



Proposed Extension, Internal Alterations and
Repair to

Spicers Farmhouse

Canterbury Road, Etchinghill
Kent CT18 8DE

Design & Access Statement

April 2024

Rev A

CLAGUE ARCHITECTS

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On plan drawings North is orientated toward
the top of the page unless otherwise noted



2023

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reference : 30681A | Design and Access Statement

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1 Introduction & Overview

Introduction

Submission Documents

Applicant & Design Team

This Design & Access Statement has been prepared by Clague Architects in support of a Detailed Planning Application for;

The proposed extension, internal alteration and repairs of the Grade II Listed Spicers Farmhouse, a new Carport, Annexe and associated external landscaping.

at

Spicers Farm, Canterbury Road, Kent, CT1 8DE

The purpose of this document is to provide a supporting statement for the application and to explain the background, site analysis and the design process which has led to the current proposals to enable statutory consultees, neighbours and members of the public to easily gain an understanding of what is proposed.

The Planning Application consists of the following documentation;

- Planning Application Forms
- Planning Fee
- Site Location Plan
- Site Layout Plan
- Full Architectural Drawings (Floor Plans & Elevations)
- Design & Access Statement
- Heritage Statement
- Schedule of Repairs

In addition the Planning Application is supported by a series of supporting documents prepared by specialist consultants as follows;

- Historic Building Appraisal
- Timber Frame Drawings
- Repair Details
- Topographical Survey

These will be submitted as separate documents and are therefore not covered by this statement.

The Applicant

Architects

Mr Ricky Mackintosh

Clague Architects LLP

Clague are a multi-disciplinary practice of architects,urbandesignersandheritagespecialists based in Canterbury, London & Harpenden. The practice has extensive experience of dealing with sites involving complex planning issues. Clague have been appointed to prepare the main package of drawings for the agent and applicant.

Full Project Design Team

Clague - Architects
Canterbury Archaeological Trust (CAT) -
Archaeology
Alan Baxter Partnership - Structural Engineer
OmegaGeo - Surveyor

2 Site & Surrounding Context

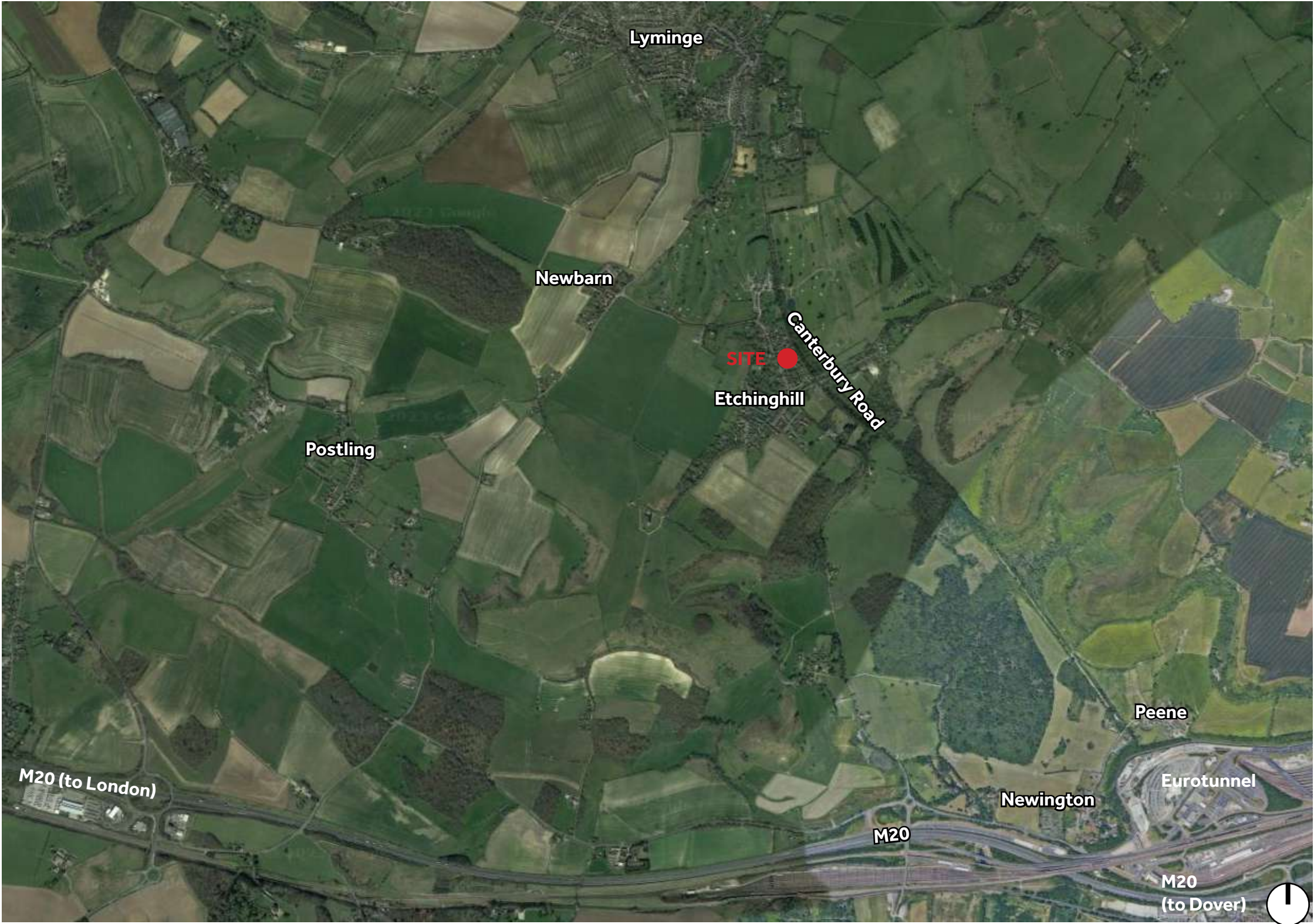
- 2.1 Site Location
- 2.2 Site Context
- 2.3 Spicers Farmhouse History
- 2.4 Site Photographs
- 2.5 Topography & Landscape
- 2.6 Site Constraints & Opportunities

2.1 Site Location

The application site is located off of Canterbury Road, at the centre of the village of Etchinghill, Kent. The dwelling, Spicers Farmhouse is Grade II listed and within the Etchinghill Conservation Area. The site is located within the Kent Downs Area of Outstanding Natural Beauty (AONB).

The site is in a rural setting, bound by open countryside and within the heart of the village.

The site is well connected with the M20 within close proximity to the south, and with Canterbury, Ashford and Folkestone easily accessible. Sandling is the closest train station approx. 3 miles to the south and there are several bus stops within the village.



2.2 Site Context

The application site extends to 0.7 ha in area. The site lies in the centre of the village of Etchingill, opposite the village pub.

The site is accessed from an existing driveway off of Canterbury Road, which also provides access to two other properties. The driveway however, is under the ownership of Spicers Farm. The driveway connects to the garden to the rear of the house.

The local village amenities can easily be accessed from the dwelling, this includes the village pub and village hall. Lyminge which is under two miles to the north of the site has more amenities including a primary school and church.



2.3 Spicers Farm History

Site

Spicers Farmhouse that occupies the site is a Grade II Listed residential property, thought to date from c.1634. A large outbuilding, greenhouse and some smaller sheds also occupy the site that are all bound to the front and rear by the large garden.

There are a couple of other Grade II Listed entries within close proximity to the site:

- Brook House - to the north-west, also accessed off of the private driveway
- The New Inn public house - opposite the site
- Telephone Kiosk - opposite the site

