

WISE FOLLIES

HERITAGE AND DESIGN & ACCESS STATEMENT



DARRELL HEALEY
WISE FOLLIES, ELHAM, KENT
HERITAGE AND DESIGN & ACCESS STATEMENT REVISION P1
21.03.2024
22.0085

Hollaway

This Design & Access and heritage statement is to make internal and external changes to the Wise Follies property in Elham village, part of the Folkestone and Hythe district area.



 SITE BOUNDARY

Wise Follies is a grade II listed property located within the conservation area in Elham.

The property sits on The Square towards the edge of the village and is part of a cluster of buildings adjacent to the King's Arms pub.

- SECONDARY ROAD
- PRIMARY ROAD
- LISTED BUILDINGS
- CONSERVATION AREA
- SITE APPLICATION BOUNDARY



Wise Follies, The Square

WISE FOLLIES, THE SQUARE
GRADE II LISTED BUILDING

LIST ENTRY NUMBER: 1241406

ENTRY DETAILS:

TR 1643-1743 ELHAM THE SQUARE (north side)
9/76 Wise Follies 29.12.66 II

House. Late C18 facade or front range to C17 or earlier building. Timber framed. Mathematical tiles to front elevation. Short tile- hung left return. Rest of left return chequered red and grey brick. Plain tile roof. 2 storeys and cellar. Boxed eaves. Hipped roof. No visible stack. Regular 3-window front of sixteen-pane sashes in open boxes. Similar ground-floor windows with segmental heads. Central door of six fielded panels. Rectangular fanlight with radiating glazing bars. Reeded architrave with reeded borders to rectangular paterae, and to central panel of frieze. Flat corniced door hood. Rear range or elevation timber-framed with brick infilling on first floor. Interior not inspected.

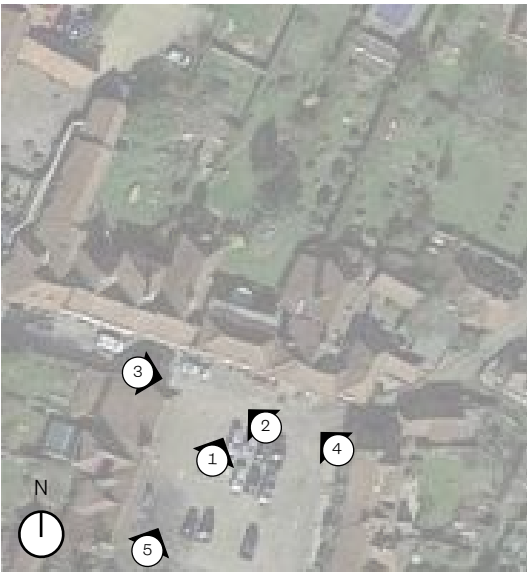
Listing NGR: TR1771143897



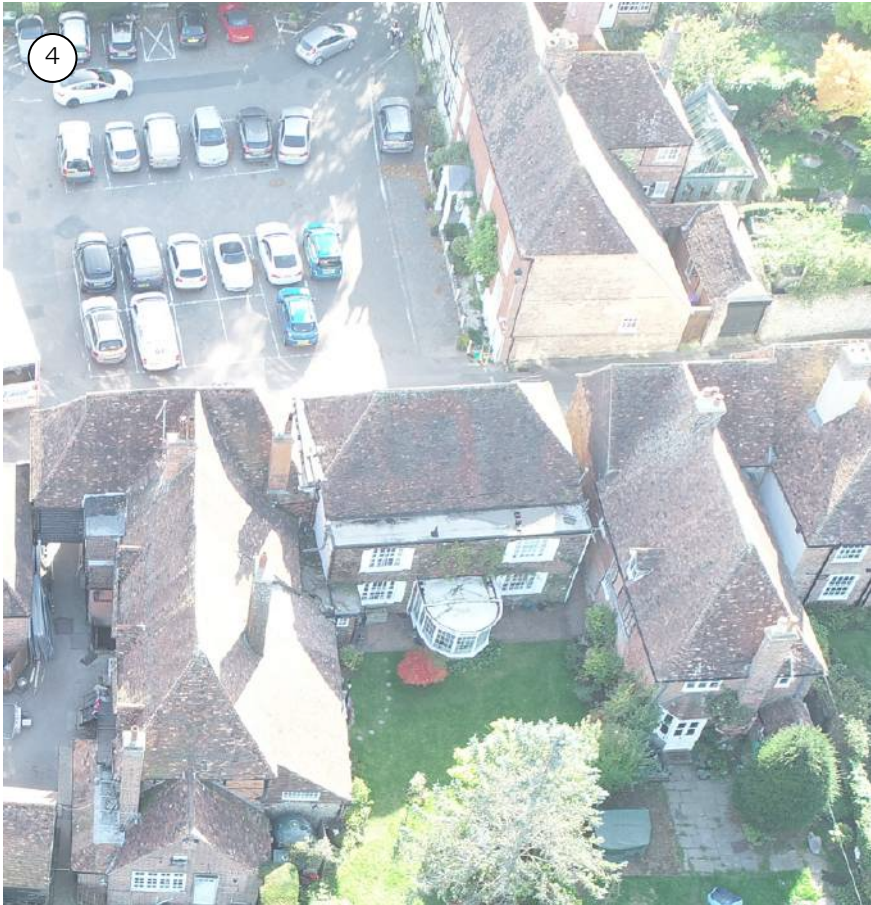
● LISTED BUILDINGS



Existing site photos - front



KEY PLAN



AERIAL PHOTOS DEMONSTRATING RELATIONSHIP BETWEEN THE FRONT OF THE PROPERTY AND THE SQUARE.



Heritage statement

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Heritage statement - Introduction

This statement has been produced to accompany the planning & Listed Building applications for works to the residential dwelling.

1. The removal of the non-original lean-to structures at the rear of the property.
2. The re-organisation of the rear wing of the house.
3. Addition of a small area of patio paving to the rear.

The lean-to buildings were originally belonging to the adjacent Kings Arms pub which is also owned by the applicant and is subject to a linked but separate application to refurbish the rear part of this house and therefore for completeness the works to the structures are also part of the Kings Arms application. Hollaway Architects are co-ordinating & submitting both applications and have referenced the following previously produced reports:

1. Janice Gooch Heritage statement dated 21.05.2013
2. Canterbury Archaeological Trust (CAT) Historic Building Recording & Watching Brief dated Nov 2023

These reports are referred to in further detail in the separate Kings Arms application.

1. Wise Follies is a grade II listed building, in Elham Village Conservation Area. The house is part of a cluster of listed buildings around the King’s Arms pub. The exact date of the building’s construction is unknown.

2. Located on The Square in Elham, Wise Follies is a prominent building on the Village Square.

3. As can be seen from the listing text, the historical features are situated to the front of the house and its contribution to the setting of the square.

The interior,particularly towards the rear of the house has been significantly altered and added to over the last century.

4. Hollaway studio have made sure to respect all aspects of the existing fabric by proposing a scheme with minimal alterations to the front of the building and front facade.

We have approached the design of the scheme with intentions of simplifying and improving the internal layout. We have made a particular emphasis on the removal of non-original structures and gaining an internal layout that is more practical and accessible for the property and improving head heights where possible on the ground floor.

5. We have reviewed the property and noted the more modern additions which we believe were added throughout the 20th century(see page 9).

These various extensions have been partially recorded via planning searches and drawings received from the current owner.

A number of the Conservation Officers concerns were deemed to be acceptable, subsequently to the site visit in a similar or form to the original application.

A. ELEMENTS THAT WERE CONSIDERED SATISFACTORY TO CONSERVATION OFFICER WITH AND CAN BE RETAINED IN THE NEW APPLICATION:

- Replacement of the rear range flat roof by a tripartite of hipped peg tile roofs.
- Demolition of the existing 2 storey rear range and replacement with new structure.
- The removal of the single storey 1994 flat roofed link block element that adjoins the Kings Arms flank wall.
- Internal modifications including new openings for doorways etc.
- The main original house staircase should be retained.

B. ELEMENTS THAT HAVE BEEN REDESIGNED FOLLOWING C/O INPUT & INCLUDED IN THIS APPLICATION:

- The new single storey glazed extension should be pulled back from the side of the Kings arms pub.
- The roof build up and detail of the single storey extension should be reviewed to slim this down as much as possible.

C. ELEMENTS THAT WERE RECOMMENDED TO BE DEALT WITH AS COMPONENTS OF THE ADJOINING TO THE KINGS ARMS PH AND DEALT WITH VIA A SEPARATE APPLICATION.

- The proposal to completely demolish the eastern out building attached to the side of the Kings Arms PH
- The demolition of the chimney stack externally and any associated internal works.
- The re-instatement of any flashings, gutter and rainwater solutions along this flank wall.

The conservation officers comments have been taken on board and applied to each application.



