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LINK EXTENSION & GRANARY REFURBISHMENT.

Lockskinners Farmhouse & Granary Cottage
Chiddinstone, Edenbridge, Kent TN8 7NA

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Design, Access & Historic Building Impact Statement

Project

Lockskinners Farmhouse & Granary Cottage
Chiddingstone
Edenbridge
Kent
TN8 7NA

© February 2021
Version 3.7.0

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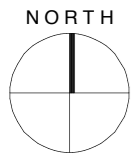
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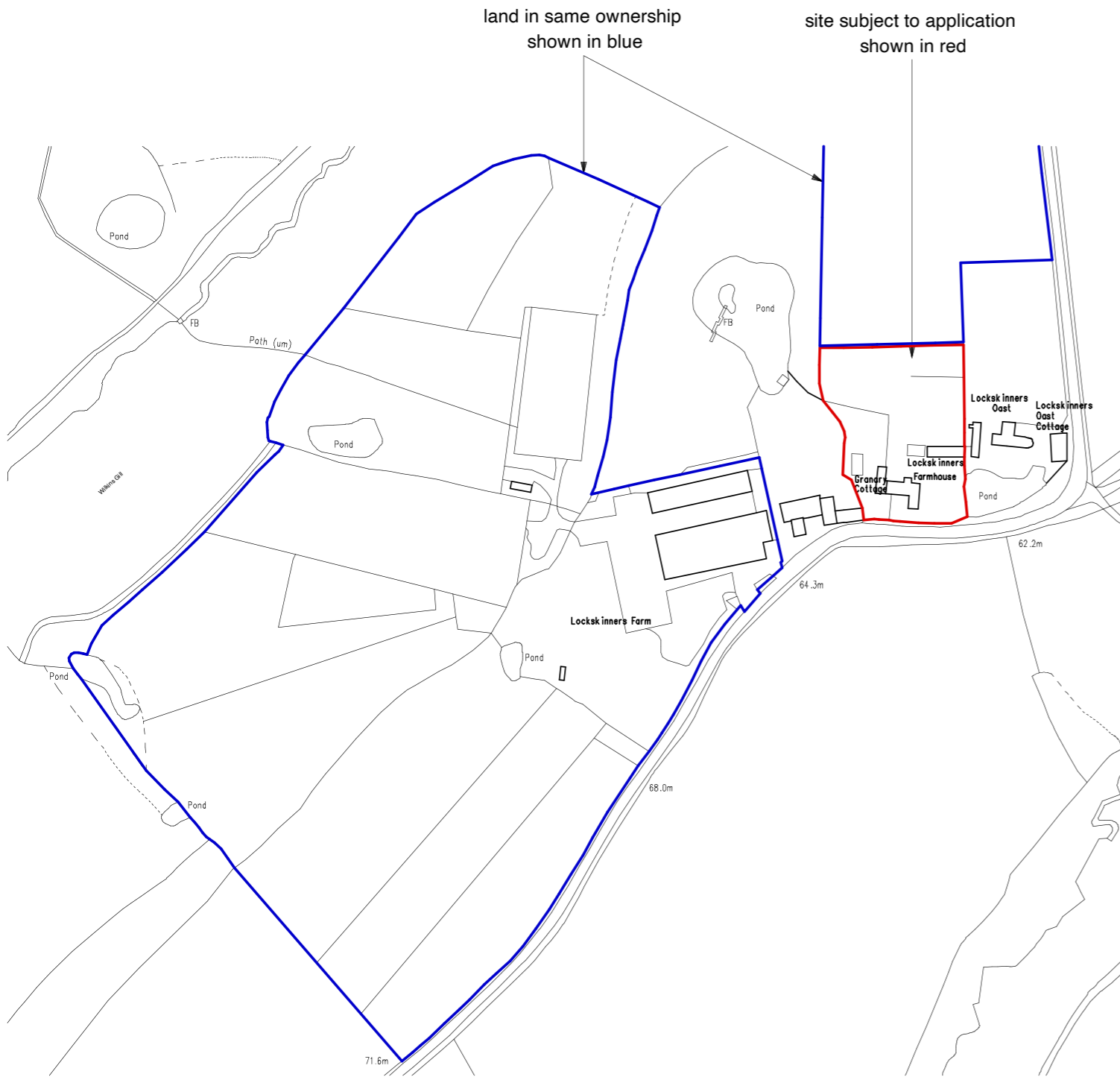
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0 10 50 100 150 200 250
scale (metres)



Location Plan
Produced under Ordnance Survey
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Aerial

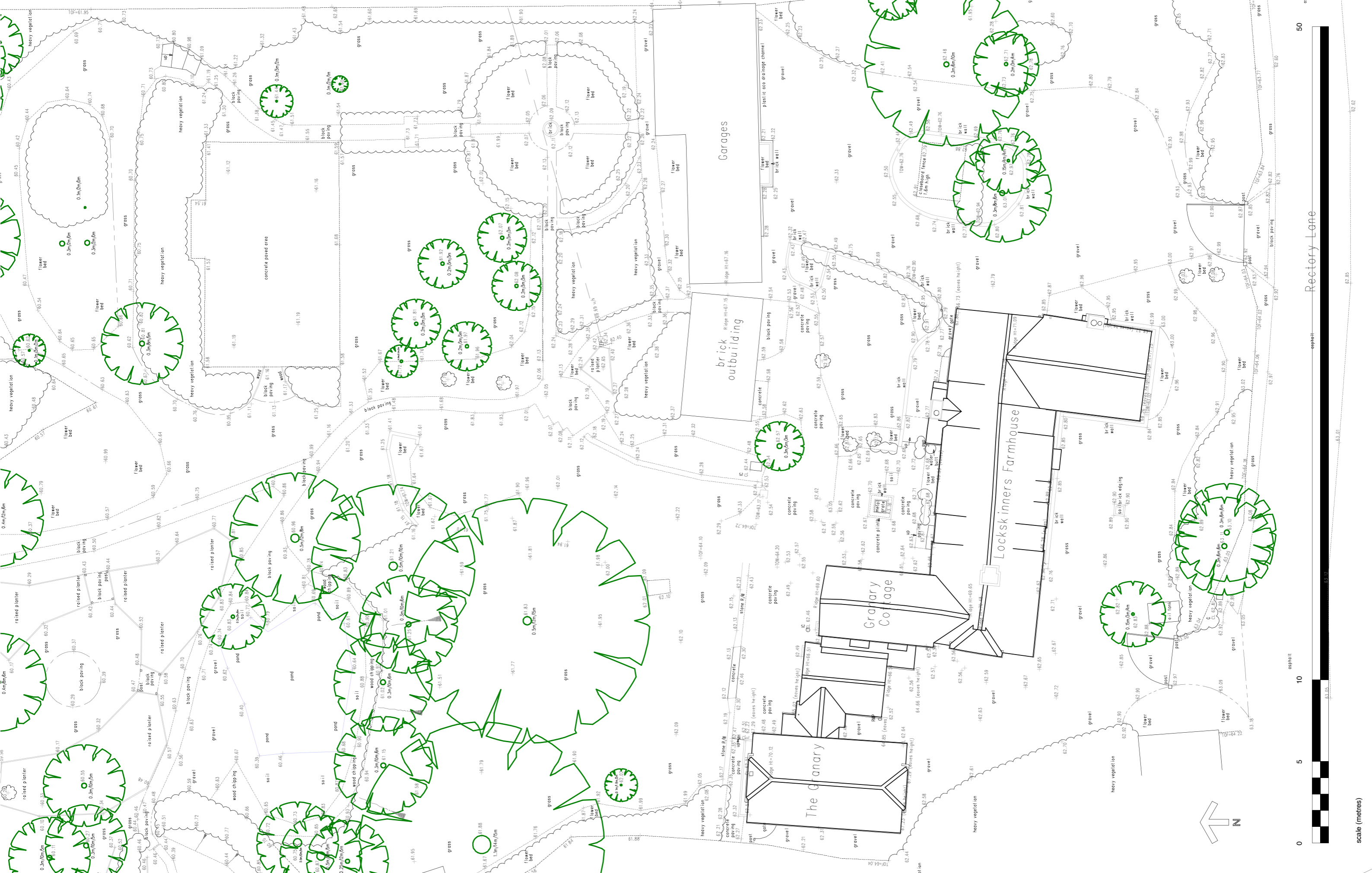
Date	Revision	By	Ck'd	Stage	Issue	
15/02/2020	Planning and Listed building consent submission for works west of gridline B	DT	SM	P	1	