Spicers Farm House History

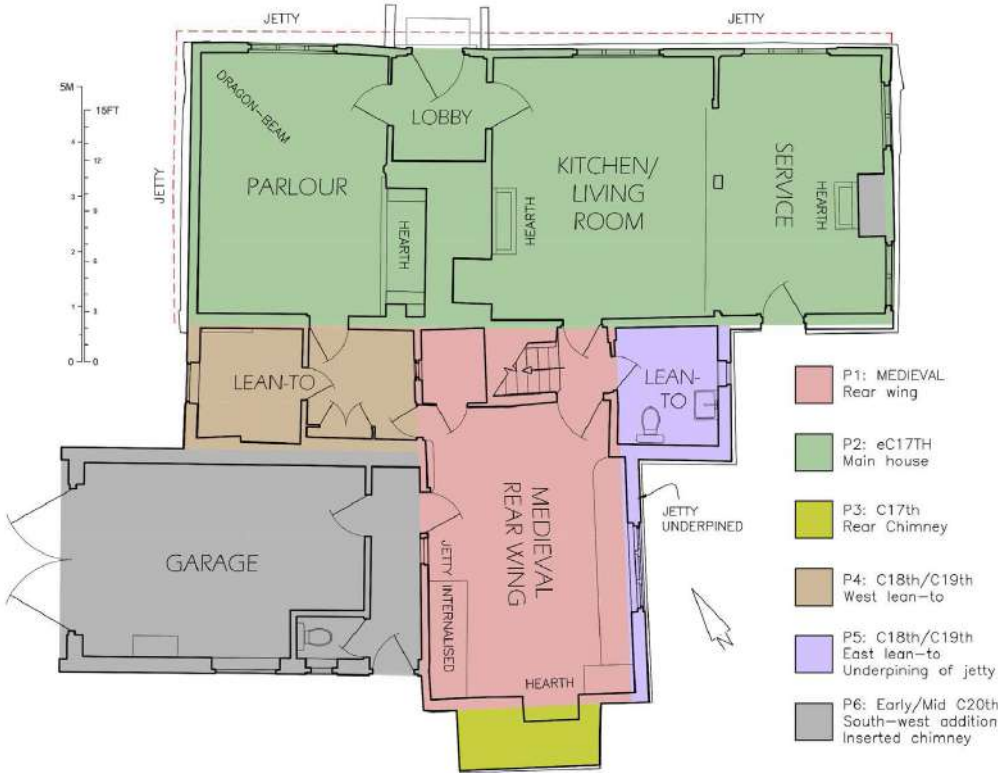
- The main range dates from c1634, however, the rear ring is evidenced to be the oldest remaining section of the building.
- The smaller lean-to structures and the rear wing that holds the garage, are more recent additions.
- Historic mapping evidences the evolution of the site with other 'barn-like' structures previously present. The site access was also shown to be directly off of Canterbury Road. Refer to the historic mapping within the following section of this report.
- Spicers Farmhouse became Grade II listed in 1966.
- Spicers Farmhouse at present, is in a state of disrepair and the frame has decayed in areas following a period of being unoccupied and prior to that, a lack of investment. This application involves a schedule of repairs, having been developed working closely with Canterbury Archaeological Trust who have carried out a Historic Building Appraisal and have produced timber frame drawings of the property.

Historic Building Appraisal

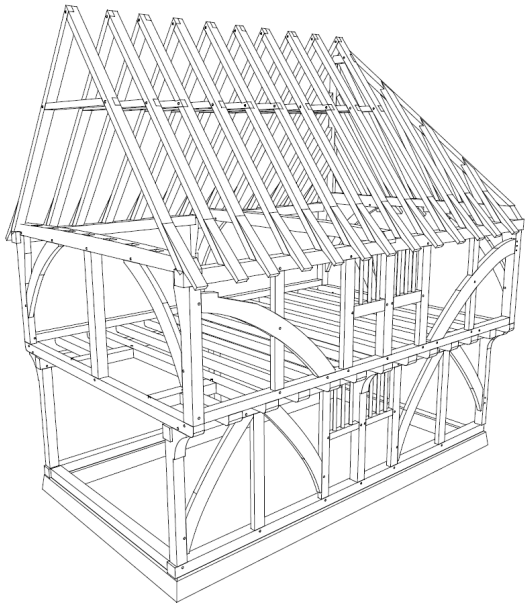
The Canterbury Archaeological Trust (CAT) were employed to undertake a Historic Building Appraisal of Spicers Farmhouse; the resultant report forms an important part of this submission which should be referenced. A set of frame survey drawings have also been produced that have informed the proposed repairs and helped to assess the condition of the frame.

The findings are as follows:

- The medieval rear wing behind the main range, is the oldest part of the property with its own independent, free standing frame. The wing is of high significance.
- The structure was previously jettied on both sides, but they have now been internalised or lost.
- The brick and stone chimney to the south is believed to be 17th century. The hearths have been heavily altered or rebuilt.
- The main range is a continuous jetty, lobby entry house with four bays. The main body is well preserved with the amount of surviving original fabric, although now in a poor condition. The range is of high significance.
- The internal arrangement of the main range of the house has remained largely unaltered.
- Evidence for the original staircase to the first floor is not clear. There is a trimmer present in the floor against the north face of the chimney where they could have been. They would have been very steep and tight, so were likely replaced in the 19th century.
- The chimney to the east end of the main range of the house is perhaps from the early 20th century.
- The later two smaller lean-to elements formed to the rear of the main range, and to the side of the medieval wing, have internalised its jetties.
- The two storey wing to the rear of the house is early 20th century and is not thought to be of high significance.



Ground floor plan illustrating suggested phasing
Source: Historic Building Assessment, Canterbury Archaeological Trust, p.1



Partially restored perspective reconstruction of timber frame
Source: Timber frame drawings, Canterbury Archaeological Trust, ref: 5083/03

2.3 Spicers Farm History

Historic Mapping



1871 - 1890

Two additional buildings can be seen on site, in particular a large massing to the north west of the house - potentially a barn due to the agricultural nature of the site & area.



1897 - 1900

The two additional buildings are still recorded on site. There is also an additional massing adjoining to Spicer's Farm house to the south-east of the property.



1907 - 1923

Only the larger of the two additional buildings is recorded on site. The extension to the house is still present.



1929 - 1952

Spicer's Farm house is the only building on the site, and the extension to the south-east is no longer present. The large barn must have been removed between 1923 - 1929.