HISTORICAL MAP OF ELHAM 1929-1952



HISTORICAL PHOTO OF WISE FOLLIES 1925

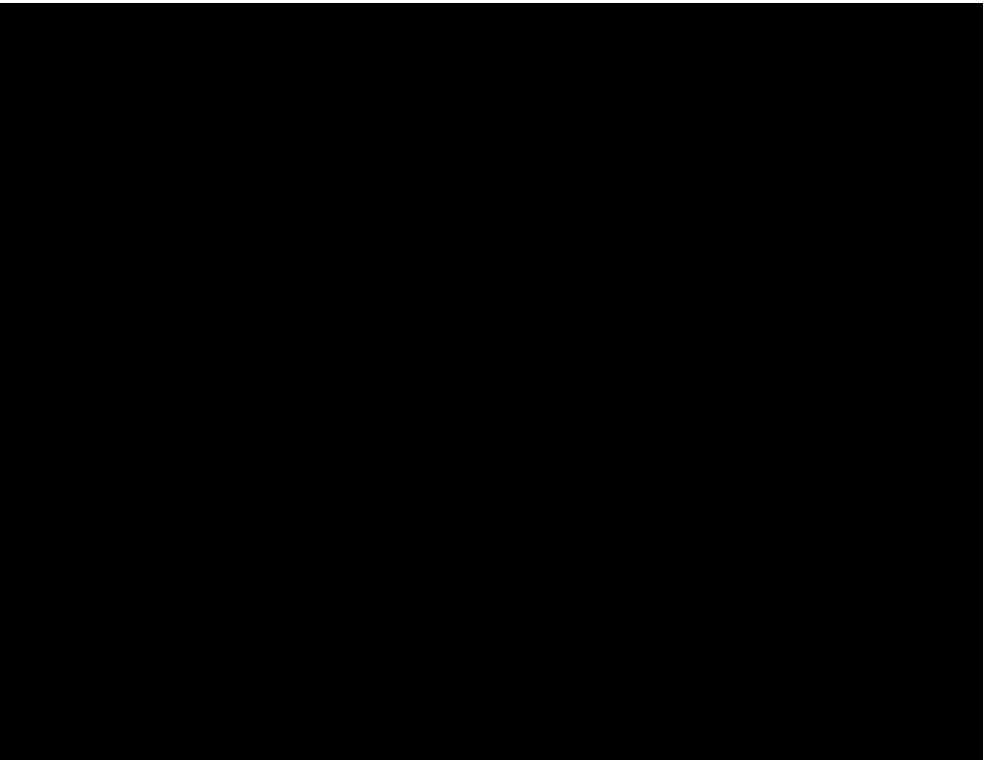
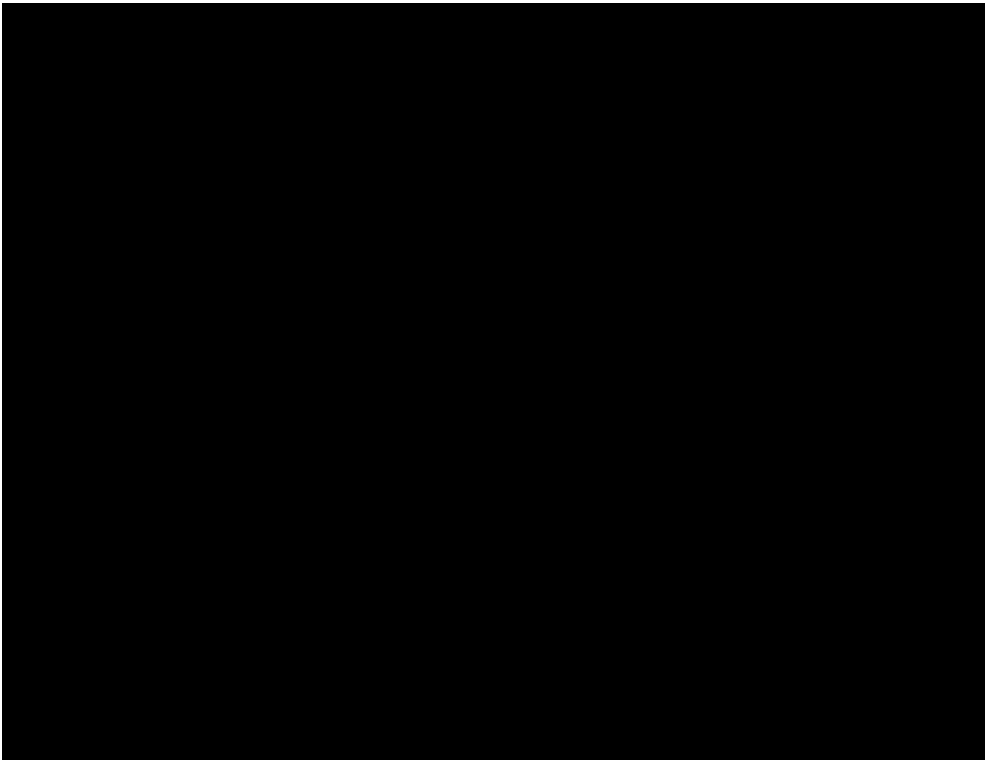


HISTORICAL PHOTO OF THE KINGS ARMS 1949

As can be seen from the below photos and survey drawings very few original features are left on the inside of the main house.

There are no visible chimney breasts or timber frames apparent. No covings, door frames, architraves or any other internal features in the main rooms.

The main staircase is original and will be retained.



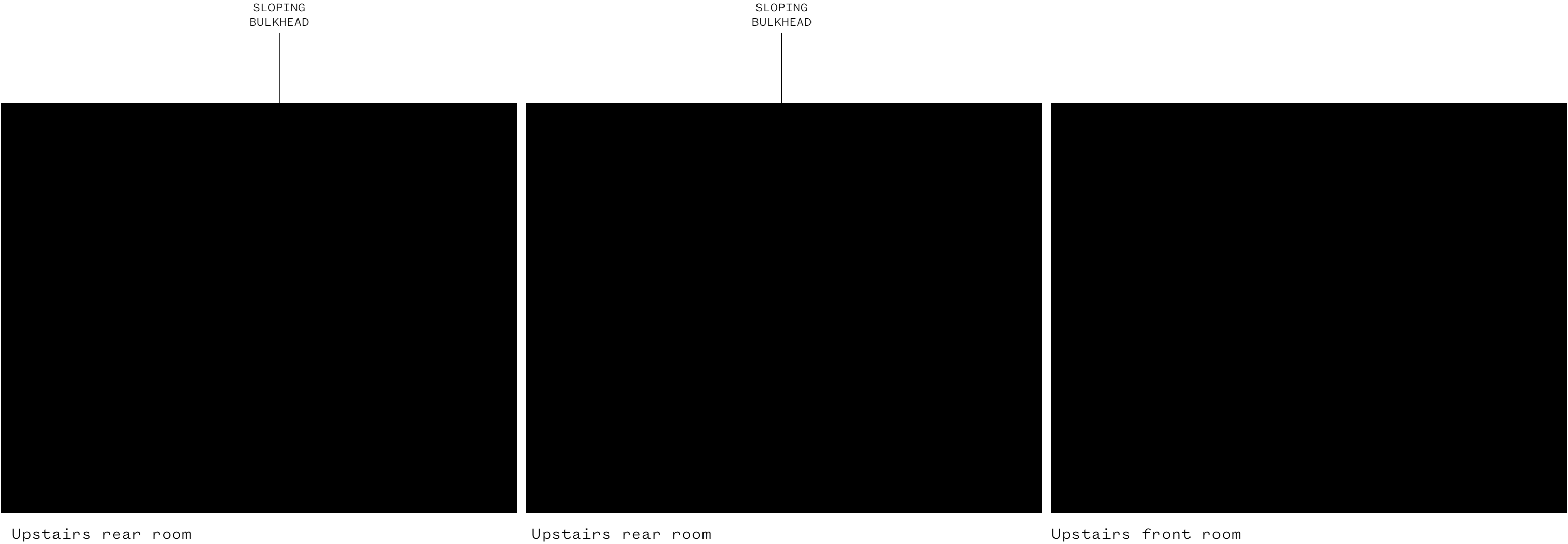
Existing internal photos - Upstairs

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As can be seen from the below photos and survey drawings very few original features are left on the inside of the main house.

There are no visible chimney breasts or timber frames apparent. No covings, door frames, architraves or any other internal features in the main rooms.

The main staircase is original and will be retained.



Evidence of the join of the original and extended roof junction are visible in bedrooms.

Sloping bulkhead at the join of the original pitched roof and the non original shallow pitched roof to be reviewed.