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	Drawing:	Location Plan	Date:	Jan 2021	Scale:	1:2500 @ A3	Drawn:	DRT	Checked:	SM



Date	10/01/2021
Drawn	DRT
Checked	SM
Issue	1

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Project	Lockskinners Farm House, Chiddingstone, Kent TN8 7NA
Drawing:	Existing Block Plan

Job No:	0920	Drawing No:	1005	Stage:	P	Issue:	1
Date:	Jan 2021	Scale:	1:200 @ A3	Checked:	SM		
Drawn:	DRT						

1.0 Introduction

This Historic Building Impact Assessment and Design and Access statement has been produced by Miller Architects, on behalf of the current owner of Lockskinners Farm House and Granary Cottage. This follows a series of Planning and Listed Applications that have been submitted since 2019 as work has started on site and more of the building its construction, its surprises and its history has come to light. The intention has been from the start to renovate the building reversing modern unsympathetic work to better reveal the special historic interest of the building and its history.

1.1 PROPOSAL

The works are proposed to be done in two Phases, with the first Phase to be to the west of bay line B, the Granary, the link and Granary Cottage, with the Phase 2 being to the east of Bay line B. It is important to note that the site is being decarbonised, with the removal of oil-fired boilers, oil tanks and replacement electric heat and water systems with renewable technologies. The physical impact of the proposed works removes modern unsympathetic alterations and seeks to better reveal the special interest of the buildings and their character. Materials have been chosen that assist in the breathability of the fabric and the long-term preservation of the buildings.

1.2.1 SCALE

These proposed alterations entail a reduction in the footprint of the Link building from the existing Link at 31.20m² to 29.75m², the Link building is reduced in height by some 500mm and in impact on the adjacent historic fabric. Proposed porch would add 3.05 m² but this set against the reduction in size of the link building represents a small increase.

1.2.2 APPEARANCE AND DESIGN

These works remove modern unsympathetic insertions to better reveal the significance of the listed building. Materials have been selected to be traditional and sympathetic to the existing building Local Wealden Sandstone has been proposed for the link south elevation, with a lead roll roof and traditional Wealden brick work, imperial red rubbers with snapped black glazed headers. The design has been developed to be simple, contemporary but subservient to the appearance, scale and special interest of the building.

1.2.3 ACCESS

The site is generally level and easy to traverse, the proposals make the site and its buildings clearer in layout, more accessible and easier to navigate for the with disabilities and will not be altered by the works.

1.3 SOURCES

The History of Lockskinners Farm has been extensively researched and this report draws on a number of sources:

Lockskinners Farmhouse – A History by Peter Bushell (Unpublished).

Includes source material from:

National Archives:

the Will of Sir John Leyliard, 1668;

the Will of Henry Streatfeild of Chiddingstone, 1747;

1841 to 1911 Census records.

Dendrochronological Survey by Tree-Ring Services.

History of Lock Skinners

by Heather and Ken Brown (Unpublished).

Appendix A4

Includes summary of source material from:

Kent Archives;

1841 to 1911 Census records;

Electoral Register;

Parish Records;

Title Maps and Tithing Table;

Land Tax Assessments;

Wills;

Estate Maps;

Parchments;

Kelly's Directory 1915 – 1934;

School Records.

The History of Chiddingstone

by Dr. Gordon Ward & Others, 1939.

The History of Building

by J Bowyer, 1973.

The Weald of Kent, Surrey & Sussex Database (www.theweald.org)

Hever Castle Archives:

As Proposed drawings 1947;

As Existing Block Plan 1962.

