

Conservation Consultancy Advice:

453	Case ref. no:	Y18/1335/FH and Y18/1336/FH
Property Address:	Barling House, Clubbs Lane, Brookland, Romney Marsh	
Proposals:	Erection of a replacement porch to north-east elevation, erection of a Single storey extension to north-west elevation, removal of chimney Stack at ground floor and replacement of existing back door with window, installation of new doorway through to new extension and removal of internal wall to create new utility and WC	
Application Type	Planning Permission and Listed Building Consent	
Agent:		
General Comments Operative Conditions?		
Listing / C/A?	Grade II	
Date Consult Received:	24/10/2018	
Date Comments Sent:	04.12.2018	

Comments:

1- General & Historic Building Description and Significance:

Barling House is located on Clubbs Lane which extends out from the village on its south side and is about 200m south of the church. The house lays back from the road behind a frontage hedge in a large garden plot.

The house appears to be c17th, a classic lobby-entry plan type with a tile hung upper storey on a brick base. The roof is a steep pitched, half hipped Kent peg tile roof which sweeps down at the rear to form a catslide. A two storey rear wing extends out of the back of the main range, also with a tile hung upper storey, with a Kent peg tile roof and possibly early c18th. This contains the kitchen at ground floor level.

There is a poorly built glazed lean-to porch built on the north-east gabled end.

2- Development Proposals:

1. Construction of a small full width lean-to extension onto the rear of the existing north-west kitchen wing. – brick built with a Kent peg tile roof.
2. Removal of the chimney breast from the existing kitchen and formation of a new door into the new extension
3. Removal of the lobby area and downstairs WC with the space incorporated into the kitchen
4. Demolition of the existing porch, replaced by a new larger hipped roof porch about 2.5m2 on plan

3- Comments:

Barling House is an attractive and unspoilt Kentish farmhouse of the classic form. The extension retains much of this traditional character and the interior has been sympathetically modernised and upgraded.

The proposed extension is of a traditional form sympathetic to the character of the main house. The existing house is of a diminutive scale at the rear, with a very low eaves line to the rear catslide and the rear extension range is also very small scaled.

1-The Extension

I can see no harm in the proposed extension, which appears to be a very natural extension to the house, but this has a more conventional modern scale, with standard door sizes and eaves height. The design of the extension and its impact on the house would be improved by a very slight diminution in scale, with the rear eaves reduced to say 1.8m high and the door reduced to slightly below standard – say 1.9m rather than the more modern standard of 2m. This door should be of a more traditional half glazed pattern and I attach a sketch of the typical half-glazed door type used in the c18th or early c19th. The windows should be custom made to match the detail of the existing.

The brickwork should be built Flemish bond with open eaves to match the existing rear (no fascia) and cast iron rainwater goods.

2-Removal of Chimney Stack within Kitchen

The chimney stack is an original feature of the c18th extension and appears to have had a fireplace at ground floor level only with the brickwork corbelling back to a single flue extending up the gable. The brickwork is exposed externally between the tile hanging. However, within, the kitchen has been modernised with the chimney breast remaining only as a tiled “lump” within the kitchen. I therefore consider that its removal at ground floor level only would not significantly harm the character of the building. The upper part of the stack should be retained and details of the support arrangements provided as a detail pursuant to the approval.

3-Removal of WC and Partitions

These are all modern insertions and their removal is not contentious.

4-Reconstruction of Porch

The existing ramshackled porch has character but is poorly built and not in good condition. Demolition and replacement is therefore acceptable provided that the replacement is carefully detailed in the traditional manner.

The proposed replacement seems however to be a bit too large scaled and would benefit to being reduced down to say a 1.5m projection, omitting the brick built sections at the back. The hipped roof design is ok but the eaves need to follow round at the front the same level as the sides, not higher over the door as shown.

The design needs to be carefully detailed with a more traditional door design and with smaller narrower casements, more in scale with the existing. These should have glazing bars but one horizontal bar only would do, more akin to the existing porch windows.

The brick plinth should be built Flemish bond with the window joinery extending back to abut the house without any brickwork above cill level.