Existing massing

Proposed removed structure 2023

The Kings Arms Public House

1994 infill extension

Outbuilding structure - date unknown

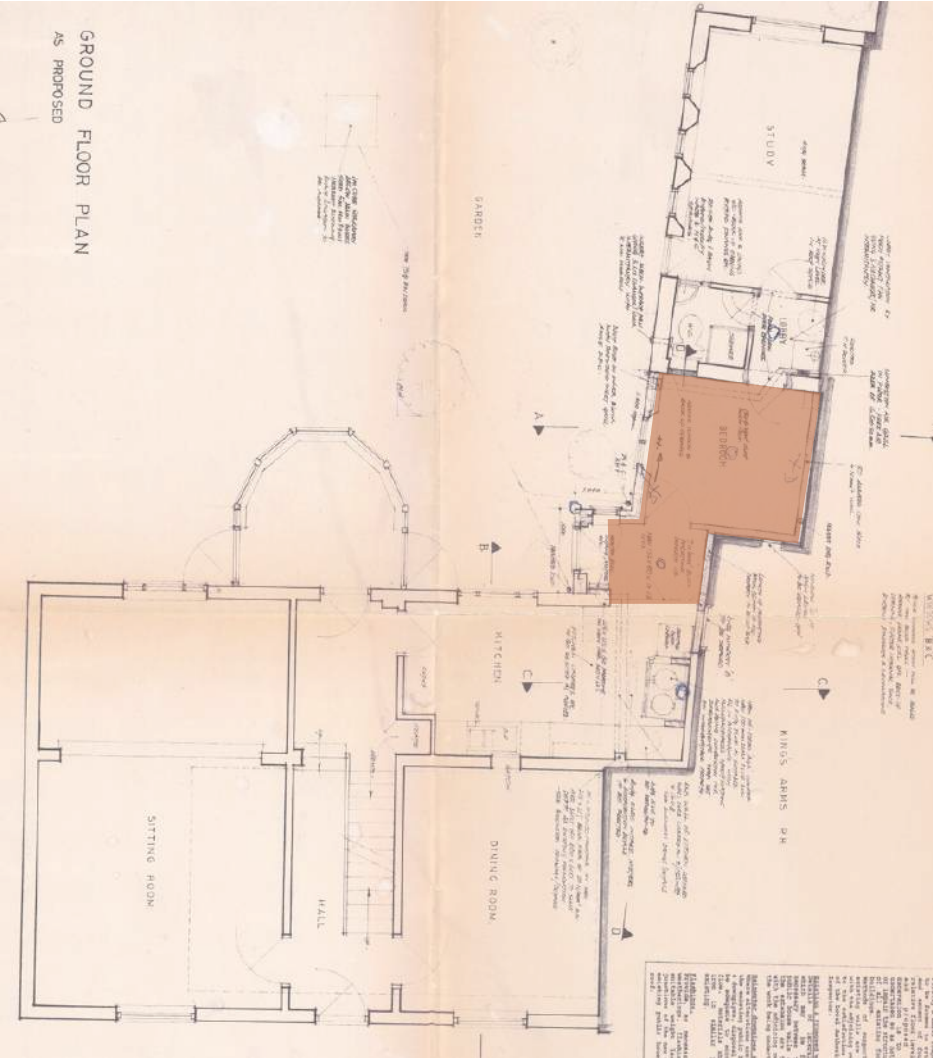
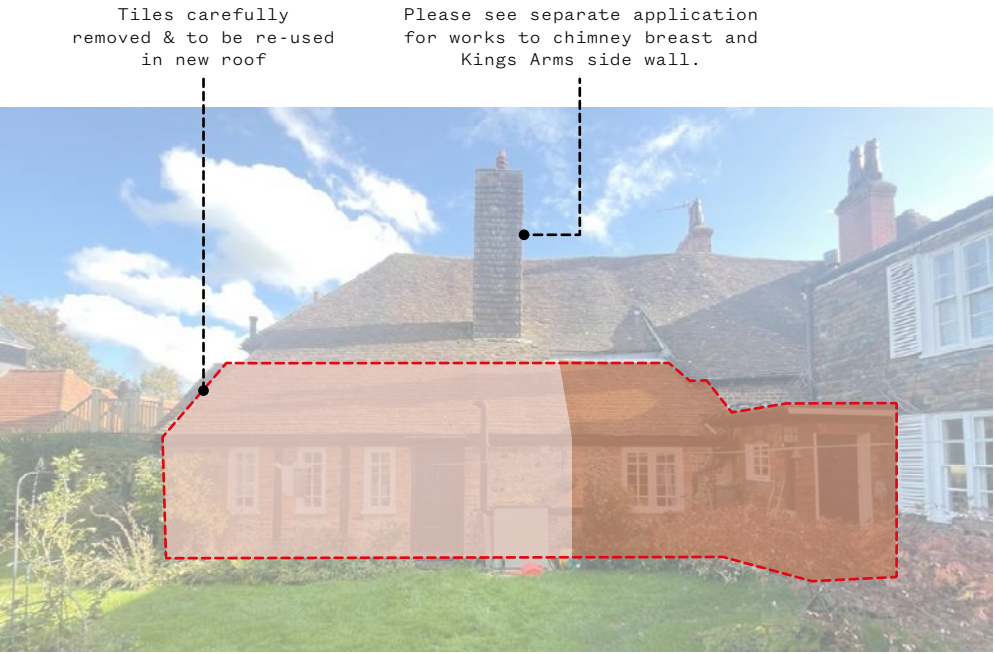
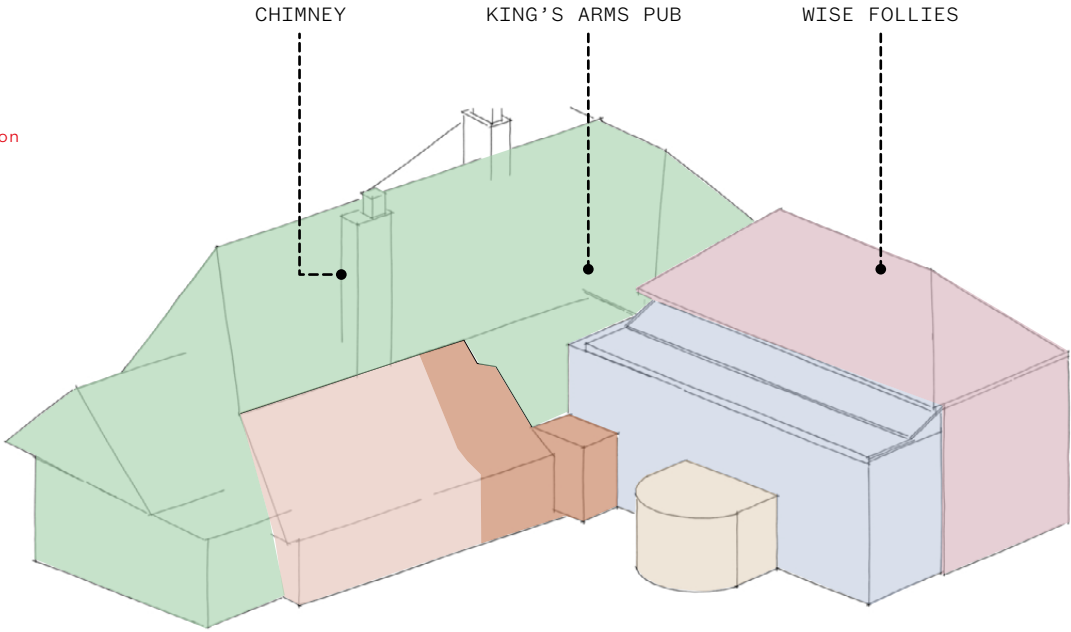
Wise Follies C.17th - C.18th

2 Storey Flat Roof addition, possibly early C.20th

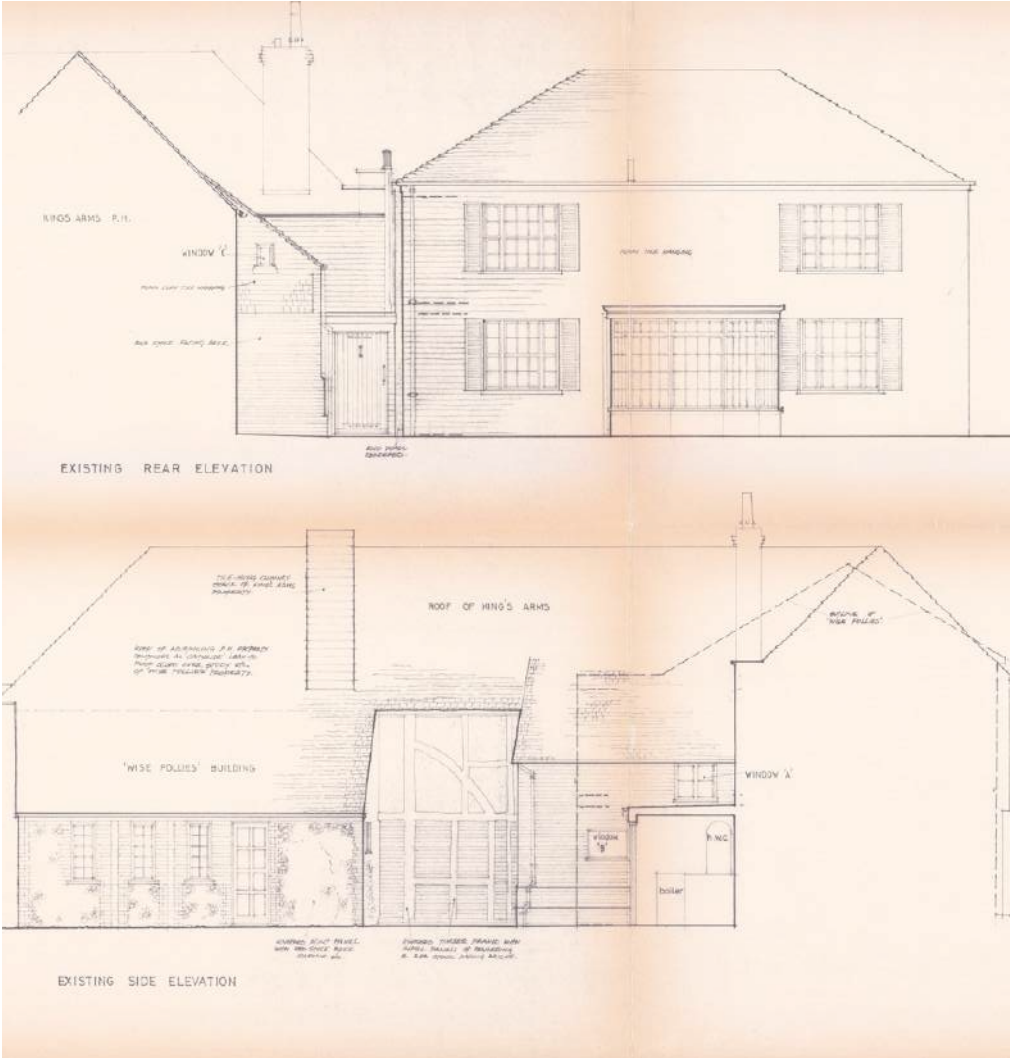
Conservatory - Date unknown possibly 1980's