1946



1990



2008



2023

2.4 Site Photographs

Site Context & Garden



Canterbury Road & public house opposite driveway entrance



Private driveway to access the three properties off of Canterbury Road



View of Grade II Listed Brook House



View of Ridge Cottage



Spicers Farm - View of rear garden & greenhouse from private driveway



Spicers Farm - View of rear garden & outbuildings



Spicers Farm - View of front garden

2.4 Site Photographs

Spicers Farmhouse Exterior



01. View of principal / front elevation



View of side / north-west elevation



View of side / north-west elevation



View of rear / south-west elevation



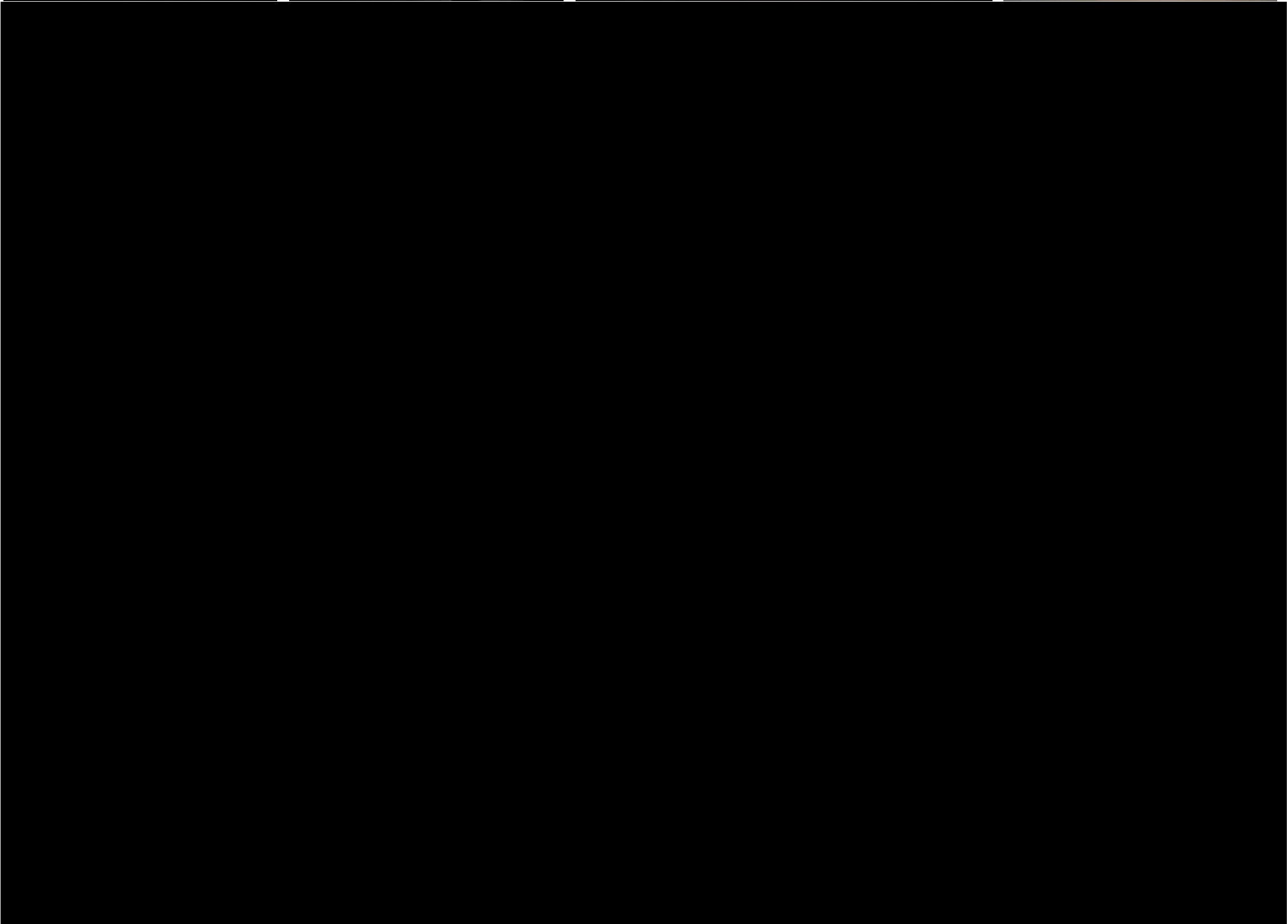
View of side / south-east elevation



View of side / south-east elevation

2.4 Site Photographs

Spicers Farmhouse Interior



2.5 Topography & Landscape

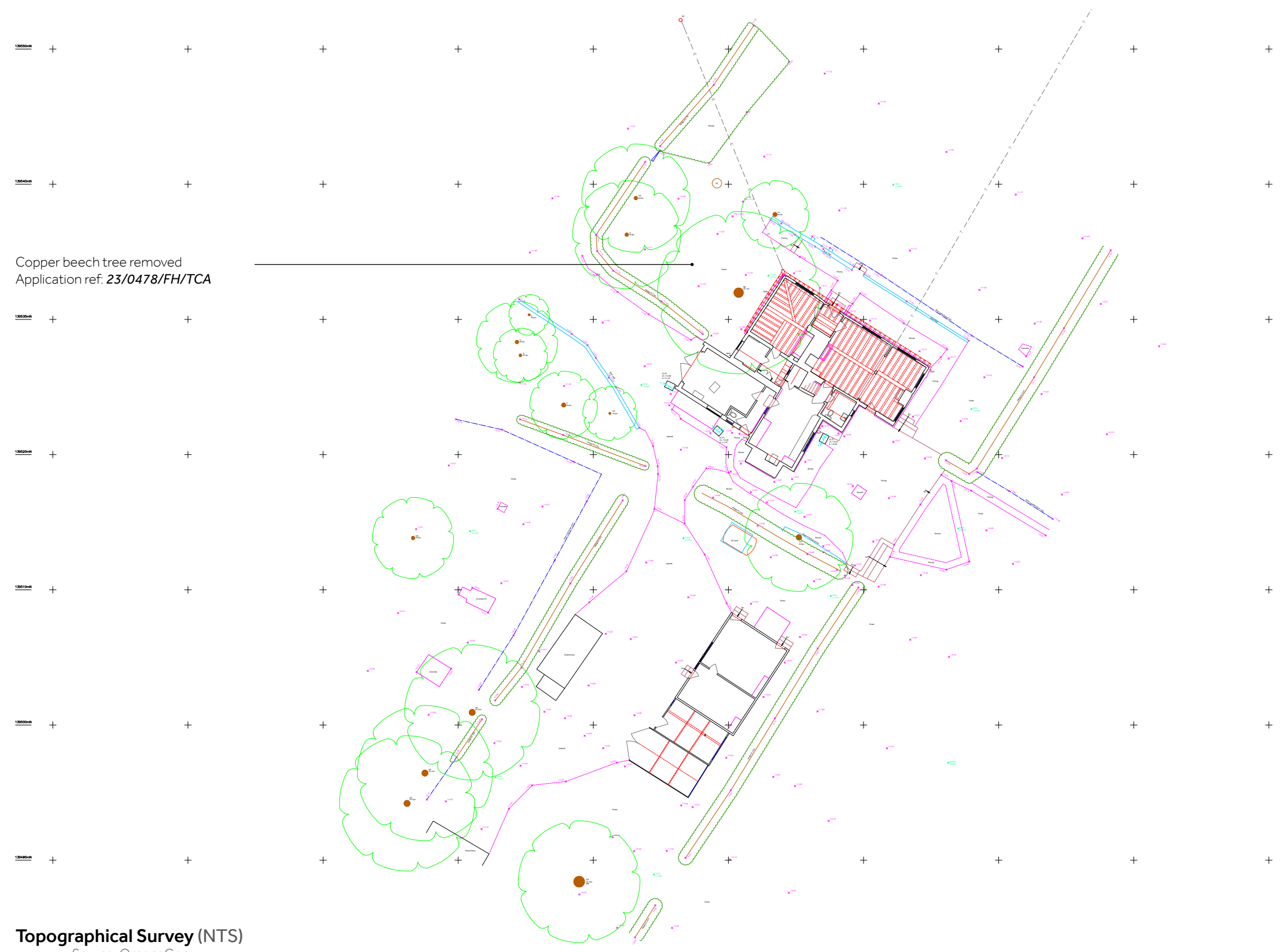
The site is fairly level with the topography of the land increasing gradually to the south.

The existing driveway provides access to the rear of the house and garden.

The existing greenhouse is to be retained, but the larger outbuilding is to be removed. There are also a couple of smaller sheds within the garden.

There are well established, mature, trees along the site boundaries that provide a natural visual screen. The house is set back from the main road and other boundaries, and the application proposes no alteration to the street facing, historic north-east elevation. Alterations to the south elevation will be well hidden from view.

The large copper beech tree to the west of the farmhouse has been removed post the topographical survey being carried out. This is in line with approved works to trees application ref: 23/0478/FH/TCA.



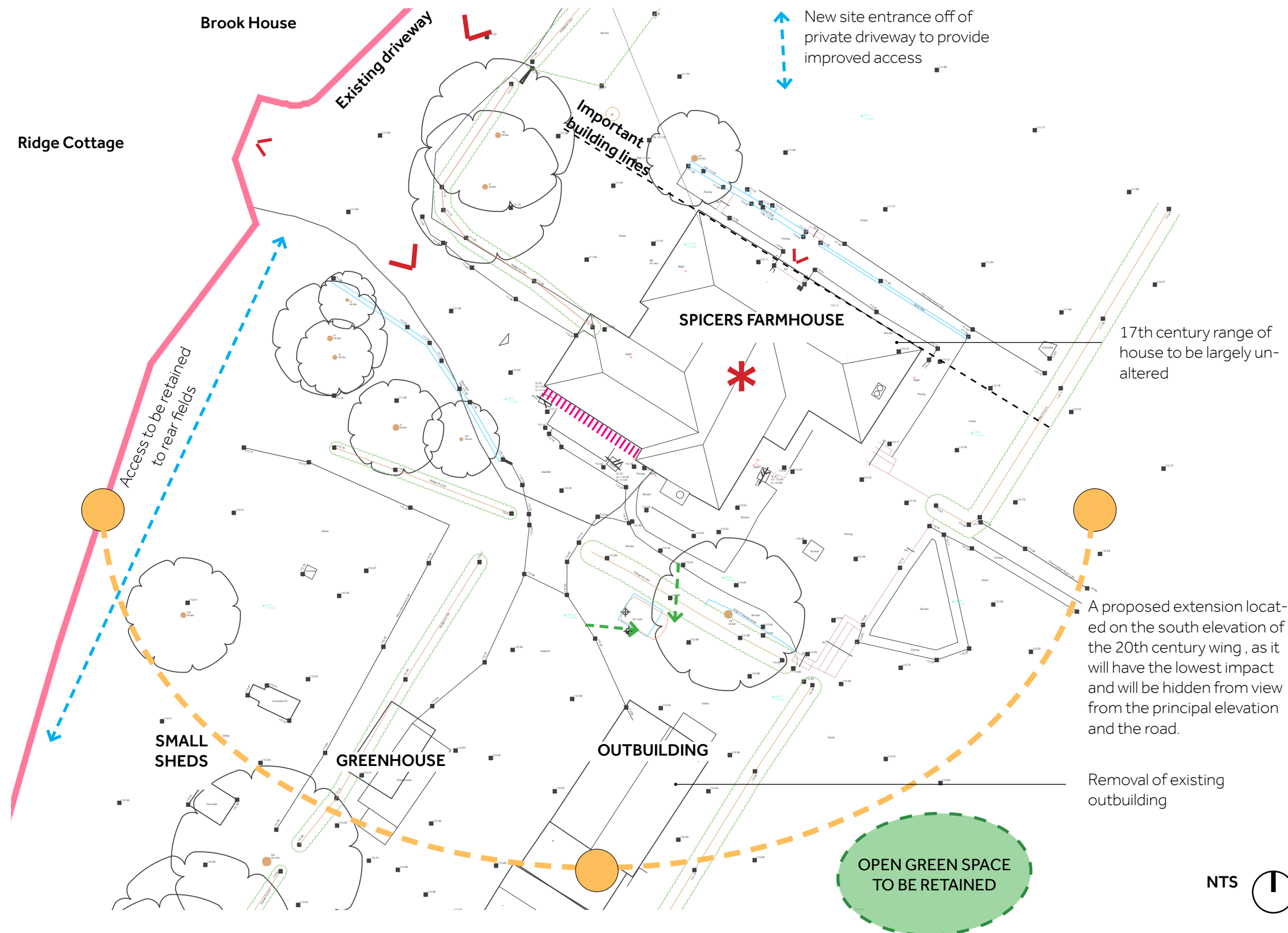
Topographical Survey (NTS)
Source: OmegaGeo



2.6 Site Constraints & Opportunities

Key Points

1. The proposals set out to showcase the historic early 17th century ranges of the house and to carry out sensitive repairs. The proposals aim to invest in the historic asset, improve the quality of internal space and enhance connections to the garden.
2. Opportunity for local, high quality, traditional materials to be used in the alterations. Opportunity to improve the architectural quality of the early 20th century wing. Materials to complement the 17th century house.
3. There is an opportunity to improve the site access and circulation, taking influence from the existing layout and respecting Spicers Farmhouse.
4. The existing access to the private driveway off of Canterbury Road serving the three properties, will be retained.
5. Opportunity to retrofit the existing envelope of the property to decrease the carbon footprint in the future; this is a key objective of the Local Plan. The heating and hot water systems will be renewed providing energy efficient energy solutions and improvements in insulation. All of this combined will transform the house rendering it fit-for-purpose for the next century and future custodians.
6. Constraint to respect site hierarchy, building lines and orientation; ensuring any proposed massing is sub-servient to the main house.
7. Opportunity to draw on historic references evidenced in the historic mapping with the proposed placement of a carport and annexe on the historic footprints.
8. Opportunity for the proposed alterations to maximise the house's connection to its rural context and large garden to the rear.
9. Opportunity to introduce extensive native planting and trees to act as a buffer and offer a biodiversity benefit.