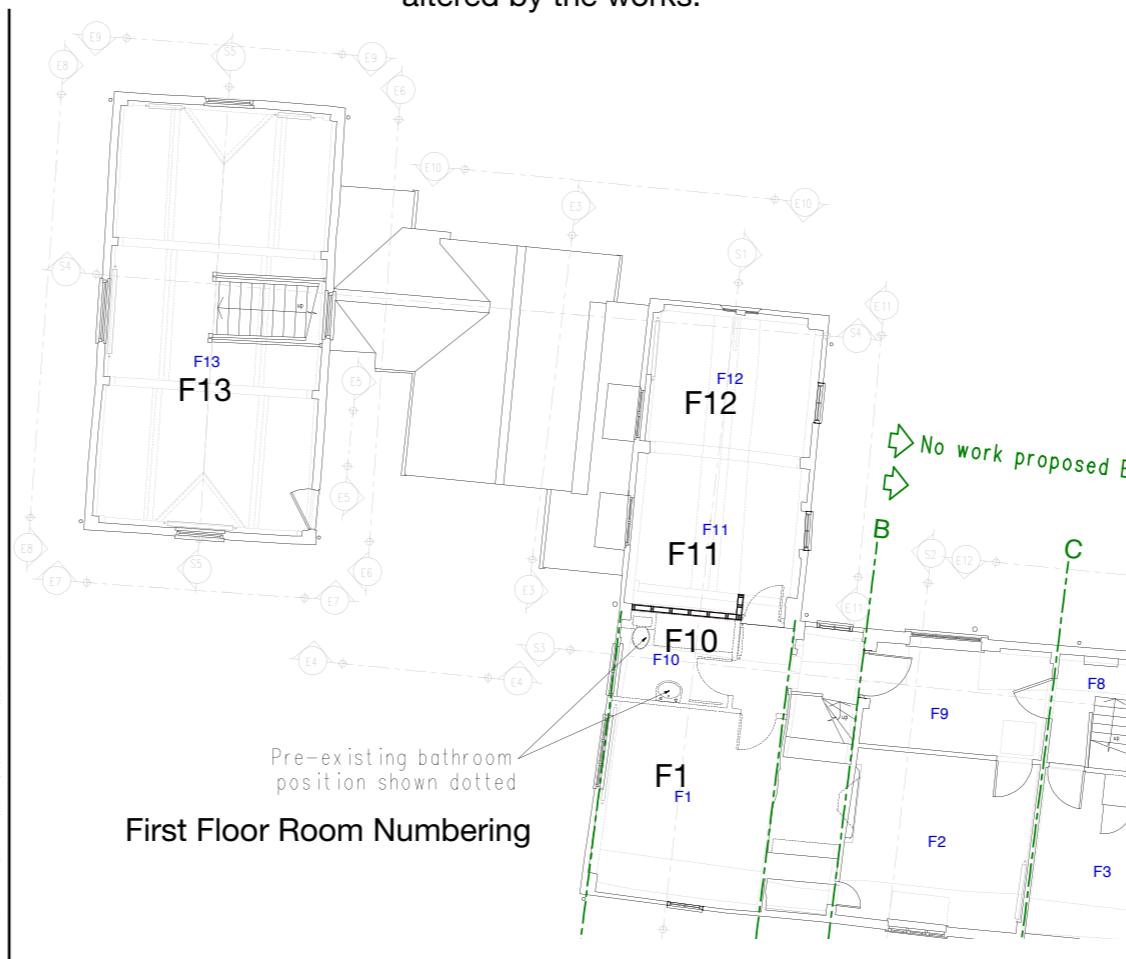
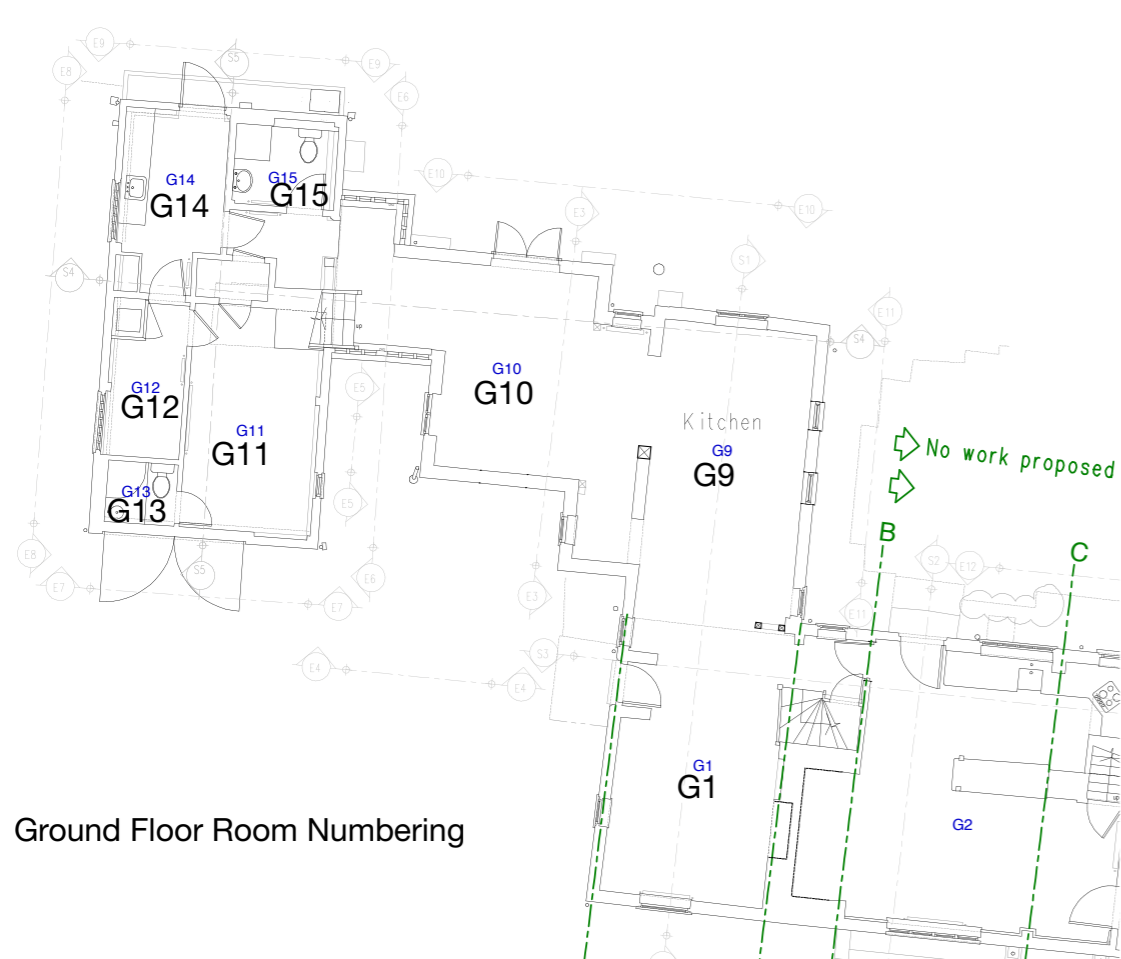
National Library of Scotland

Ordnance Survey Maps

Sevenoaks Library and Archives

Sevenoaks Planning Department

Kent History and Library Centre/Kent Archives



2.0 Context

2.1 LOCATION

Lockskinnners Farm, Lockskinnners Farmhouse and Lockskinnners Granary Cottage are located between the villages of Hever and Chiddingstone in Edenbridge, Kent.

The area forms part of the High Weald of Kent.

2.2.1 HERITAGE CONTEXT

When considering whether to grant consent for development which affects a listed building or its setting, Section 66 of the principal Act requires local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

2.2.2 POLICIES AND GUIDANCE

The following planning constraints affect this site;

- High Weald Area of Outstanding Natural Beauty
- Metropolitan Green Belt
- Area of Special Control of Adverts
- Biodiversity Opportunity Area
- Area of Archaeological Potential

Lockskinnners Cottage Lockskinnners Farmhouse and Granary are both Grade II Listed Buildings. The Planning Policies relevant to the determination of any subsequent appellations are set out in the National Planning Policy Framework (NPPF), Sevenoaks Allocations and Development Management Plan (ADMP) and Sevenoaks Core Strategy.

Sevenoaks Core Strategic DPD policies:

- L08 - Countryside and Rural Economy
- SP1 - Design of new Development and Conservation
- SP11- Biodiversity

Allocations and Development Plan Policies:

- EN1 - Design Principles:
- EN2 - Amenity Protection
- EN4 - Heritage Assets
- EN5 - Landscape

The National Planning Policy Framework 2012 (Updated 2018).

The National Planning Policy Framework (NPPF) establishes the government's planning policies for new development within England and how these are expected to be applied.

Section 16 – Conserving and Enhancing the Historic Environment (formerly Section 12).

Paragraph 189: Requires that the significance of any heritage assets affected by development proposals, including any contribution made by their settings, should be described by an applicant. The level of detail should be proportionate to an asset's importance.