Area Part of both of both Wise follies & Kings Arms application

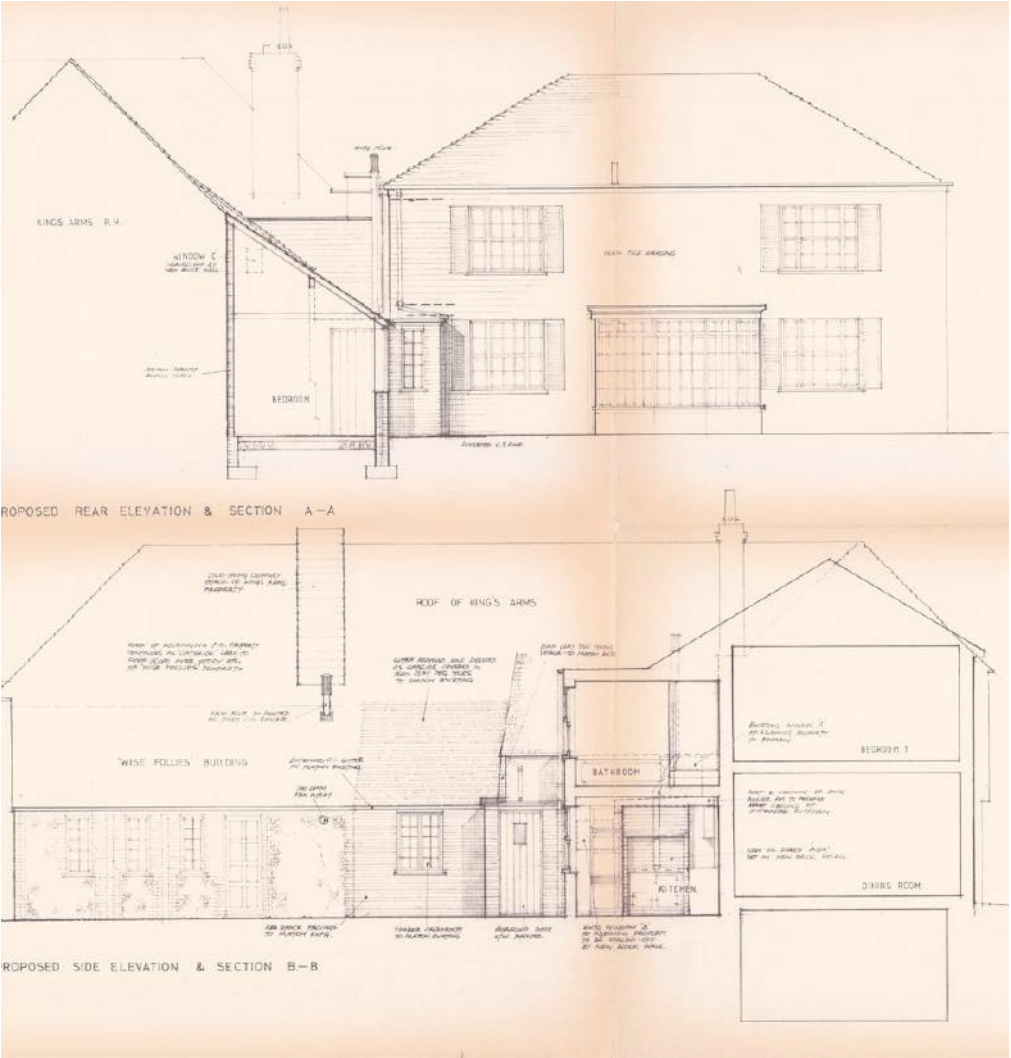
See separate wise follies application for more details



1994 PROPOSED GROUND FLOOR PLAN



1994 EXISTING ELEVATION & SECTION



1994 PROPOSED ELEVATION & SECTION

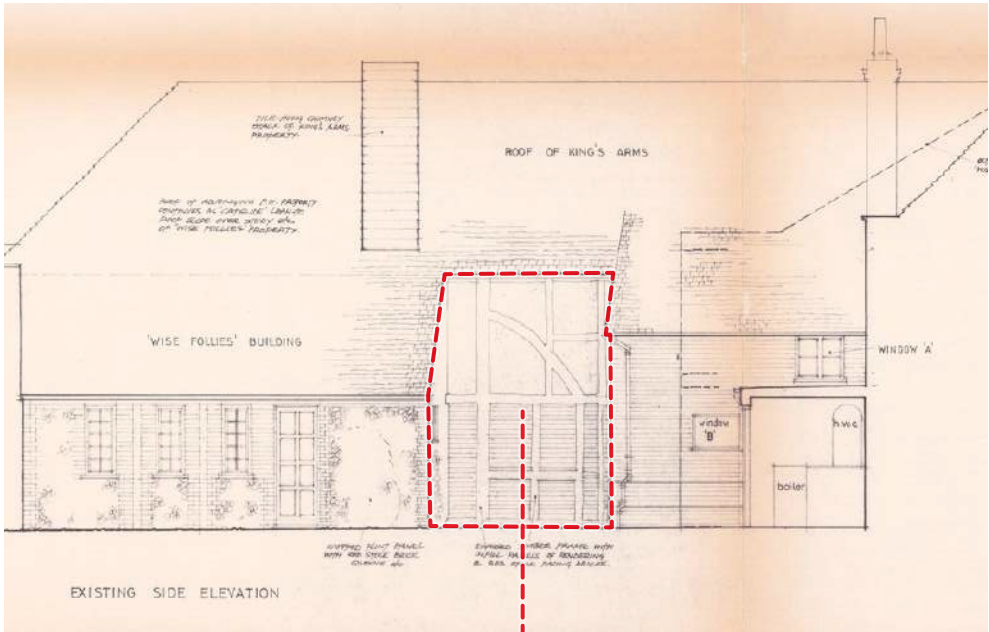
Elevation Investigation

Hollaway have interpreted CAT's analysis of the medieval structure & combined this with existing photographs & historic drawings
For details of assumed medieval barn structure, please see Kings Arms application.



CANTERBURY ARCHAEOLOGICAL TRUST -
Partial reconstruction showing suggested medieval arrangement of east wall

CAT Elevation mirrored and applied to Western wall and overlaid with existing elevations



Existing side elevation from 1994 shows partial evidence of the exposed timber frame with infill panels of rendering & red stock facing bricks.