3 Planning & Consultation

3.1 Pre-application Advice

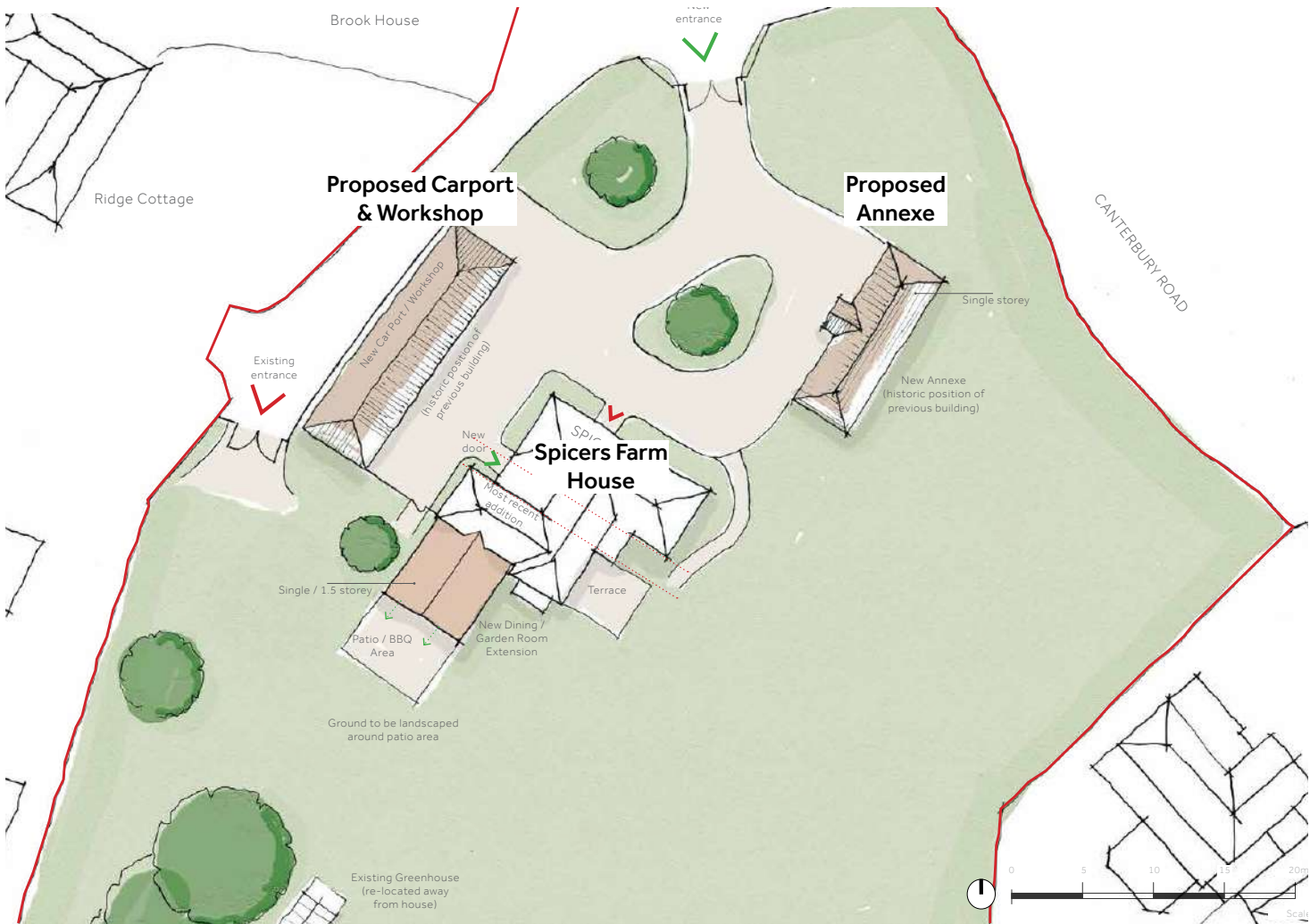
3.1 Pre-Application Advice

An application seeking Pre-Application Officer advice was made to Folkestone & Hythe District Council in July 2023. Following the pre-application submission, a site meeting was held and subsequent written feedback was received regarding the application which highlighted design matters to be considered and reviewed, and advice regarding the submission of a full planning application.

The pre-application feedback highlighted the importance of a repair strategy for the works with an accompanying historic building appraisal to support the strategy. It also highlighted the importance to retain as much as possible, rather than the removal and rebuild.

Canterbury Archaeological Trust have produced a historic building appraisal and timber frame drawings, assessing the condition of the framing. A layout of the framing has been produced and the repair proposals have been shown on both the architectural and structural information.

A comprehensive set of repair drawings has been produced with an accompanying photo document to further highlight the condition of the property and areas to be repaired.



Scheme submitted at Pre-Application (July 2022 - ref: 23/0911/PREAPP)

4 Design Proposals

- 4.1** Proposed Site Plan
- 4.2.1** Spicers Farmhouse:
Proposed Extension, Alteration & Repair
- 4.2.2** Proposed Carport & Workshop
- 4.2.3** Proposed Annexe
- 4.3** Proposed Materials
- 4.4.1** Spicers Farmhouse:
Proposed Internal Alterations: Ground Floor
- 4.4.2** Spicers Farmhouse:
Proposed Internal Alterations: First Floor
- 4.5** Spicers Farmhouse:
Proposed Retrofit of External Envelope
- 4.6** Proposed Landscaping

4.1 Proposed Site Plan

The proposed scheme sets out to improve the existing access to the site and relationship of Spicers Farmhouse to a new Carport and Annexe.

The key consideration for the planning of the site is to maintain the hierarchy of the site, following existing building lines. To take influence from the historic mapping. The existing access to the private drive is to be retained off of Canterbury Road.

A new entrance to the site is proposed. Drawing on historic references and to improve the overall site access and approach to Spicers Farmhouse.

A new build Carport and an Annexe are to be treated in the same architectural style as a proposed extension to the rear of Spicers Farmhouse. Their positions respecting the lines of Spicers Farmhouse, the site's history and the property's orientation. The overall aim is to provide a cohesive architectural language.