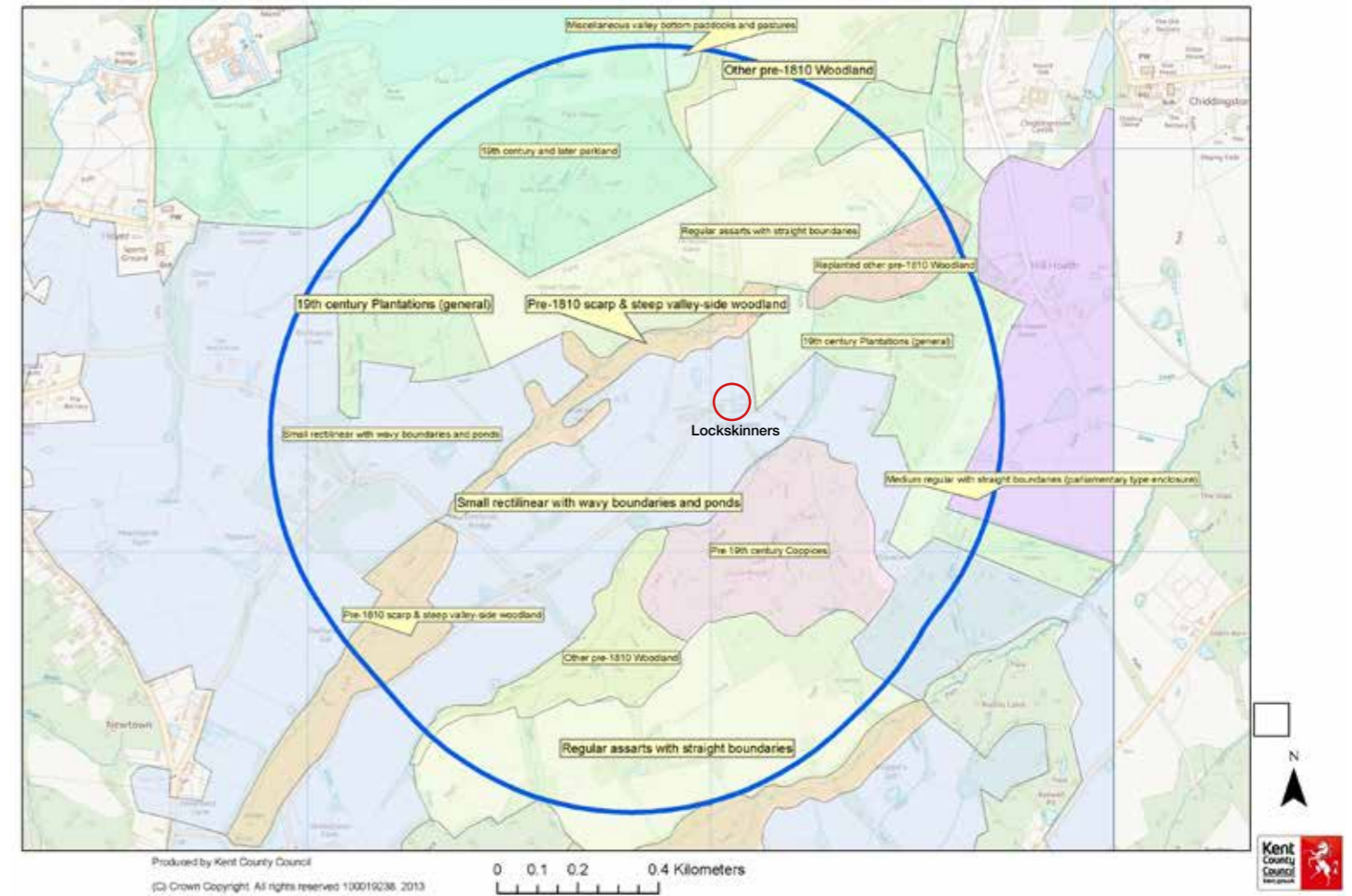
Paragraph 190: Local planning authority to identify and assess the significance of heritage assets affected, including development affecting the setting of a heritage asset.

Paragraph 193: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 195: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Kent County Council - Lockskinnners Farm - Historic Landscape Character

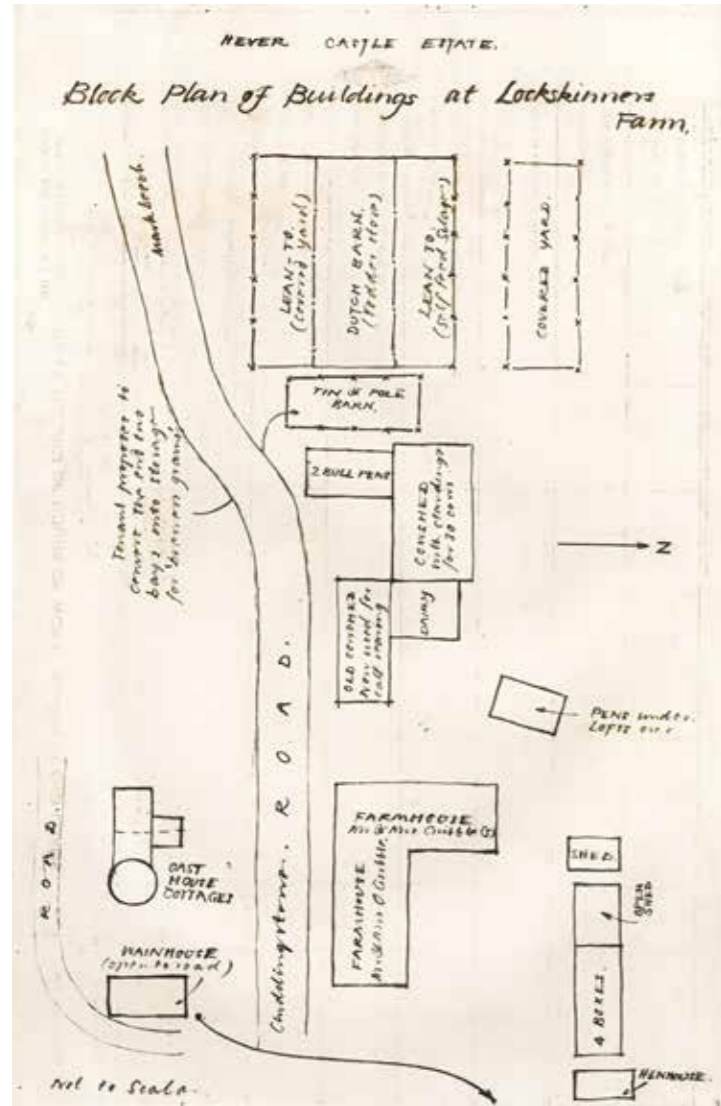


ABOVE: Extract from Heritage Environment Record (HER), see Appendix A3

BELOW: Extract from Sevenoaks Interactive Planning Policies Map, Layer: Area of Archaeological Potential