Blue line indicates elements to be retained and exposed original medieval barn structure

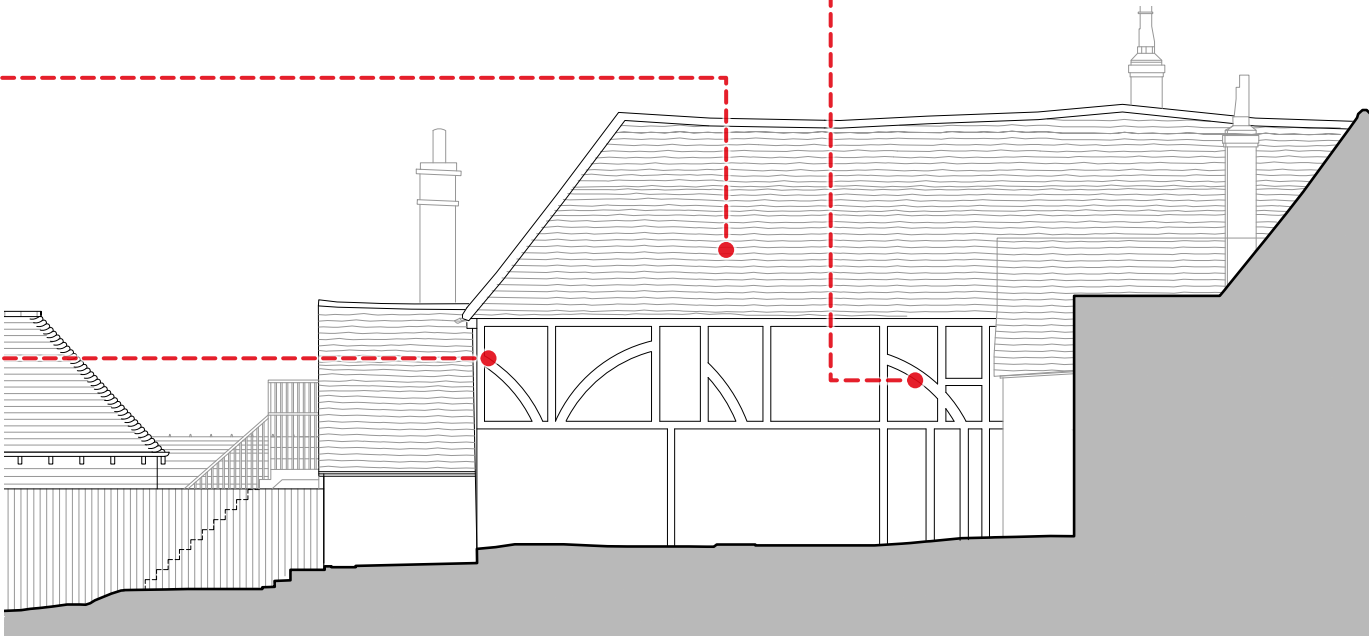


The above photo taken within the lean-to element of Wise Follies that is attached to the King's arms pub.

The roof structure is assumed to be relatively modern and not historically valuable.

The exposed timber medieval barn frame within the walls is assumed to be part of the original King's Arms and will be retained and exposed in the new design.

Please see separate application for additional detail.



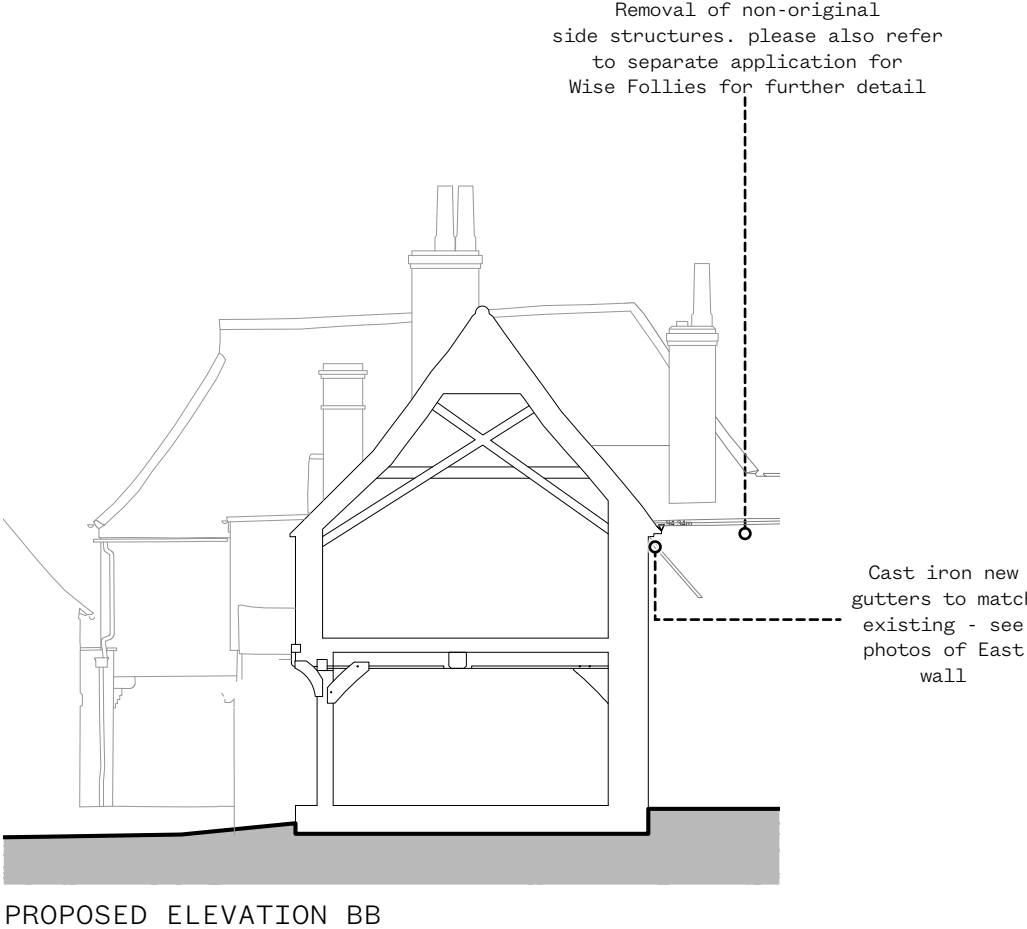
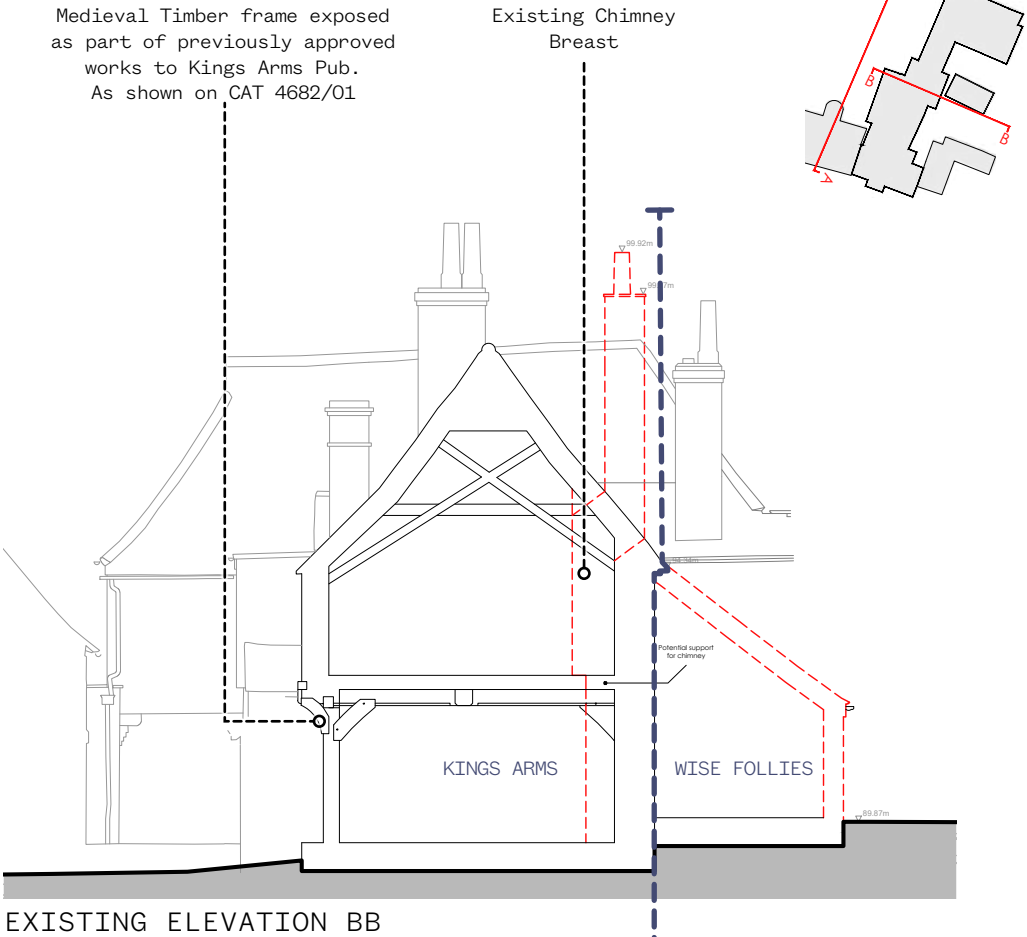
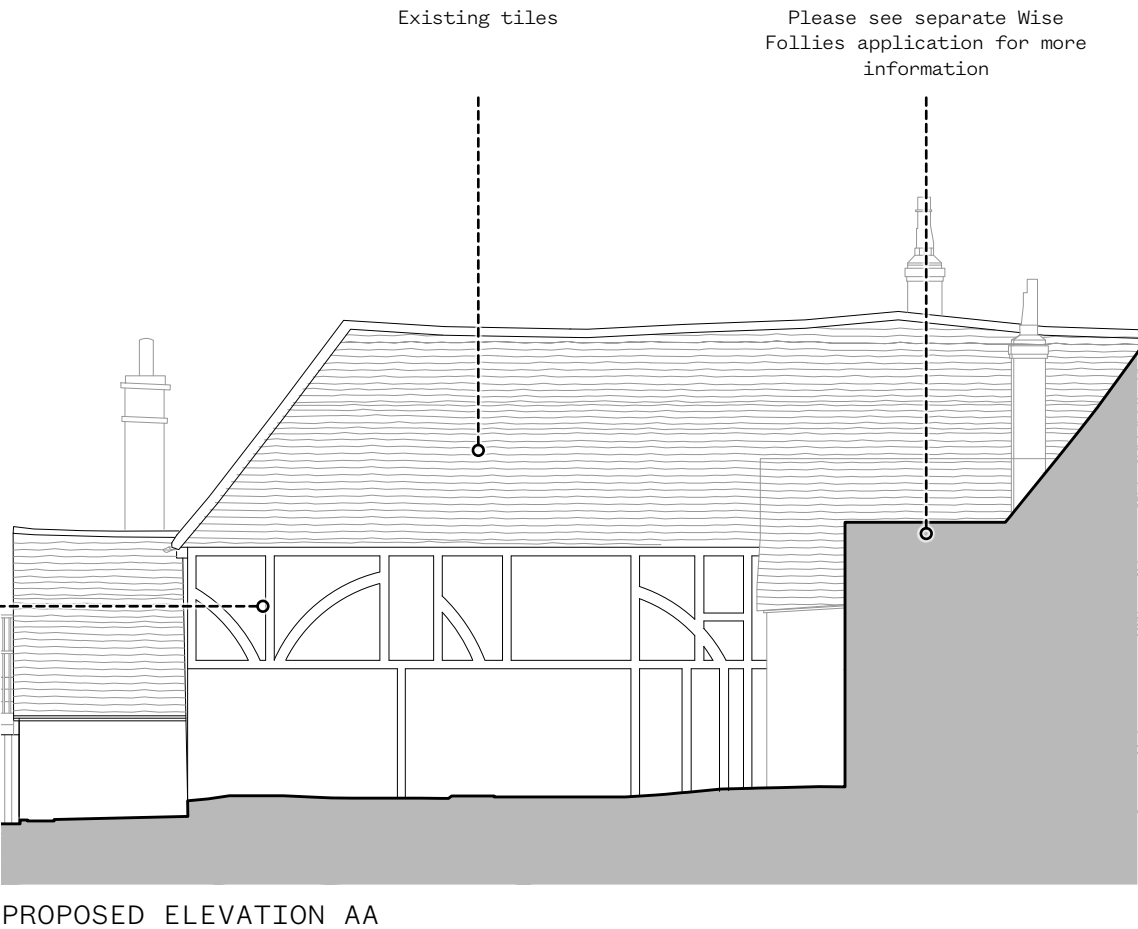
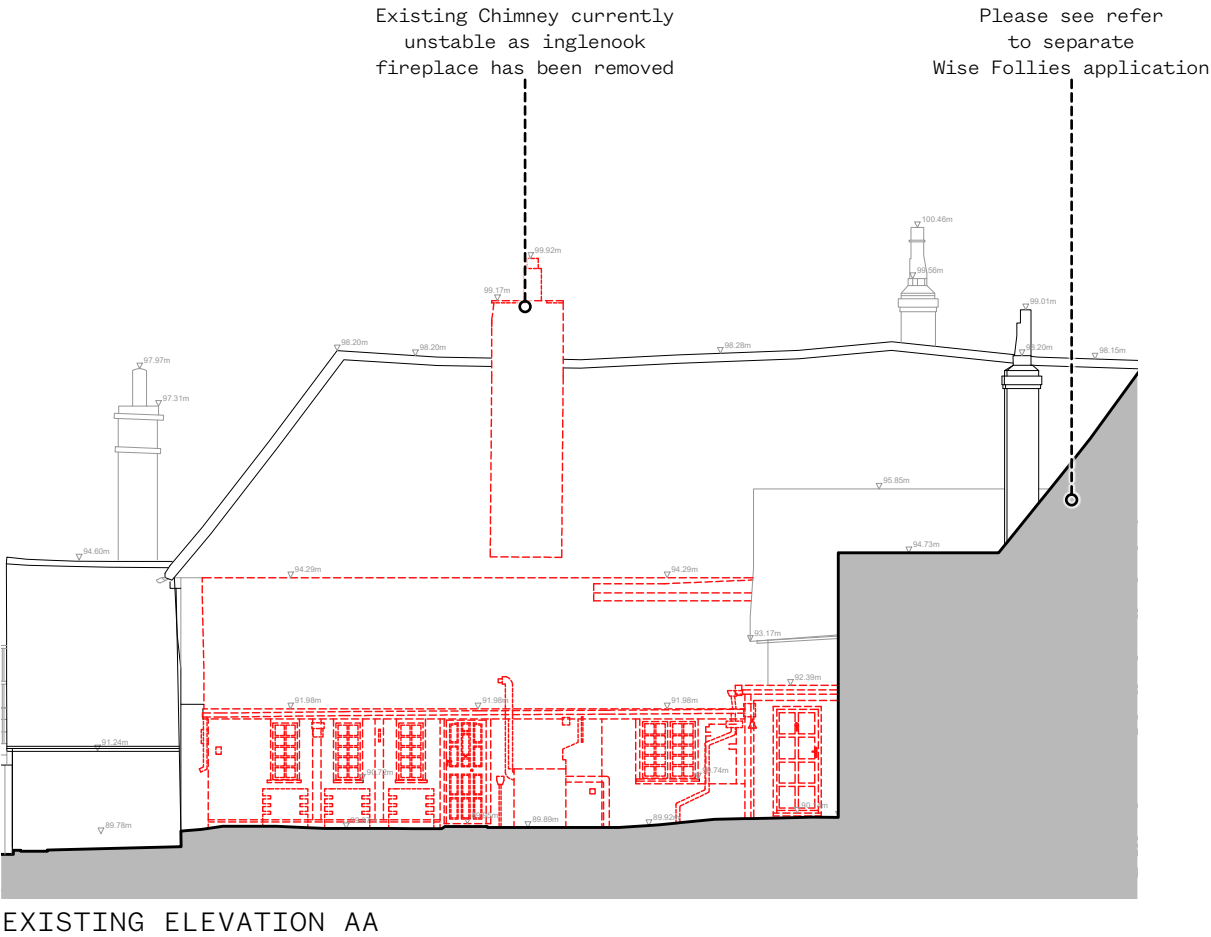
Proposed Elevations with the Timber frames exposed