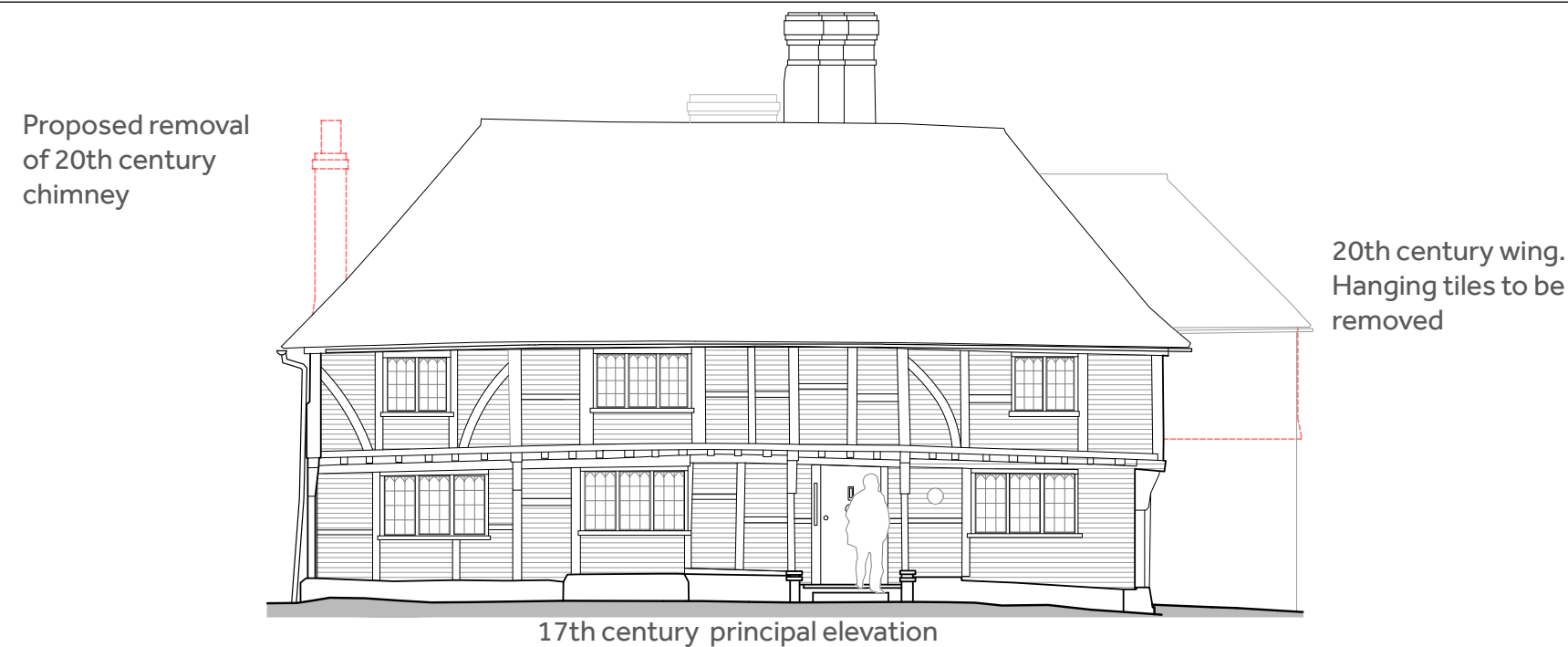
The proposed extension to the rear of the farmhouse, is to provide a dining/living area connected to the garden with views to the south. It is proposed adjoining to the early 20th century addition to the property and is hidden from the principal elevation.

Areas of additional native planting are proposed, both adjacent to the house and within the wider garden, this including some tree planting.

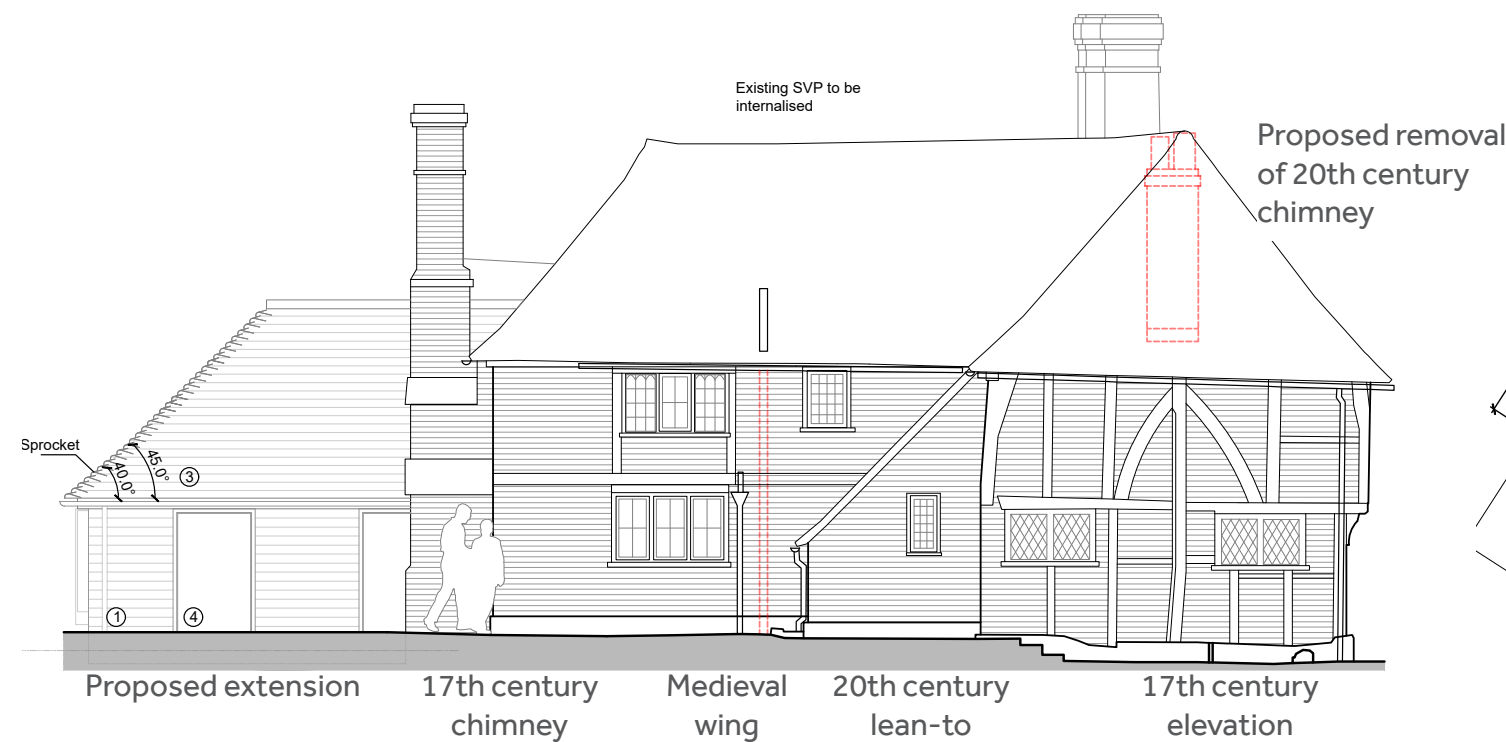


Spicers Farm Proposed Site Plan (NTS)

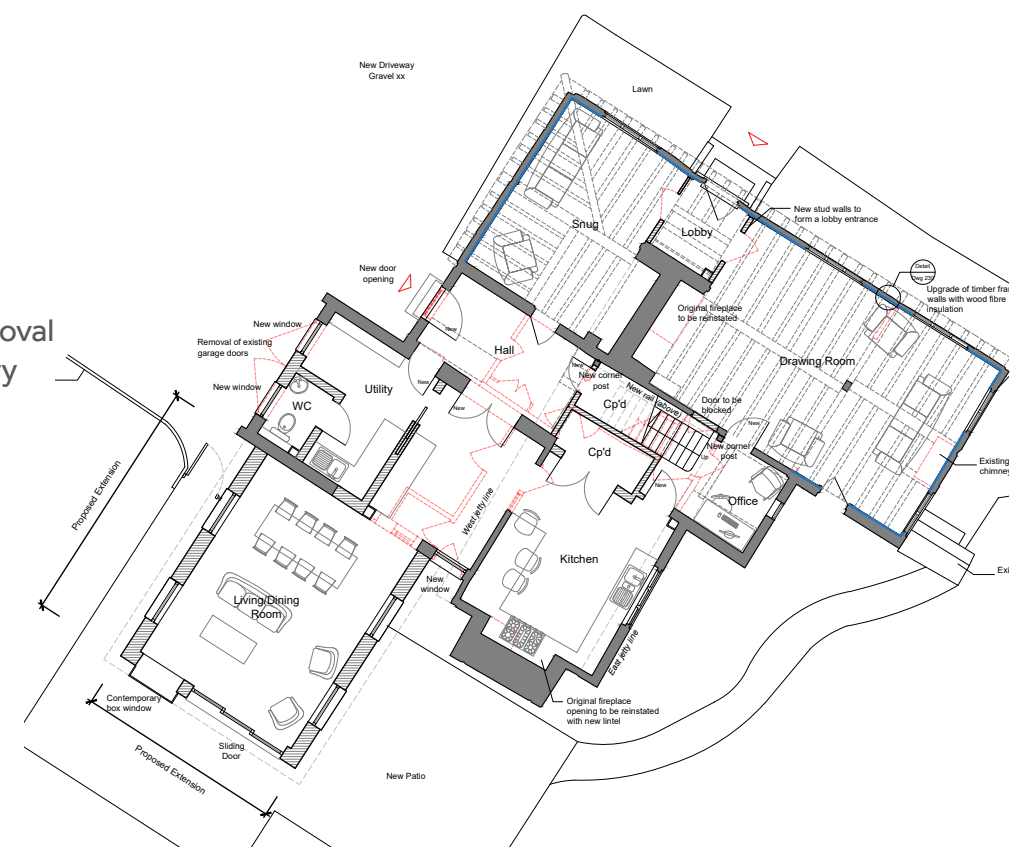
4.2.1 Spicers Farmhouse:
Proposed Extension, Alteration & Repair



Spicers Farmhouse - Proposed North Elevation (NTS)