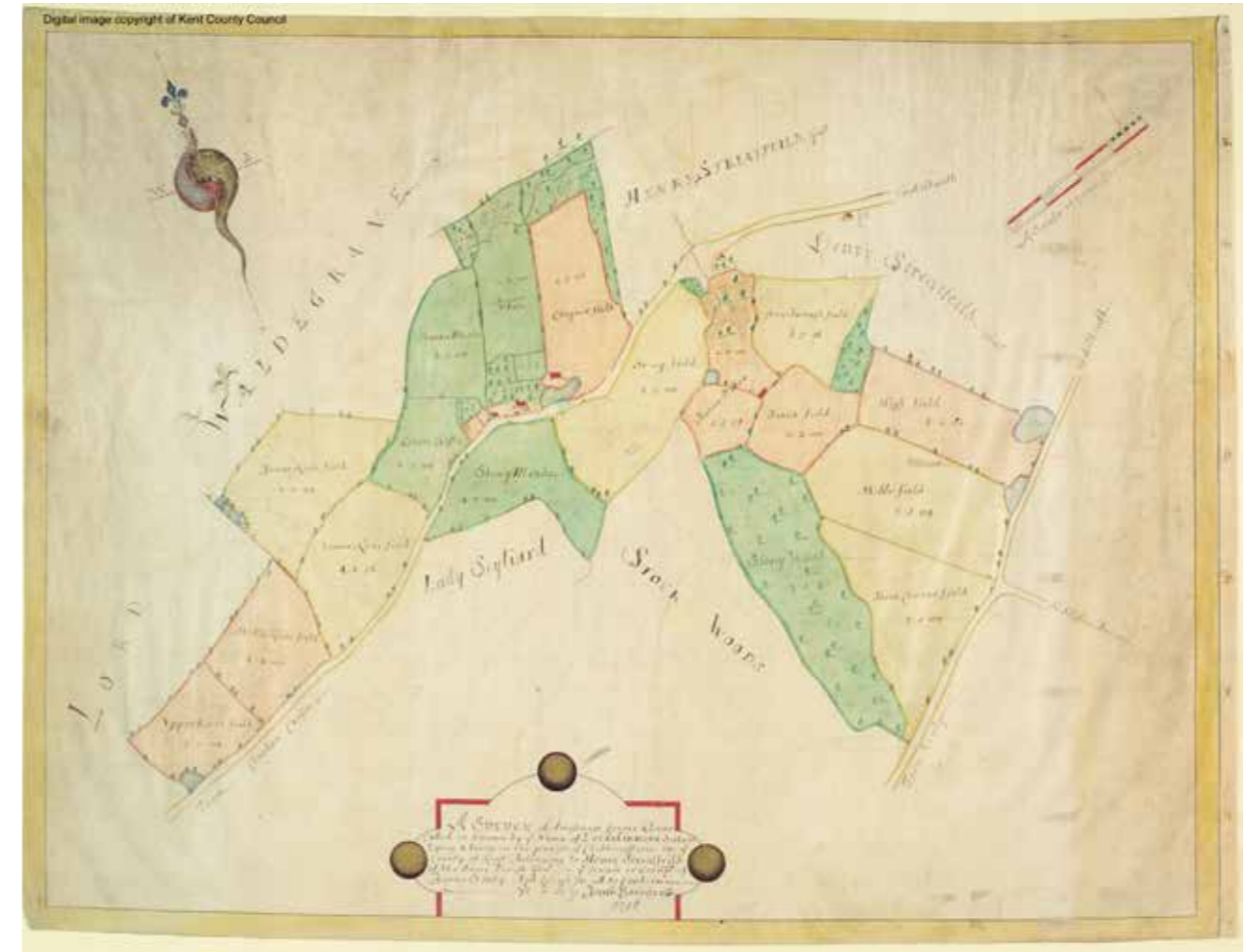
3.0 Lockskinners History



1962 Block Plan from Hever Estate Archives showing Lockskinners Farmhouse and Lockskinners Granary in the ownership of Mr & Mrs Gribble

3.1 CHRONOLOGY OF OCCUPATION

- 1429 Construction.
- 1597 Owner: Richard Hayward sells Lockskinners Farm to William Everest.
- 1617 Owner: Thomas and William Everest inherit property from William Everest
- 1654 Property divided, East (Thomas Everest) and West (William Everest).
- 1655 Tennants: William Wickenden and Thomas Newman
- 1655 Owner: East section sold in part to Stephen Streatfeild and let/leased.
- 1666 Owner: William Everest sells West section to Sir John Seyliard.
- 1667 Owner: Sir John Seyliard dies and the West section is thought to have been acquired by Henry Streatfeild.
- 1686 Tennant: James Saxby.
- 1717 Owner: Henry Streatfeild inherits from Henry Streatfeild.
- 1726 Tennant: George Rose for 21 years.
- 1772 Tennant: John Igglesden.
- 1791 Tennants: Thomas Gasson and John Poile.
- 1831 Tennants: James and Elizabeth Denton.
- 1845 Tennant: Thomas Denton.
- 1850 Tennant: Edward Skinner.
- 1876 Tennant: George Skinner.
- 1911 Tennant: Francis Huxtable.
- 1922 Tennants: William and Mabel Darlington.
- 1930 Tennants: Alfred and Janie Todd.
- 1932 Owner: Henry Streatfeild sells to John Jacob Astor.
- 1944 Planning Permission for Granary Cottage.
- 1946 Tennants: Roy and Lorna Gribble (both dwellings).
- 1975 Heritage England Listing - Grade II.
- 1983 Owner: Astor sells to Guthrie.
- 1983 Owner: Guthrie sells to Gribble.
- 1984 Owner: Gribble sells to Leahy.
- 1992 Owner: Leahy sells to Brown.
- 2010 Owner: Brown sells Farmhouse to Coldman.
- 2018 Owner: Badder sells Granary Cottage to Coldman



1716 Map of Lockskinners from the Kent Archives



Map Extract from Ordnance Survey Six-inch England and Wales, 1842-1952 Kent XLIX Published 1872

3.2 CHRONOLOGY OF CONSTRUCTION

The history of Lockskinnners Farm House, has been extensively covered by professional reports, as well as research by previous owners and it is not necessary to repeat it here. We would draw the reader's attention to the Report by the Royal Commission on the Historical Monuments of England, History of Lockskinnners Farm House by Peter Bushall. Dendrochronology and site investigations informs the sequence of construction in the Historic Building Assessment produced by Canterbury Archaeological Trust. Lockskinnners Fam House was first constructed from 1429 felled timber as a four-bay hall-house, the western most bay was probably reconstructed later in the 15th century.

At around the same time, the two-storey two-bay timber framed detached service building was constructed from timber felled in 1430.

Research by Miller Architects has uncovered a photograph (shown right) of the original crown post for this section (20/03055/LBCALT) and it is being reconstructed by a specialist craftsman. Much of the historic fabric of this section has been uncovered by recent works.

Dendrochronology, specialist inspection by Archaeologists, Conservation Structural Engineers and Architects has demonstrated that the service wing and main Lockskinnners Farm House were connected in to one building in the 1590s.

The occupancy of the site and its status as one or two dwellings has changed several times in the 600 years since it was built. The last time seems to have been in the late 1940s when a planning application was approved (Block Plan shown right) for 'Proposed Alterations to Convert East End of Farmhouse to Cowman's Cottage, New Bathroom &c.'. New drainage was installed at that time, arguing that it did not have drainage before and therefore was not a separate dwelling. The entire property was owned by the Gribble Family at this time and they clearly chose to hive off the western portion to create the diary.

The Granary building however is less well documented. It is shown as seventeenth century in the list description, however, it does not appear in the Survey of 1716 (previous page). It is possible that there is an error in the Survey but they seems unlikely as it was an inventory for sale.

The Granary appears in Ordinance Survey maps from the first Map of 1872 (previous page). The Historic Building Assessment produced by Canterbury Archaeological Trust concludes that the Granary was built as a detached structure in the early eighteenth century after the sale of the property. As far as can be ascertained the Granary survived intact (see undated photograph, right) until the 1990s when it collapsed and was rebuilt. Planning Applications 93/00574/, 93/00616, 97/01505 FUL and 97/01506/LBCALT (see Section 3.3 Planning History, p11 and 3.3.1, p12, 3.3.2, p13) reveal the tale of reconstruction, however in summary whilst some historic structural fabric was retained at first floor, and in parts of the first floor construction, much of the fabric externally and at ground floor is modern. The structural drawings make it clear the Granary was entirely rebuilt on new foundations, with a new ground slab, reused historic structure (part) with substituted modern timber, new windows, new timber cladding, new brick and new hanging tiles and new roof tiles.

The link building is an entirely modern construction (00/02577/FUL, 00/02571/LBCALT) and dates for the early 2000s. It has no historic fabric or historic value.



