

HERITAGE STATEMENT Plot 3 LBC Hidden Box Gutter Detail, vents and restoration of existing brickwork, using reclaimed brickwork, and lime pointing.

26th March'2026

Proposal: Listed Building Consent for External Works – Plot 3 Barn Conversion

Site Address: The Duke's Head, 9 Dymchurch Road, Hythe, CT21 6JB

Relevant Drawings:

23-02-BARN 01 - PRE-CONSTRUCTION BARN PLANS AND ELEVATIONS.

23-02-BARN 02 - EXISTING BARN PLANS 'AS BUILT' .

23-02-BARN 03 - EXISTING BARN ELEVATIONS 'AS BUILT' (HIDDEN BOX GUTTER).

23-02-BARN 04 - PROPOSED BARN ELEVATIONS (BRICKWORK & HIDDEN GUTTER).

23-02-BARN 05 - SILHOUETTE REPRESENTATION.

23-02- BARN (DAS) DESIGN AND ACCESS STATEMENT.

23-02- BARN (LBC) HERITAGE STATEMENT.

23-02- BARN (LBC) BARN PLANNING STATEMENT.

Description of Proposed Works

This application seeks Listed Building Consent for the conservation-led conversion of Plot 3, a curtilage-listed barn associated with The Duke's Head Inn. Where works relating to the boundary wall are not yet completed, the submitted drawings reflect the intended as-built condition following its reconstruction in accordance with the approved scheme.

The proposal includes:

- **Localised repointing:** To be carried out only where existing mortar is missing, cracked, or defective. Lime mortar will be used to match the existing in composition, colour, and finish, ensuring compatibility with the historic fabric and maintaining breathability.
- **Brickwork:** To the front elevation, areas of deteriorated and incompatible cement render and damaged brickwork will be replaced using reclaimed bricks to match the existing.
- **Two window openings on the rear elevation:** Previously approved to be infilled with new red brick, will instead be infilled using reclaimed brick to better match the existing historic fabric. This approach will improve visual integration and ensure that the infill reads as a sympathetic and recessive intervention within the existing masonry.
- **Two original ventilation openings on the principal (front) elevation:** These have been retained and cleaned, forming part of the historic fabric of the building.
- **Ventilation openings:** Indicated on the red brick barn in earlier technical drawings were not installed during construction and are therefore omitted from the as-built proposals. Ventilation openings within the existing boundary wall will not be reinstated as part of its

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reconstruction. The submitted drawings reflect the intended as-built condition following completion of these works, in accordance with approved application 25/1444/FH.

- **Box gutter:** A concealed (hidden) box gutter has been introduced to ensure that all rainwater goods are contained within the applicant's ownership and to achieve compliance with Building Regulations. The approved drawings did not define the detailed rainwater drainage strategy, and the concealed gutter provides a necessary and discreet solution that maintains the intended flush eaves detail while ensuring effective water management.
- **Rooflight:** This has been omitted from the new-build element of the scheme. This minor adjustment simplifies the roof form and has no impact on the significance of the heritage asset.

These interventions are designed to comply with planning and legal frameworks, enhance the building's breathability using lime mortar and the removal of impermeable cement-based repairs, improve structural integrity, and maintain visual coherence while preserving its historic character.

Heritage Asset Affected

- **Name:** The Duke's Head Inn, No. 9 Dymchurch Road (South Side)
- **Listing Entry:** TR 1534 NE 1/72 – Listed on 3 January 1950
- **Listing NGR:** TR1577734653

Description:

An early 19th-century L-shaped building with two storeys and attics, stuccoed elevations, tiled roof with dormers, and distinctive architectural features including long and short quoins, sash windows with glazing bars, rusticated doorways, and tile-hung side elevation.

Curtilage Structure:

The barn at Plot 3 is a curtilage-listed structure historically associated with the inn, contributing to its setting and former function as a stable block.

Significance of the Heritage Asset

The Duke's Head Inn is a notable example of early 19th-century vernacular architecture in Kent. The barn contributes to the historical narrative of the site, reflecting its ancillary function and rural character. Its preservation supports the integrity of the listed building's setting and the broader historic environment of Hythe.

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Assessment of Impact

The proposed works are considered to have a positive and conservation-led impact on the heritage asset and its setting:

- **Material Compatibility:** Use of lime mortar and reclaimed bricks ensures compatibility with the original construction and improves long-term performance.
- **Visual Integrity:** The works will enhance the barn's appearance while respecting its historic form and materials.
- **Retention of Historic Internal Structure:**
The existing internal stable ceiling, a beam structure has been retained in situ. This element forms part of the building's historic fabric and contributes to its significance as a former agricultural structure. Its retention preserves evidence of the building's historic use and represents a conservation-led approach. The presence of this structure has influenced the positioning and height of a new opening, demonstrating that the design has responded to the existing building rather than altering or removing historic fabric.
- **Vents:**
The submitted drawings have been updated to accurately reflect the as-built condition of the barn. The two original ventilation openings are retained as part of the historic fabric. The new vent openings indicated on earlier technical drawings were not installed during construction and are therefore omitted from the as-built proposals. This correction does not involve the removal of historic fabric and has no impact on the significance of the heritage asset.
- **Window fenestrations:**
The subdivision of window openings has been informed by the proportions of the original fenestration, resulting in a more sympathetic relationship with the historic fabric and avoiding the introduction of large uninterrupted panes of glazing.
- **Glazed link roof:**
The refined form of the glazed link roof, following the roof slope, results in a more discreet and visually subordinate connection between the historic barn and the new structure, thereby reducing its impact on the character of the heritage asset.
- **Legal Compliance:** The design addresses boundary and Party Wall Act considerations, particularly regarding the east elevation's former overhanging eaves.

Mitigation Strategy

All repair works will be carried out using materials and techniques to match the existing, including lime mortar and reclaimed brick. The mix, colour, texture, and finish will match the existing fabric to ensure a consistent and compatible appearance.

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Retention of Features:

Original ventilation openings on the principal elevation are retained and cleaned as part of the historic fabric. The internal stable beamed ceiling is also retained, preserving evidence of the building's former use.

- The revised window configuration has been informed by the proportions of the original openings, resulting in a more sympathetic relationship with the historic fabric.
- Fascias and soffits will be finished in a dark stain or paint to match the adjoining timber cladding, ensuring they remain visually recessive and do not draw attention within the overall composition.

Conclusion

This proposal represents a sensitive and well-considered approach to the conservation of the curtilage-listed barn. It balances the need for necessary repair and residential adaptation with the preservation of the historic character and setting of The Duke's Head Inn.

The works comprise primarily repair and like-for-like replacement, alongside a limited number of minor refinements arising from construction and technical requirements. These have been carefully developed to remain sympathetic to the existing fabric and result in no harm to the heritage asset's significance.

The use of traditional materials, together with a restrained and conservation-led approach, ensures that the building's character is preserved and, where appropriate, enhanced.

The submitted drawings accurately reflect the as-built condition, and the application provides a clear and transparent account of the works undertaken.

It is therefore considered that the proposals comply with relevant heritage policy and statutory duties, and that Listed Building Consent should be granted.

Should any further information be required, I would be happy to provide it.

Yours faithfully, **Christopher Vickers**. Prime Folio Architects.