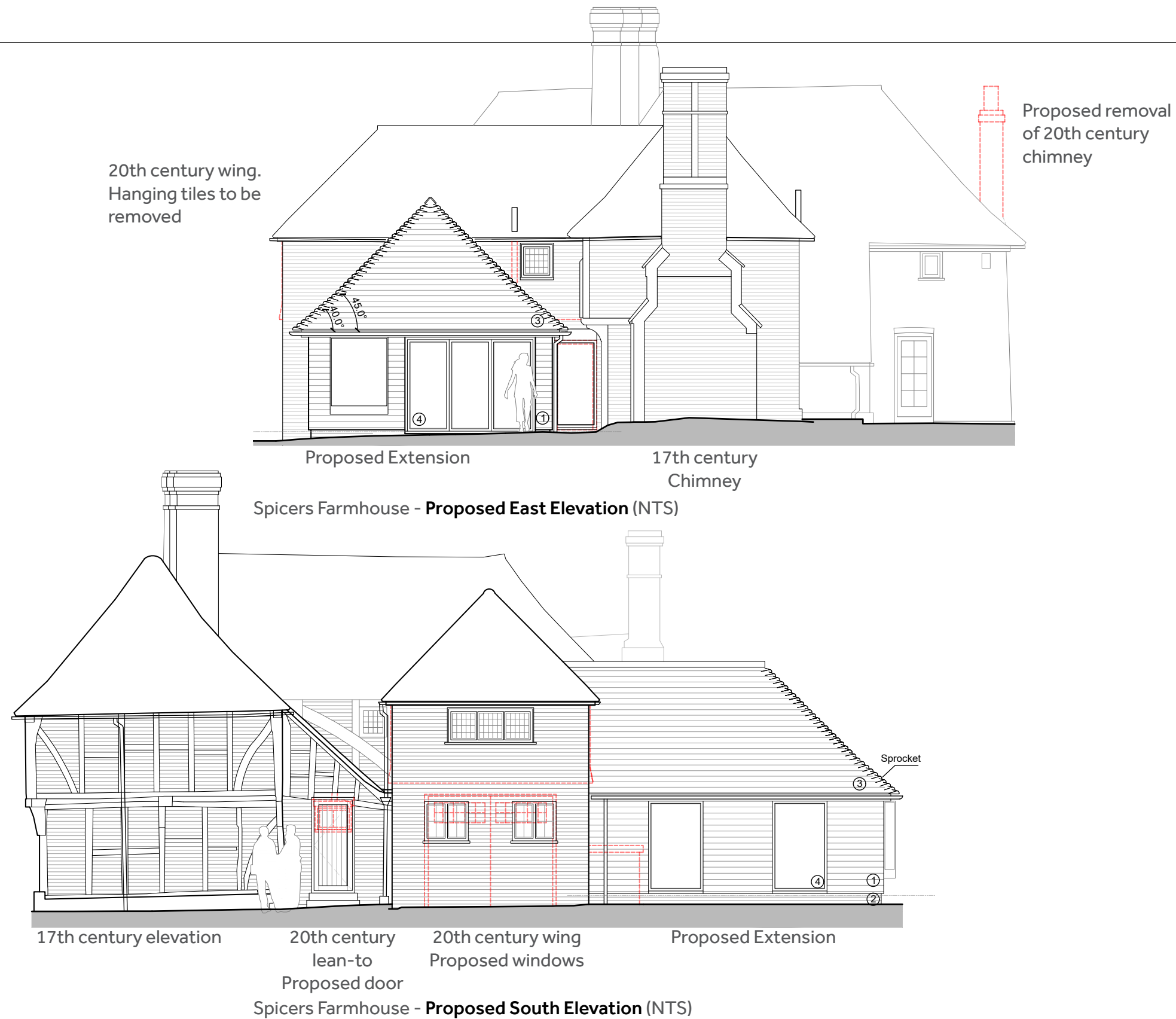
Spicers Farmhouse - Proposed East Elevation (NTS)



Spicers Farmhouse - Proposed Ground Floor Plan (NTS)



4.2.1 Spicers Farmhouse: Proposed Extension, Alteration & Repair



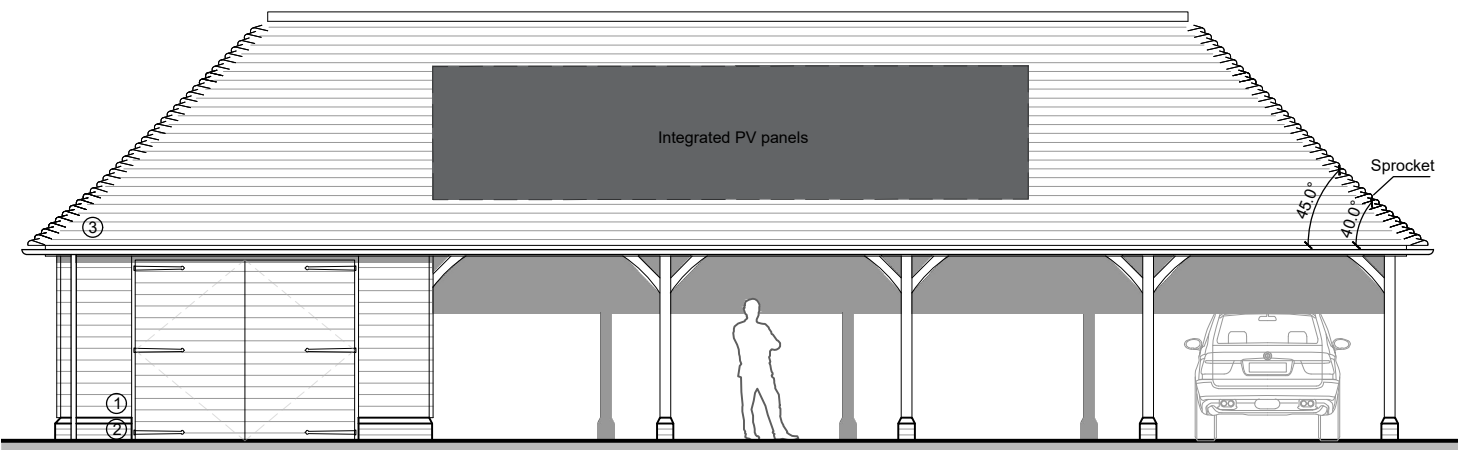
4.2.2 Proposed Carport & Workshop

The design approach is to provide a new Carport and Workshop with its position considering the orientation and building lines of Spicers Farmhouse. The footprint is positioned to the side of the house, drawing on historic mapping that evidenced the presence of a large barn.

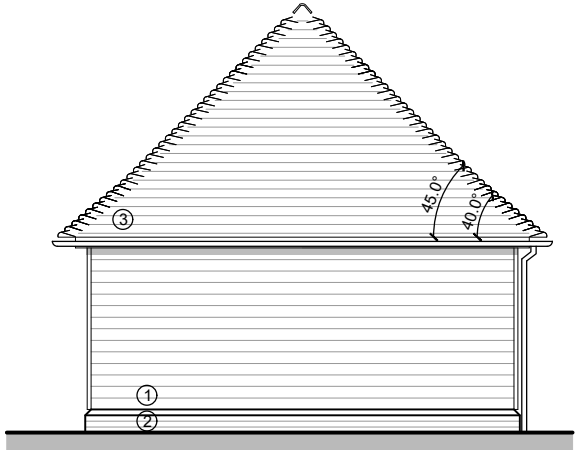
The Carport provides 4 parking bays, with a workshop connecting to the garden.

The material palette is to match the traditional, high quality materials for the proposed rear extension to Spicers Farmhouse. A Kent Peg tiled, sprocketed roof, a brick plinth and horizontal timber weatherboarding.

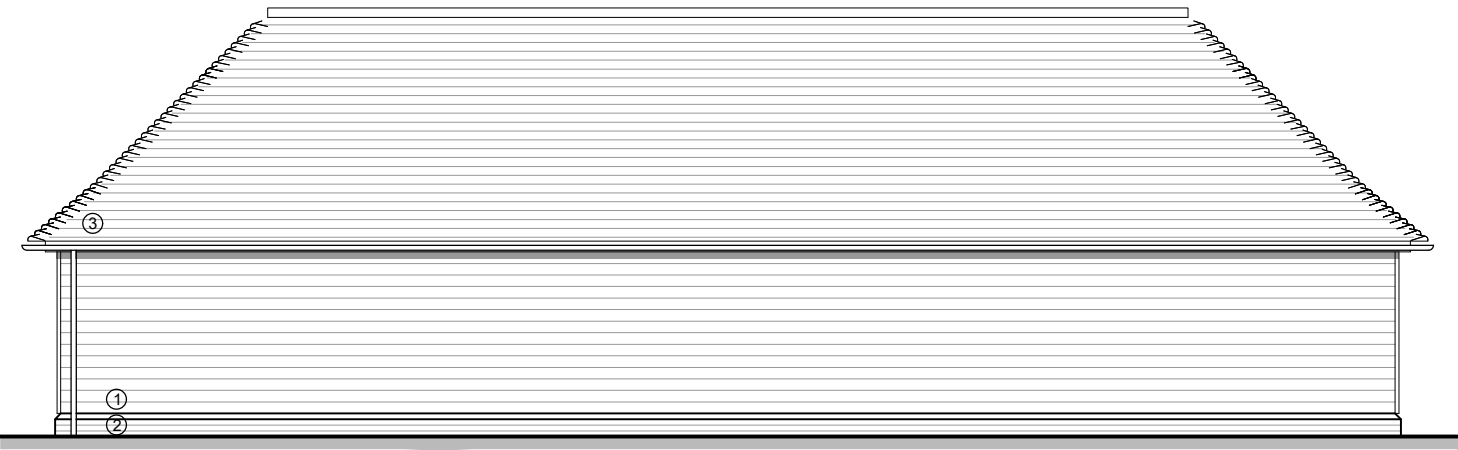
Integrated roof PV panels are proposed to the eastern roof slope. Away from visibility from the road and shared driveway. The proposal of integrated, flush PV panels will also have minimal impact on the elevations. The incorporation provides sustainability benefits to the property to help offset the carbon footprint.