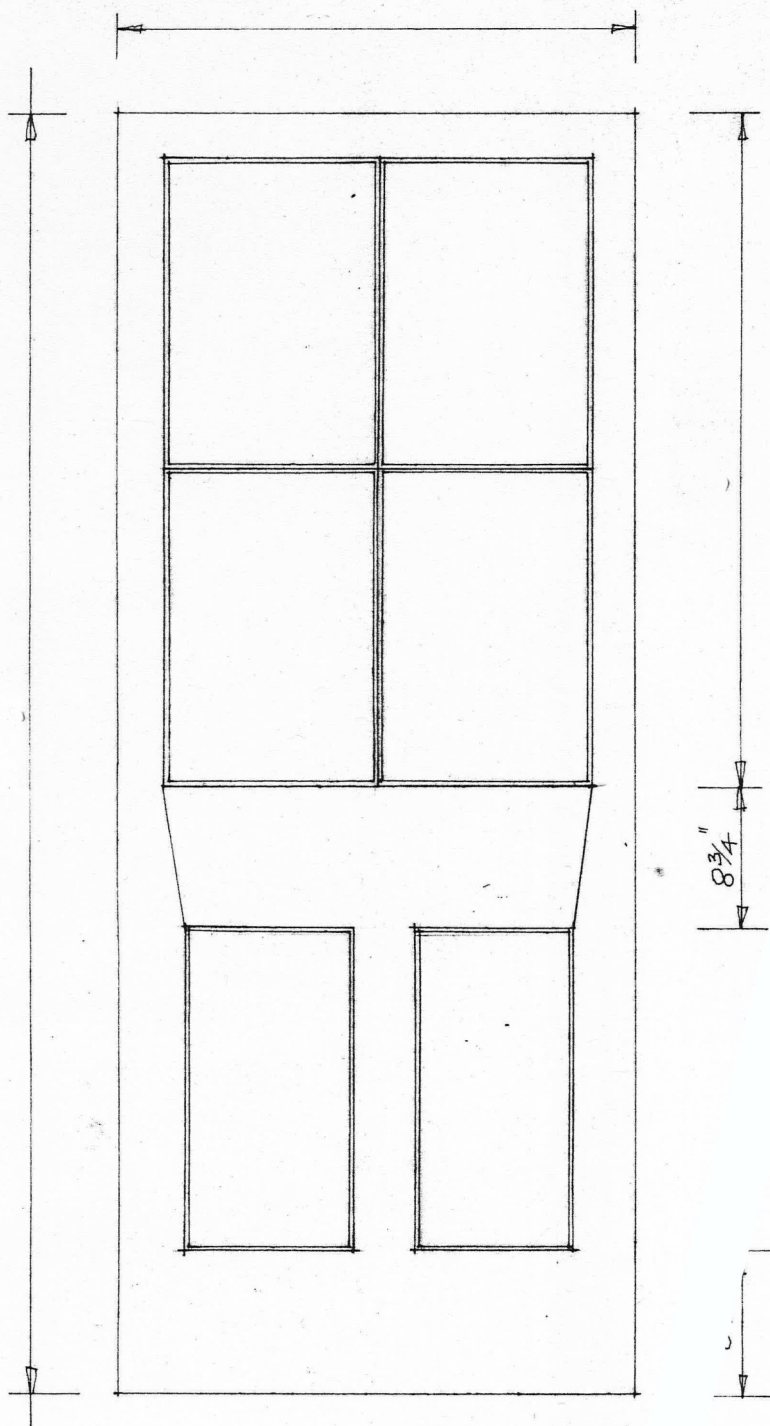
The proposals would need to be presented at a scale of 1:50.

4- Recommendations:

Revert to Applicant with suggested amendments to the proposed extension and porch.

In due course, once an acceptable amended scheme is received I would recommend grant subject to the following conditions:-

- Materials to match existing – painted brick, Kent Peg tile
- Details of construction of eaves and verge – scale of 1:5 or 1:10
- Details of joinery of doors and windows – scale of 1:1 or 1:2 and 1:5
- Details of the structural support for the removed section of chimney breast within the kitchen – north-west side
- Cast iron rainwater goods