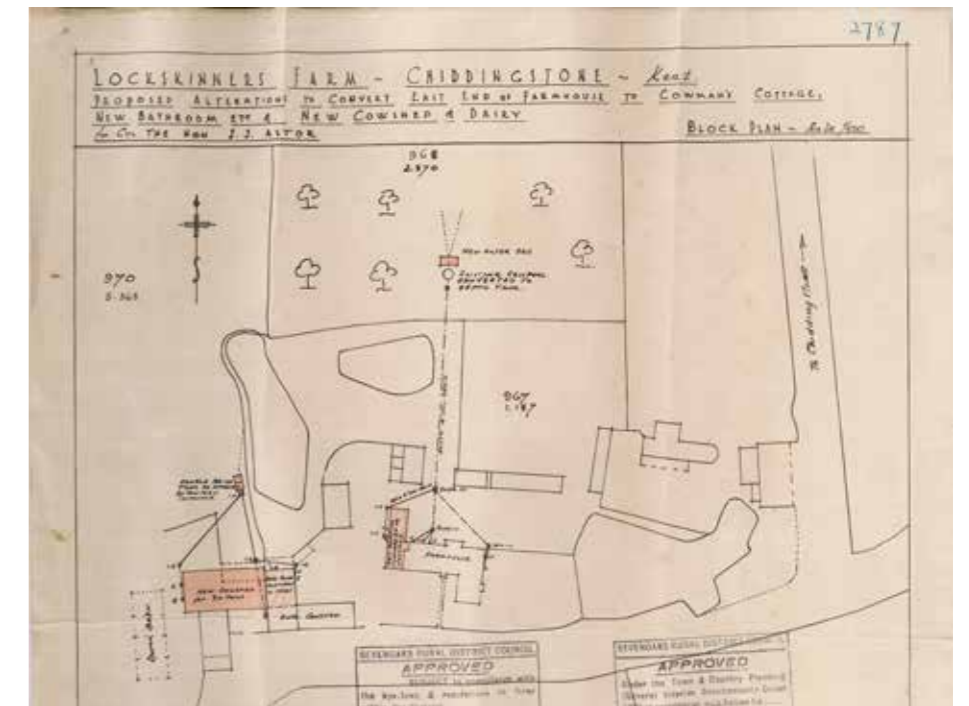
Lockskinnners Farmyard

ABOVE: Undated Photograph of The Granary c.early 20th Century



A
Lockskinnners, Edenbridge

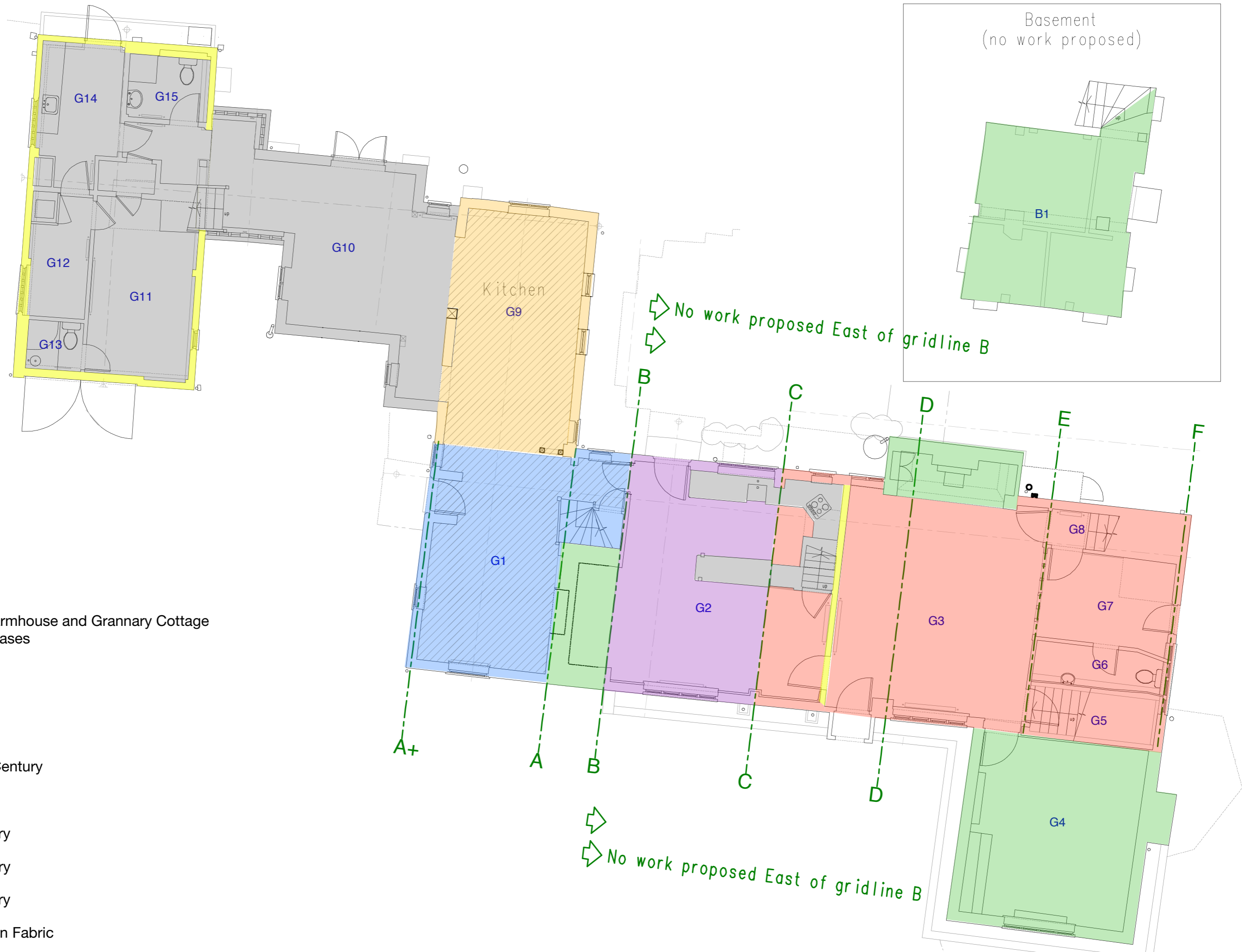
LEFT: Extract of Plate XVIII. Crownposts. Photo "a" by B. Spruyt from Framed Buildings of the Weald by R. T. Mason. First published 1964 by the Author. Photograph undated.