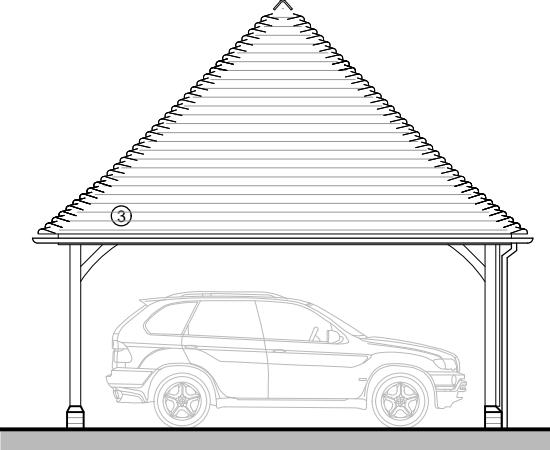
Carport - Proposed West Elevation (NTS)



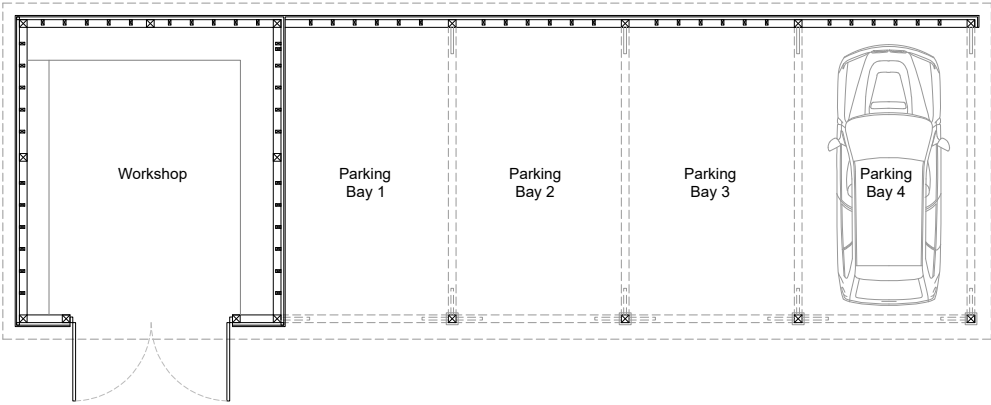
Carport - Proposed South Elevation (NTS)



Carport - Proposed East Elevation (NTS)



Carport - Proposed North Elevation (NTS)



Carport & Workshop - Proposed Ground Floor Plan (NTS)



4.2.3 Proposed Annexe

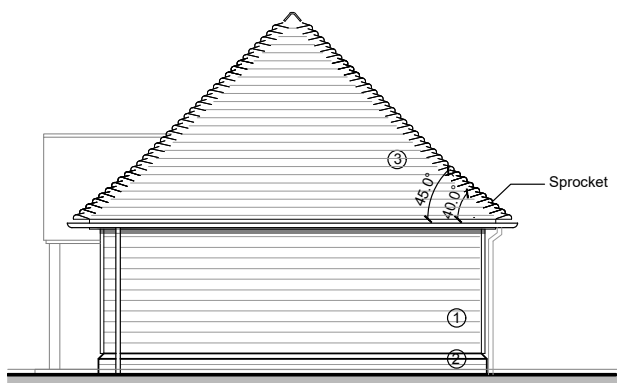
The design approach is to provide a new Annexe with its position considering the orientation and building lines of Spicers Farmhouse. It is positioned set in front of and to the east of the principal elevation, drawing on historic mapping references that evidenced the presence of an outbuilding in the location.

It is single storey accommodation for a family member of the client, with a second bedroom provided [REDACTED].

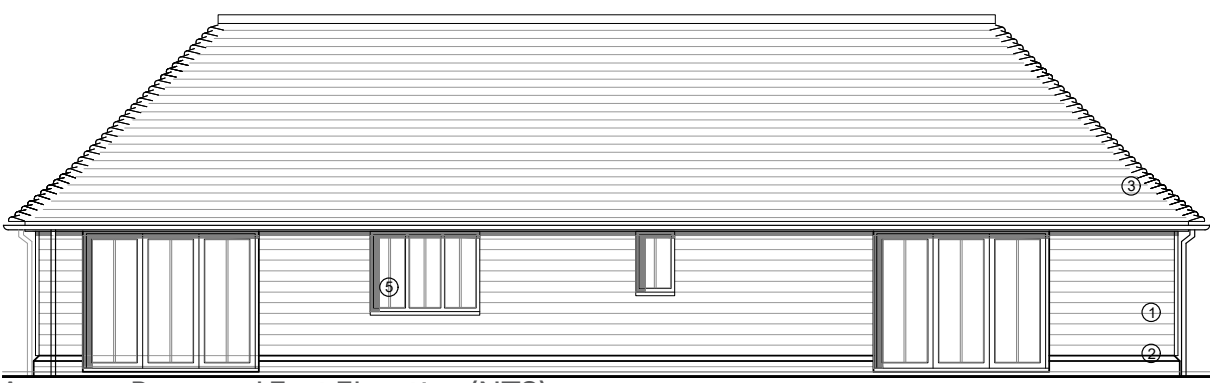
The material palette is to match the traditional, high quality materials for the proposed rear extension to Spicers Farmhouse and the proposed Carport. A Kent Peg tiled, sprocketed roof, a brick plinth and horizontal timber weatherboarding. The fenestration will also be timber framed to match the weatherboarding in colour.



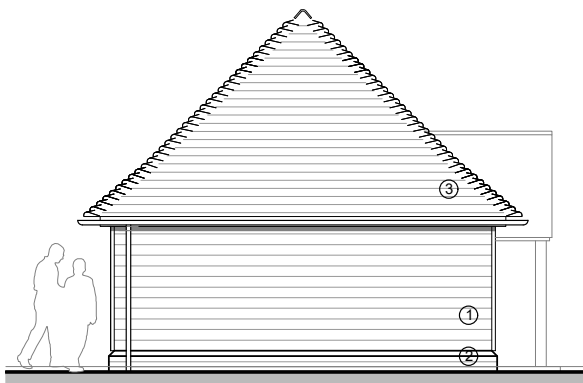
Annexe - Proposed West Elevation (NTS)



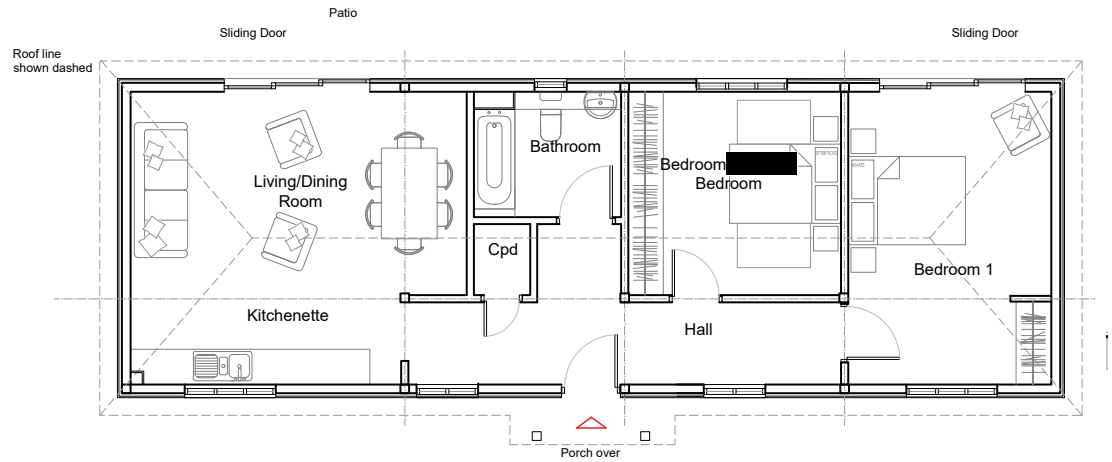
Annexe - Proposed South Elevation (NTS)



Annexe - Proposed East Elevation (NTS)



Annexe - Proposed North Elevation (NTS)



Annexe - Proposed Ground Floor Plan (NTS)



4.3 Proposed Materials

The materiality for the proposed extension, the new Carport and new Annexe are to complement the historic character of Spicers Farmhouse. The concept being to provide continuity and a refined, high-quality material palette across all proposed. The proposals seek to use local and/or sustainable materials where possible.