Existing & Proposed Elevations of Party Wall

The images on this page are relevant to both applications

The proposed changes to the building are not visible from the front elevation facing the square.

The existing flat roof and conservatory are out of keeping with the local buildings and we consider the addition of the three hipped gables to be more in keeping with the local vernacular.



Proposal

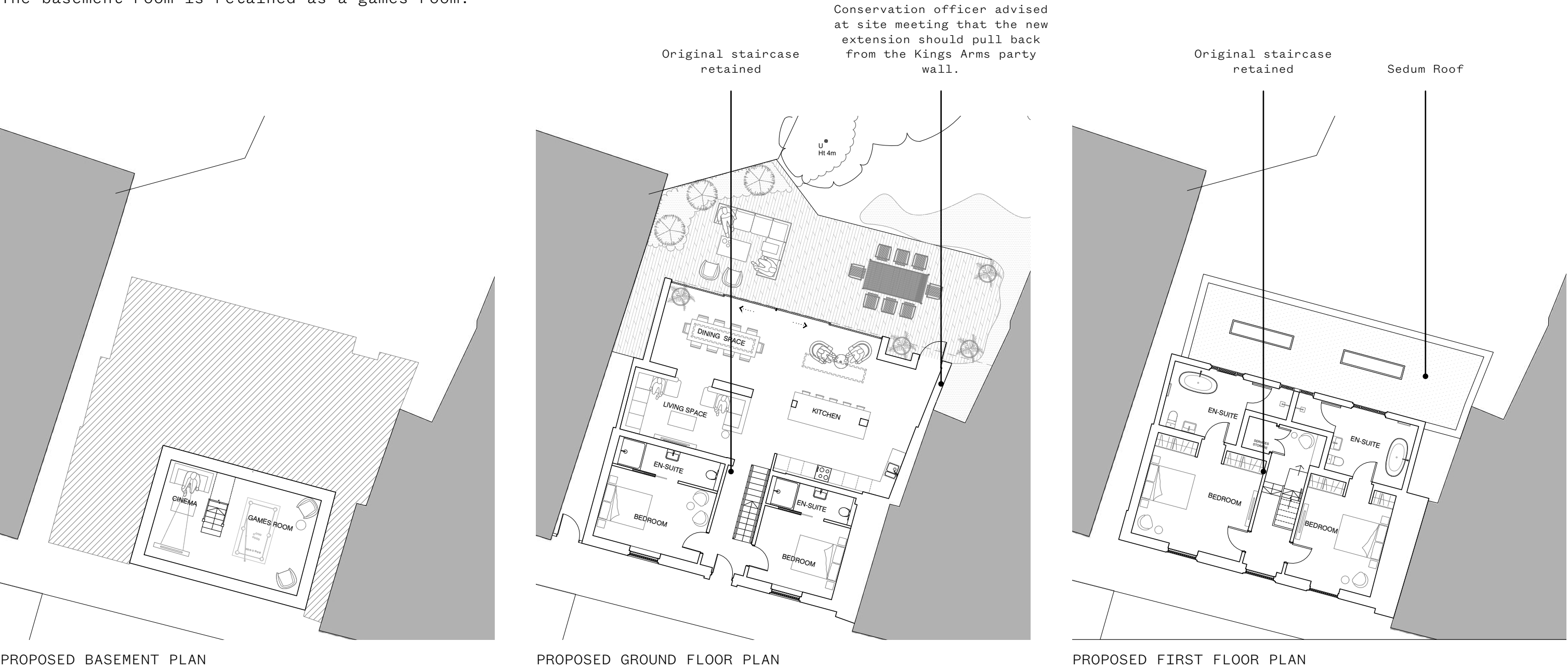
Use, amount & layout

The scheme proposes a 4 bedroom house of which 2 bedrooms are on the ground floor and 2 bedrooms are on the first.