RIGHT: 1946 Planning Permission from the Hever Castle Archives

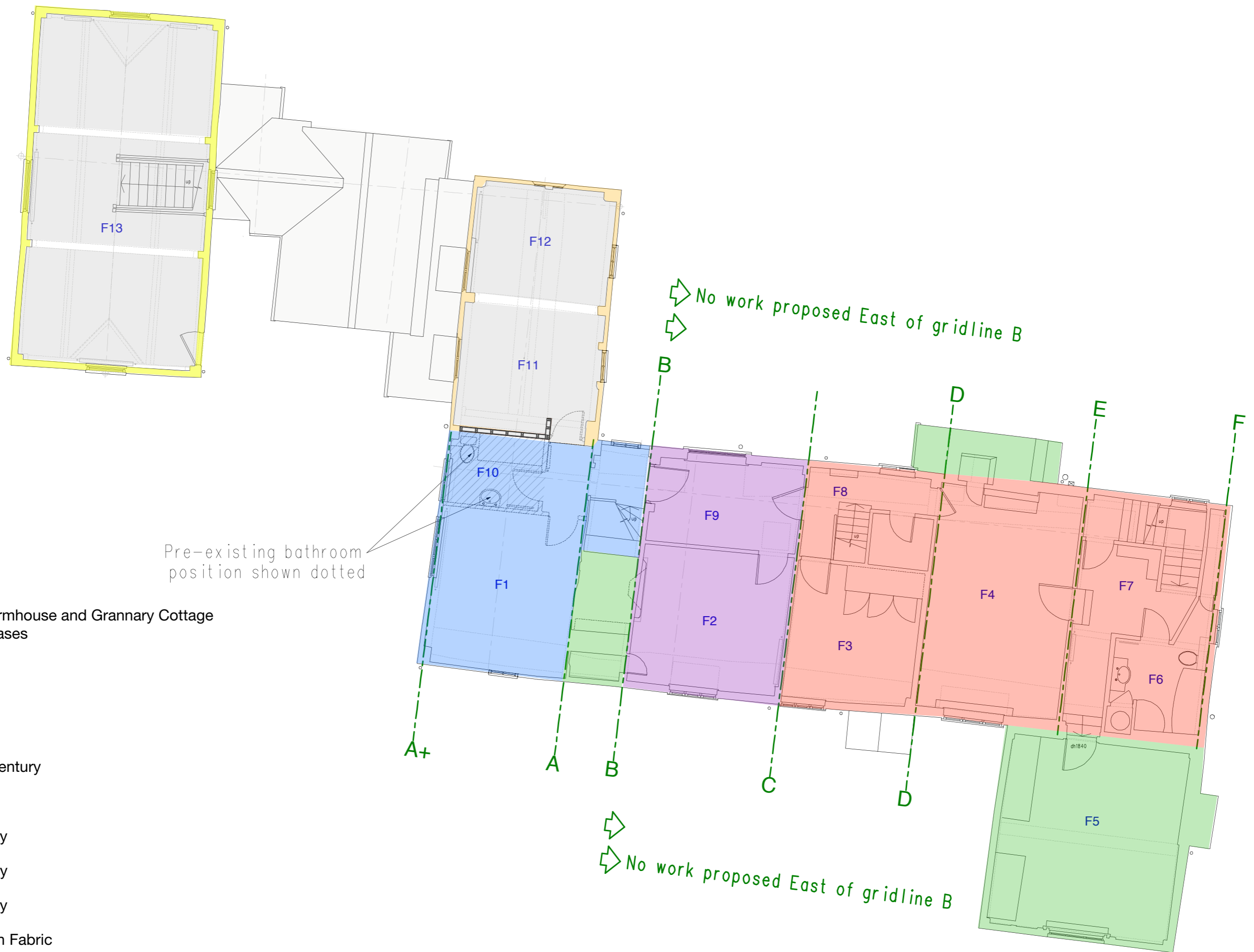


ABOVE: Extracted Fig 4 from Canterbury Archaeological Trust's Report.



Lockskinners Farmhouse and Granary Cottage
 Construction Phases
 Ground Floor
 Not to scale

- 1429
- 1430
- Late 15th Century
- 1590s
- 17th Century
- 18th Century
- 20th Century
- with Modern Fabric



Pre-existing bathroom position shown dotted

Lockskinnners Farmhouse and Granary Cottage

Construction Phases

First Floor
Not to scale

- 1429
- 1430
- Late 15th Century
- 1590s
- 17th Century
- 18th Century
- 20th Century
- with Modern Fabric

3.3 PLANNING HISTORY

GRANARY COTTAGE

Single storey family room.

Ref. No: 00/01487/FUL | Status: Decision - Refused

Details pursuant to condition 2 of SE/00/02577 in respect of facing materials.

Ref. No: 01/01743/DETAIL | Status: Granted

Breakfast/dining link between cottage and converted barn

Ref. No: 00/02577/FUL | Status: Granted

Breakfast/dining link between cottage and converted barn.

Ref. No: 00/02571/LBCALT | Status: Granted

Single storey family room.

Ref. No: 00/01487/FUL | Status: Refused

Single storey family room

Ref. No: 00/01636/LBCALT | Status: Refused

Submission of materials pursuant to condition 2 of SE/97/1505.

Ref. No: 99/01745/DETAIL | Status: Granted

Material samples pursuant to condition 2 of permission SE/97/1505.

Ref. No: 97/02086/HIST | Status: Granted

(LBC) Re-construction of collapsed barn.As amended plans received 22.8.97 and 28.8.97.

Ref. No: 97/01505/HIST | Status: Granted

Re-construction of collapsed barn.As amended by plans received 22.8.97 and 28.8.97.

Ref. No: 97/01506/HIST | Status: Granted

Details pursuant to condition 2(part) of SE/93/0574.

Ref. No: 97/00353/HIST | Status: Refused

Construction of link block between barn and dwelling and conversion of barn to garage and store with gamesroom over.Formation of patio and paved areas.

Ref. No: 93/00616/HIST | Status: Granted

Construction of link block between barn and dwelling and conversion of barn to garage and store with games room over and formation of patio area and paved areas,as amended by letter and plans dated 25/10/93.(LBC).

Ref. No: 93/00574/HIST | Status: Granted

REMOVAL OF EXISTING WINDOW FRAMES AND REPLACEMENT WITH STANDARD FRAMES WITH SINGLE HORIZONTAL GLAZING BARS, TWO NEW UPPER FRAMES ON NORTH ELEVATION AND REMOVAL OF UPPER WINDOW ON EAST ELEVATION

Ref. No: 84/01644/HIST | Status: Granted

LOCKSKINNERS FARMHOUSE

Strengthening of structural frame at first floor, trimming of supporting joists at first floor landing and the insertion of a steel at ground floor. Remedial repair to existing joist and roof rafter where chimney had been previously inserted in the c.1950s.

Ref. No: 20/00611/LBCALT | Status: Granted

Internal demolition work/alterations, removal of modern chimney, demolition of modern garden wall (not attached to building).

Ref. No: 20/00579/LBCALT | Status: Granted

Ref. No: 20/00578/HOUSE | Status: Granted

Repair work to roof and elevation tiles.

Ref. No: 20/00570/LDCLBC | Status: Granted

Removal of chimney, moving of the front door to Granary Cottage, removal of porch to Farmhouse, moving of modern internal dwelling divisions and relocation.

Ref. No: 19/02636/LBCALT | Status: Granted

Ref. No: 19/02635/HOUSE | Status: Granted

Extension to rear of existing stables to create new double garage.

Ref. No: 10/02181/LBCALT | Status: Granted

Construction of new porch to side elevation.

Ref. No: 10/02182/LBCALT | Status: Granted

Convert redundant oak framed barn & victorian brick stable block into single dwelling.(LBC). Amended by plans received 6th Feb 1992.

Ref. No: 91/01701/HIST | Status: Granted

Convert redundant oak framed barn & victorian brick stable block into single dwelling.Amended by plans received 6th Feb 1992.

Ref. No: 91/01700/HIST | Status: Granted

Change of use of redundant barn for storage purposes

Ref. No: 91/00414/HIST | Status: Withdrawn

Use of redundant agricultural buildings for light industrial within Class B1

Ref. No: 90/01379/HIST | Status: Granted

CONSTRUCTION OF VEHICULAR ACCESS AND DRIVEWAY

Ref. No: 84/01104/HIST | Status: Granted

LOCKSKINNERS FARMHOUSE & GRANARY COTTAGE

Proposed adjustments to fenestration by removing later modern fabric.

Ref. No: 20/01080/HOUSE | Status: Granted

Ref. No: 20/00993/LBCALT | Status: Granted

Installation of 2 new windows to ground floor east elevation to match those adjacent, removal of modern brick and block work internal walls at first floor and replacement with timber stud and plasterboard partitions.

Ref. No: 20/01585/HOUSE | Status: Granted

Ref. No: 20/01586/LBCALT | Status: Granted

Internal alterations include removal of plasterboard and timber ceiling, water tank and associated support deck. Installation of insulation and breathable board and skim between historic rafters. Repair of historic timber where damaged by modern. Alterations to fenestration.

Ref. No: 20/02131/LBCALT | Status: Granted

Structural remedial work to timber frame, removal of modern timber first floor and replacement with new timber floor, removal of modern plaster board between rafters, replacement with insulation, fibre board and lime plaster infilled. Ground floor trial pit and removal of modern brick/block wall and replacement with oak frame wall.

Ref. No: 20/03055/LBCALT | Status: Granted

Details pursuant to condition 2 (method statement) of planning permission 20/02131/LBCALT

Ref. No: 20/03205/DETAIL | Status: Refused

Conversion of existing building from two self contained residential units to a single family dwelling.