The existing structure and brickwork is to be retained where possible and to be sensitively repaired. Any new brickwork required is to be matched tonally and to the scale of the existing. All re-pointing is to be carried out with lime mortar.



01



02



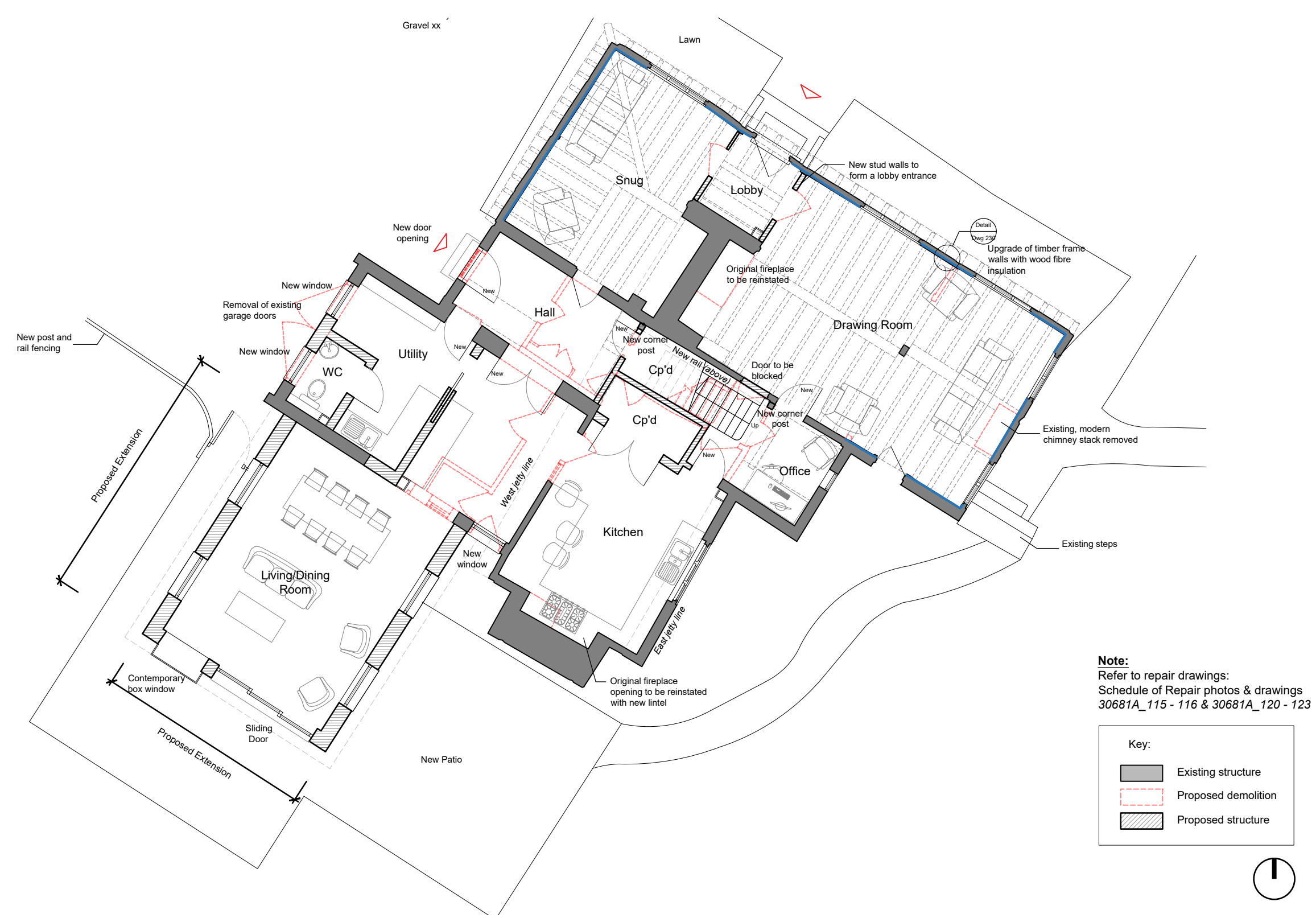
03



04

- 01** Timber weatherboarding and grey aluminium framed fenestration
- 02** Precedent - Contemporary box/bay window, Rider Stirland Architects
- 03** Horizontal timber weatherboarding, brick plinth & clay tile roof, Prime Oak
- 04** Handmade Kent peg tile roofs to match existing

4.4.1 Spicers Farmhouse:
Proposed Internal Alterations: Ground Floor



4.4.2 Spicers Farmhouse:
Proposed Internal Alterations: First Floor



4.5 Spicers Farmhouse: Proposed Retrofit of External Envelope

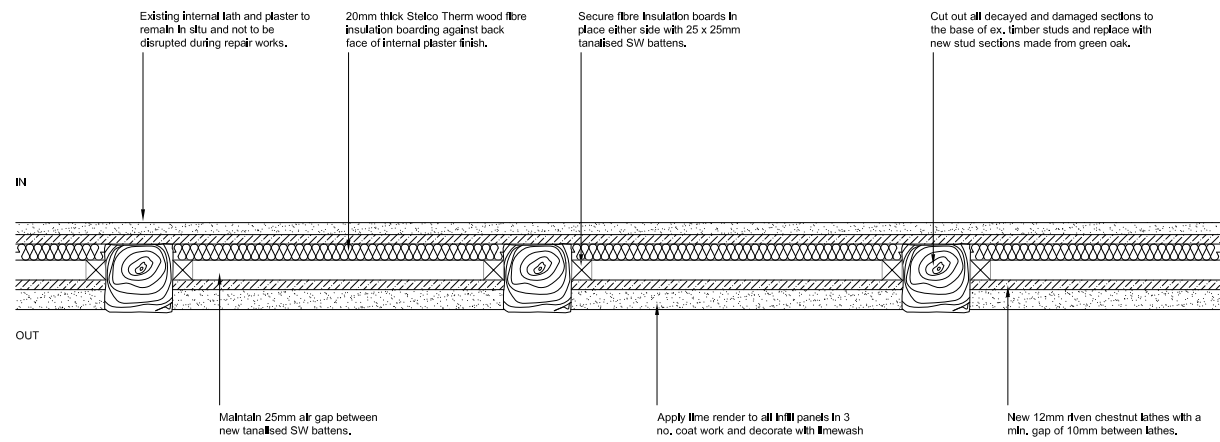
The proposed works to Spicers Farmhouse incorporate the retrofit of the external envelope and the upgrade of the timber framed external walls with wood fibre insulation and lime render. This will significantly improve the thermal efficiency of the property. The architectural plans and the associated detail drawing detail these proposed works.

Precedent Example

The Old School House, Stalisfield
Planning Ref: Swale - SW/13/122

As part of the proposed repair and internal alteration works to the grade II listed Old School House in Stalisfield. The external envelope in between the timber frame was successfully upgraded with the incorporation of breathable wood fibre insulation board and lime render.

This page of the report presents the associated detail drawing and some photos of the finished external walls.



Plan of timber and render repairs 1:5

The Old School House: Proposed detail drawing
Detail plan



The Old School House: Finished exterior



The Old School House: Finished interior

4.6 Proposed Landscaping

High quality traditional landscaping is central to the proposal, to ensure the rural character of the site is maintained.

Traditional rural post & rail fences will form the enclosed garden boundary to the rear to ensure visual permeability, with low level native hedging to soften and create permeable boundaries to the north. The driveway, parking areas and footpaths will be unified in a permeable gravel surface with cobble setts, drawing reference to the rural setting. Extensive soft landscaping is proposed and patio areas to promote the connection to the garden.



- A** Driveway and parking in permeable surface
- B** New native tree planting
- C** Informal soft landscaping (wildflowers) and planting beds
- D** Paved patio area/gravel footpaths
- E** Enclosed garden with timber fencing and low-level hedging



Spicers Farm Proposed Site Plan (NTS)

5 Summary



Spicers Farmhouse - Proposed East Elevation (NTS)

The proposals to Spicers Farmhouse have been put together following a design development process informed by gaining an in-depth understanding of the Listed property (including through a Historic Building Appraisal), the site, the client's needs and following advice from a Pre-application and an on-site meeting.

The proposed works seek to extend, alter and repair Spicers Farmhouse and provide a new Carport & Annexe as outlined in this document. The works show the intentions following early engagement with local authority. The planning application takes into account the feedback and advice received in order to improve the design.

The proposed material palette has been put together to complement the 17th century house, the property's context and rural nature of the site.

Spicers Farmhouse is in a state of disrepair and so the proposals seek to invest in the heritage asset and to sensitively repair the timber frame and structure. This schedule of repairs has been developed in close collaboration with a historic building specialist/archaeologist (CAT) and structural engineer (ABP) in order to agree a strategy. The overall aim is to provide a cohesive, functional home where the history can truly be appreciated and admired.

We trust therefore that Officers have been provided with sufficient information to fully consider and support the proposals.

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