All the bedrooms are en-suite.

The non original extensions will be removed and an extension is proposed on the rear facade to provide a larger living & dining area on the ground floor.

The basement room is retained as a games room.



The proposed changes to the building are not visible from the front elevation facing the square.

The existing flat roof and conservatory are out of keeping with the local buildings and we consider the addition of the three hipped gables to be more in keeping with the local vernacular.



New timber sash windows to match existing



Clay wall tiles to match existing

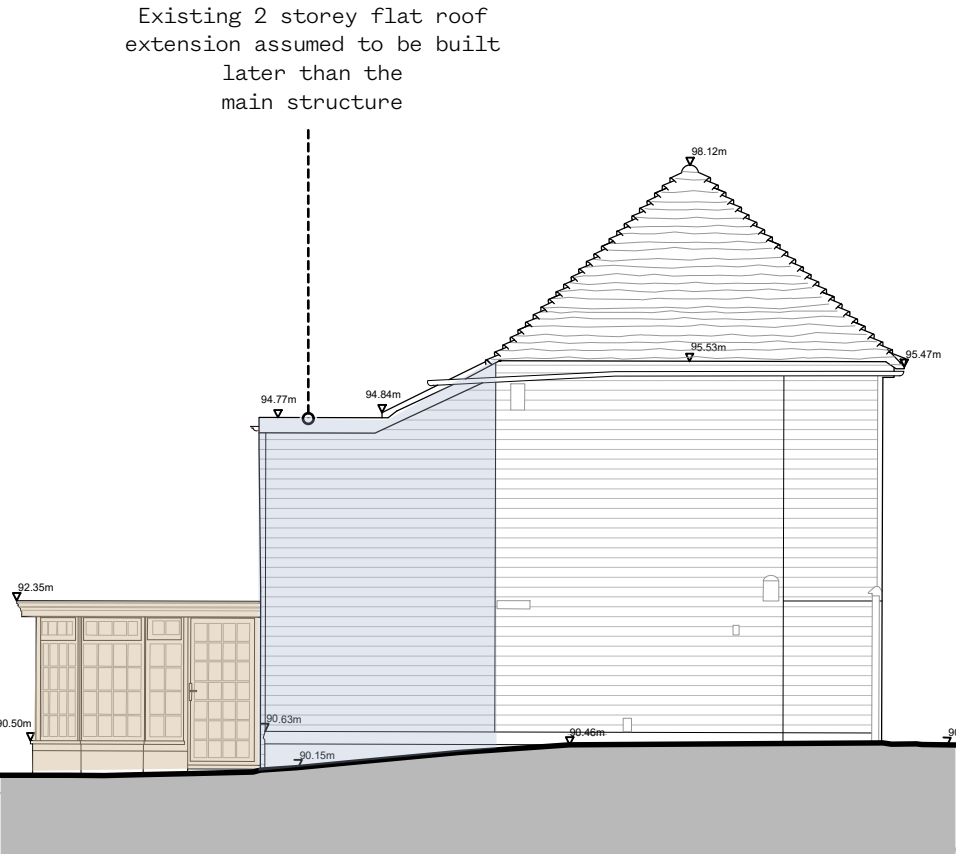


Kent peg tiles to match existing

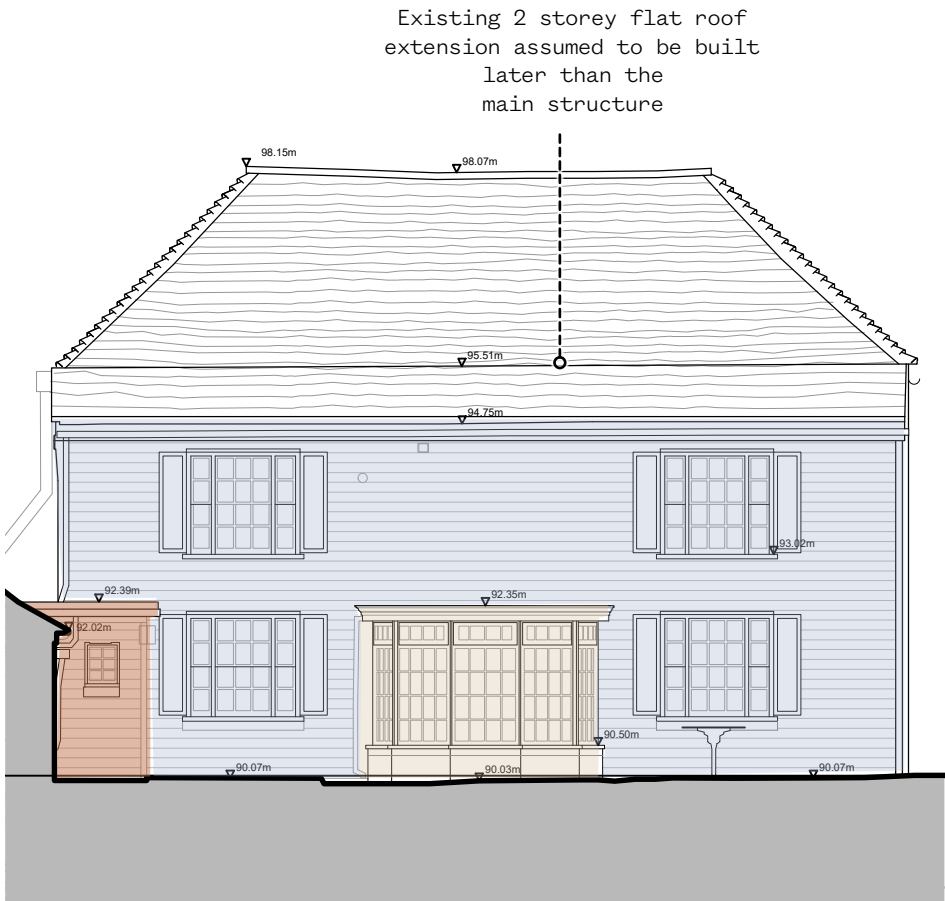


Sedum roof over single storey extension

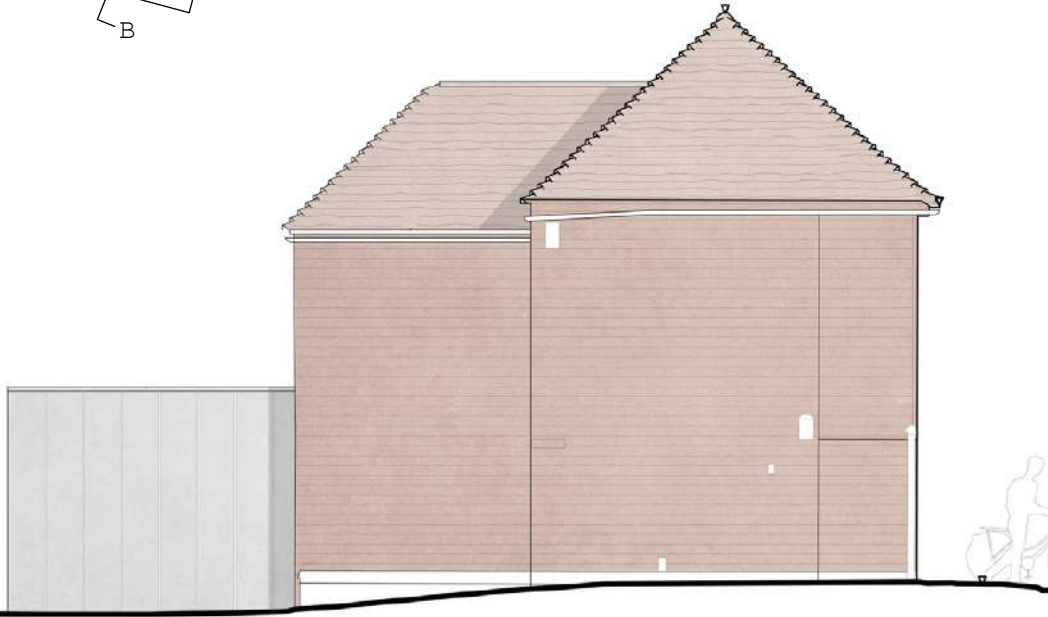
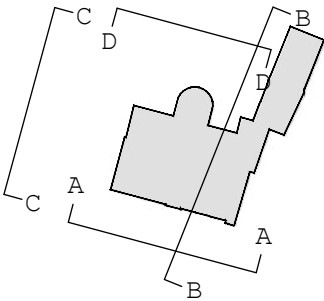
- Original House C.17th - C.18th
- 2 Storey Flat Roof addition, possibly early C.20th
- Conservatory - Date unknown possibly 1980's
- 1994 infill extension
- Outbuilding structure - date unknown