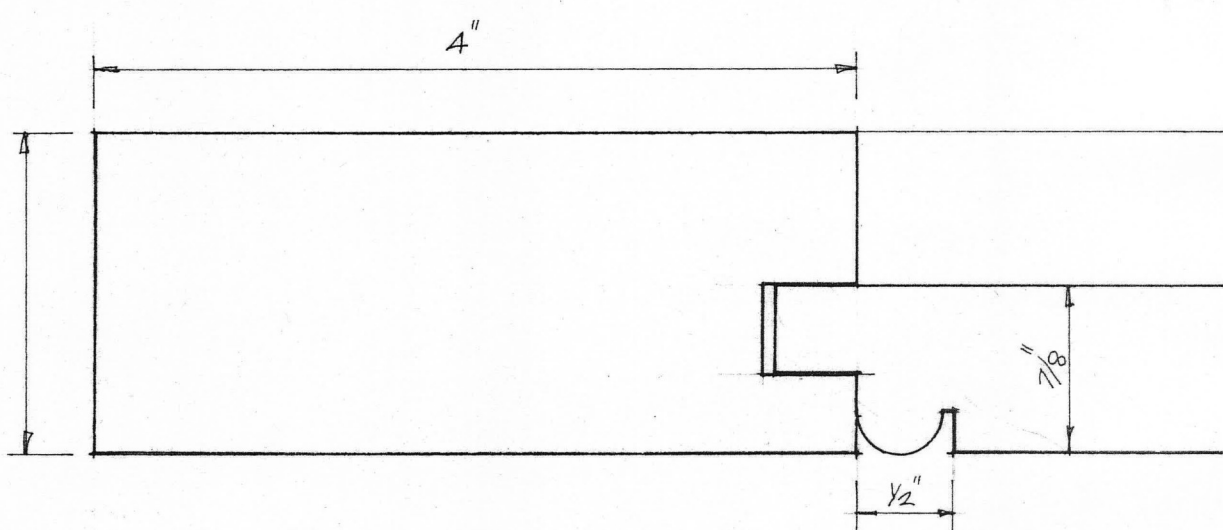


General Notes

All timber to be British Columbian pine

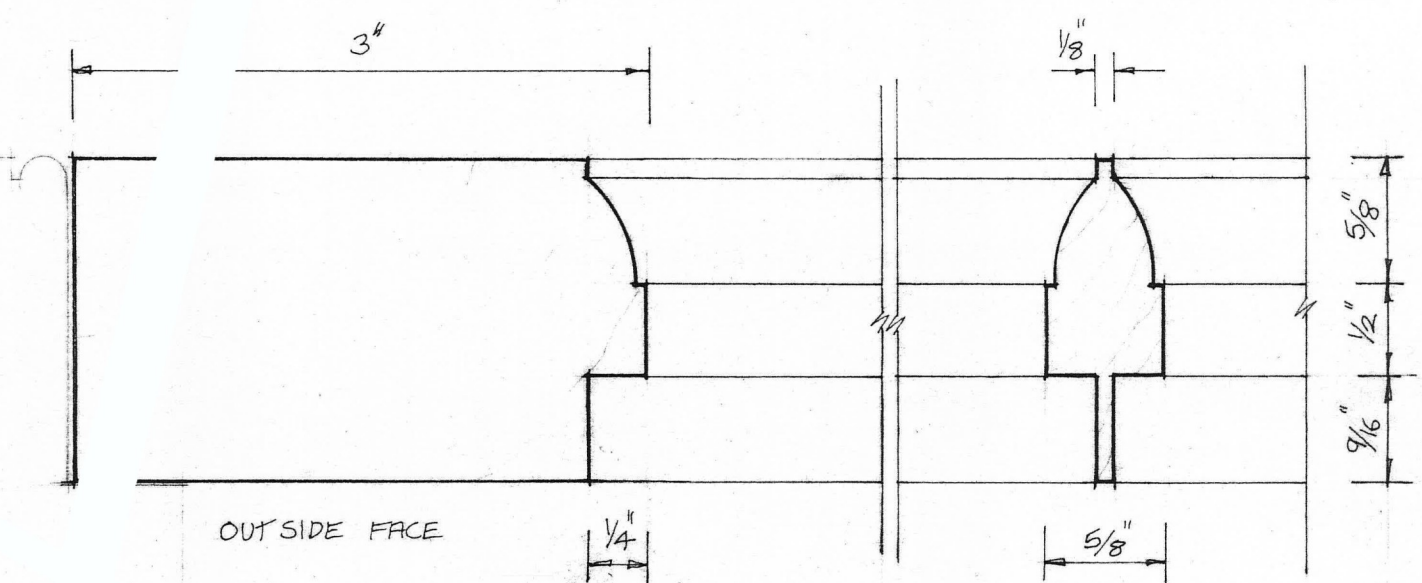
All timber to be treated with preservative

glass sill line level with glass line on adj window



ELEVATION SCALE 1:

PLAN OF LOWER STYLE AND PANEL MOULDING



Listing Text

TQ 989 233 BROOKLAND

3/20 Barling House

II

House. C17 with late C18/early C19 alterations. Timber-framed. Ground floor of front elevation, right gable end and left return wing red brick with some grey bricks in Flemish bond, probably rebuilt to front and right. First floor tile hung. Plain tile roof. Lobby entry plan of 2 bays and a stack bay with left rear return wing either integral or very slightly later. 2 storeys and garret on brick plinth. Roof hipped to left, half-hipped to right. Broad central brick ridge stack aligned with ridge. Irregular fenestration of three 2-light casements. Central ribbed door. Rear lean-to to front range, Interior: Gunstock jowls to posts. Tension brace to left gable end. Exposed timbers.

Listing NGR: TQ9890323379