To the external of the current property and in the location of the proposed extension, all ground levels are to be lowered, including the removal of the current hard paving, which will help alleviate the serious damp issues to the property. This will be subject to determining current foundation levels and exploratory work upon site. The need to insert land drains around the property will be required to help alleviate the current serious damp issues to the property.

Impact Assessment:

As stated previously, the property is Grade II Listed having been first listed in October 1988. The legacy record for listing being as follows:-

'Former farmhouse, now house. Late C18 or Early C19 red and grey brick in Flemish bond. Plain tile roof. Two storeys. Hipped roof. Projecting red and grey brick stack in English bond, with plain tiled shoulders, to left gable end and smaller similar stack to right. Regular two – window front of two light horizontally sliding sashes. Segmental heads to two ground floor windows:- left window similar to first floor, right a two light casement. Central boarded door with slanted bracketed hood. Rear lean-to. Interior not inspected.'

The property is therefore listed externally with limited reasons for listing to the internal, much of which has been altered in the last century. The property is in a poor condition and it is therefore the intention of the new owners to fully restore the property into a condition that meets its Grade

II Listed status. This has been fully supported by the Local Authority Conservation Consultant. The repairs to the main building will be fully sympathetic to the grading, as will the proposed rear extension which is required due to the limited size and room heights to the current building. The design and scale of the extension will fully complement the original building, and will not be visible from the frontage of the original building.

The internal repairs and refurbishment will be bring the property back to its original construction. It will allow the accommodation to be habitable into the long term, which will only benefit the long term upkeep and maintenance of the property.

DESIGN

Use:

Refer to details above, which are not being repeated in the following. All works being as per the Pre-Application advice from the Local Planning Authority. The property being a single residence and Grade II Listed.

It is considered that the proposals will fully comply with the Folkestone & Hythe District Local Plan Review Policies SD1, BE1, BE4, BE4, BE5, BE8, BE17, CO1, CO4, CO21 and HO1. The alterations will also comply with adopted policy of the Kent Design Guide and full compliance with the National Planning Policy Framework and associated Government policy.

Amount:

The property has an approximate site area of 0.19 hectares. The current overall floor area of the property is 77.04 m². The new extension floor area created will give an additional floor area of 40.65m². The total proposed internal floor area of 116.57m², allowing for the removal of the single storey side extension, on completion of the extension.

Layout:

Refer to Heritage Statement above and the need to create additional accommodation to create a family dwelling, due to the current size of the property.

Scale:

See section 'Amount' previously.

Landscaping:

The gardens are extensively landscaped with several mature trees. There will be the need to trim back the lower branches to an existing fir tree, currently located on the north west side of the existing dwelling and which is shown on the application drawing no. 022/19/02. The remaining external garden features and layout will remain unaffected by the works under the current Planning and Listed Building Applications.

Appearance:

Refer to Heritage Statement. All materials to be used will match existing, as per the application details and as agreed with the Local Authority Conservation Consultancy advice.

ACCESS
Vehicular and Transport Links

The property is located within the village of Rhodes Minnis where there are bus route connections. The property is also located close to the village of Lyminge. The provision of a detached garage/store building to the property is subject to a current separate planning application no. Y19/0736/FH.

Inclusive Access:

The property is subject to the Grade II Listed status, but the extension and alterations will allow for the full repair and refurbishment of the property by the new owners to comply with modern needs, but sympathetic to the building status.

SUMMARY/CONCLUSION:

The property has been poorly maintained over many years and is uninhabitable in its current condition. The repairs and improvements, along with the proposed two storey extension, will allow the property to be brought back into use and enable it to be maintained over the long term by the new owners.

The intended refurbishment and improvement to the property has been in full consultation with the Local Planning Authority and all the design input and recommendation has been fully incorporated within the current Planning and Listed Building submissions. Therefore there should not be any reason to not support the current Applications.

APPENDIX



Front Elevation (East)



Rear Elevation (West)



Side Elevation (South)



Side Elevation (North)



Front Yorkshire Sliding Sash Window (Poor Condition)



Defective Bressemer Beam and Masonry to Dining Room



Front Door and Canopy (Poor Condition)



Modern Fireplace in Living Room



Bedroom 2 – Low Ceiling Height (to increase ceiling height to match Existing Bedroom 1)



Existing Wide Boarded Ledged Plant Internal Door (To be retained)