EXISTING ELEVATION C-C

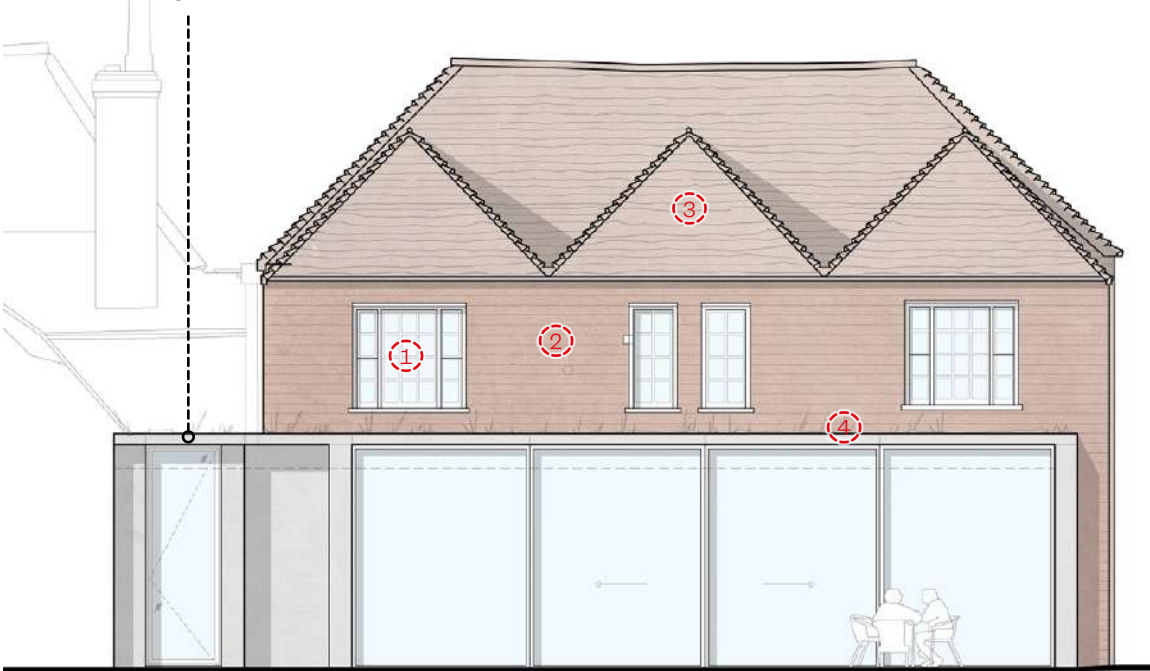


EXISTING ELEVATION D-D



PROPOSED ELEVATION C-C

Thinner profile to metal fascia agreed with conservation officer on site meeting 20.12.23



PROPOSED ELEVATION D-D

The existing central front door is retained in the main front facade.

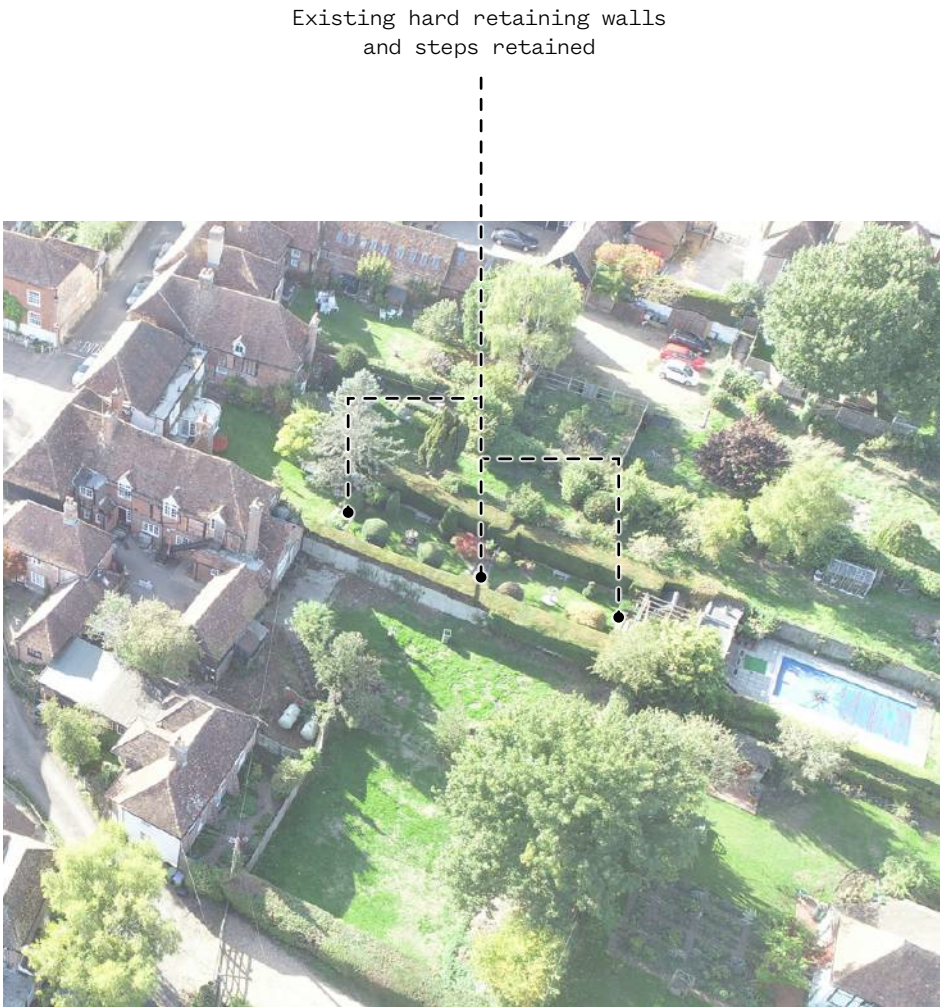
The rear garden is accessible via the existing side gate

The garden will be retained and improved with a new patio area and planted borders.

No trees or significantly mature vegetation will be affected by the proposals.

Beyond the line of the new patio, the entire existing garden will be retained.

All retaining walls and steps shown are existing.



PROPOSED MASTERPLAN

2023 RIBA South East Awards Finalists (F51)
2023 RIBA South East Awards Finalists (Upper Maxted)
2023 RIBA South East Awards Finalists (Vicarage Farm)
2022 AJ Architectural Awards - Leisure Category (F51)
2022 Dezeen Public Vote - Civic & Cultural Interior of the year (F51)
2022 WAF - Completed Buildings: Sport (F51)
2020 Hackney Design Awards - People’s Choice Award Winner (The Fisheries)
2020 RICS South East Awards Commercial Category Winner (Curious Brewery)
2019 FX Awards (Curious Brewery) Shortlisted
2019 Blueprint (Process Gallery) Shortlisted
2019 AJ Architectural Award (Process Gallery) Shortlisted
2019 AJ Architectural Award (Curious Brewery) Shortlisted
2019 Dezeen Award (Process Gallery) Longlisted
2019 AJ Retrofit Award (Gin Works Chapel Down) Shortlisted
2019 RIBA South-East Regional Award (Process Gallery)
2019 BD Awards shortlisted for Small Project of the Year Category
2019 BD Awards shortlisted for Retail & Leisure Architect of the Year
2018 George Clarke Medal Winner (The Cottage)
2018 Property Week Student Accommodation Awards Highly Commended (Palamon Court)
2018 What Awards ‘Best Luxury House’ Silver Winner (Manor Barn)
2018 The Sunday Times British Home Awards Winner (The Cottage)
2018 AJ Retrofit Awards Finalist (The Cottage)
2018 BD Architect of the Year Award shortlisted for Individual House
2015 RIBA South-East Regional Award (Pobble House)
2014 Kent Design Award (Best Small Project)
2013 WAN World Architecture News Facade of the Year (Crit Building)
2012 Kent Design Awards Overall Winner (Rocksalt Restaurant)
2012 RIBA Downland Award (Rocksalt Restaurant)
2012 RIBA Downland Award (The Marquis)
2012 Restaurant & Bar Design Award Shortlisted
2011 FX International Interior Design Shortlisted
2011 WAN Commercial Shortlisted
2011 RIBA Downland Prize (Commended)
2010 RIBA National Award Shortlisted
2010 Kent Design Awards (Best Education Category)
2010 Building Design & Construction Award (Best Educational Building)
2010 Building Design & Construction Award (Public/ Community Building)
2009 Evening Standard New Homes Award Shortlisted
2008 RIBA Downland Prize (Residential Leisure)
2008 ‘Britain’s Best Home’ (Final Six)
2007 Kent Design Award (Best Small Project)
2007 RIBA Downland Prize (Best Conversion)
2007

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