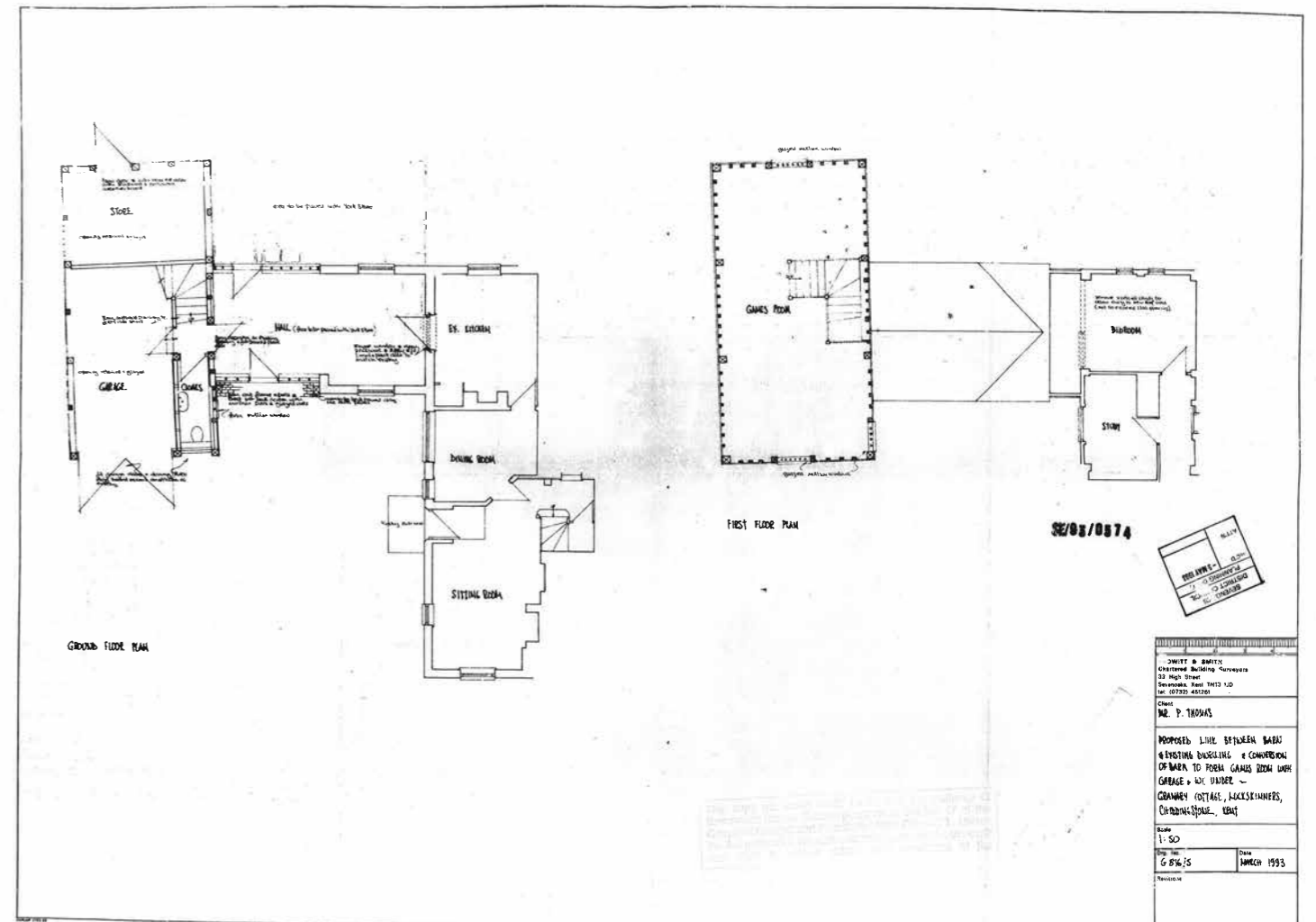
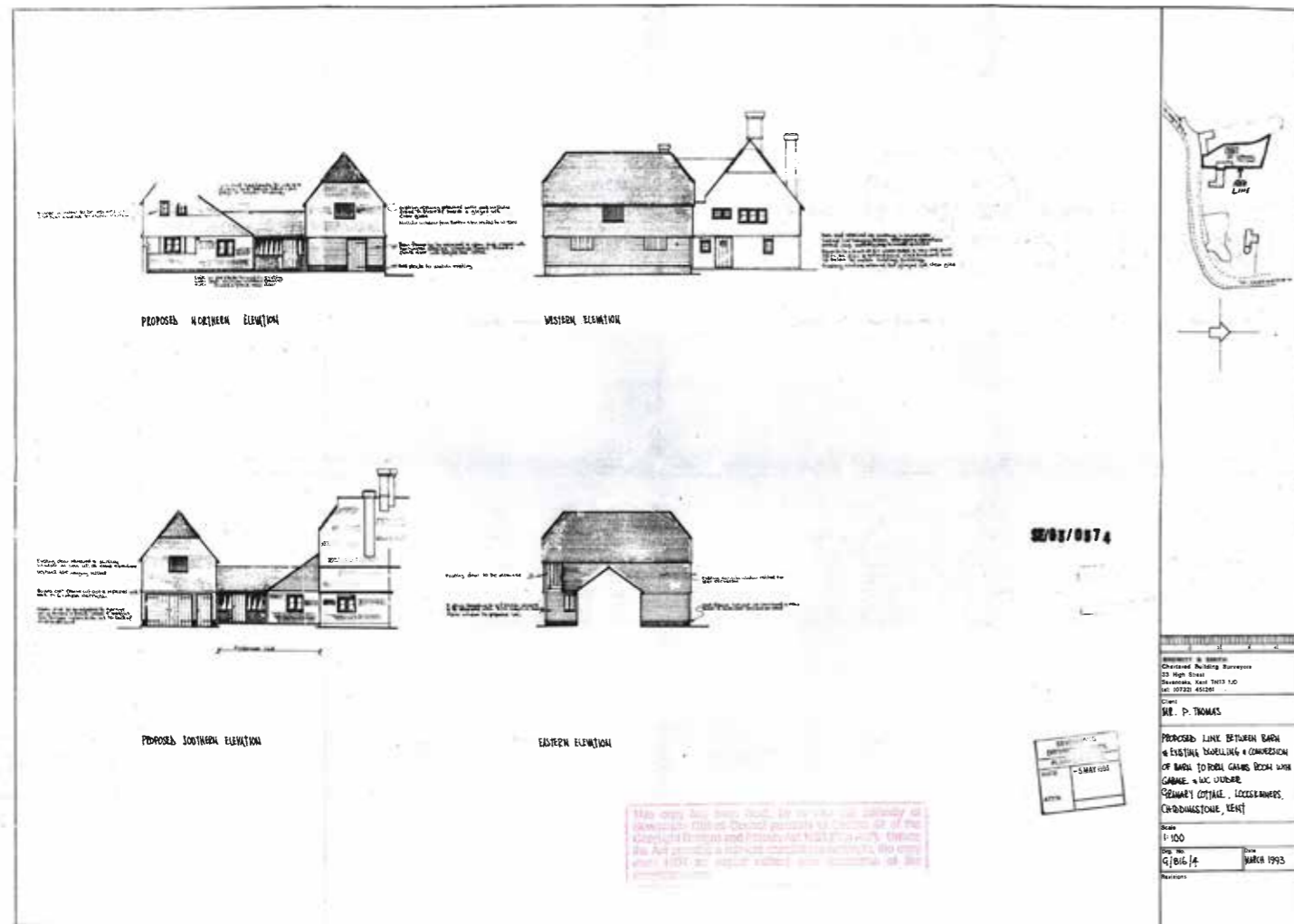
Ref. No: 20/03815/FUL | Status: Awaiting decision

3.3.1

As Proposed drawings from

Construction of link block between barn and dwelling and conversion of barn to garage and store with games room over and formation of patio area and paved areas, as amended by letter and plans dated 25/10/93.(LBC).

Ref. No: 93/00574/HIST | Status: Granted



4.0 Impact Assessment

4.1 ASSESSMENT OF SIGNIFICANCE

This section assesses the significance of any heritage assets potentially affected by the development proposals, including their settings, as required by paragraph 189 of the NPPF. The conclusions will then allow the potential impacts of the proposals to be assessed. The NPPF Glossary defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).*

This assessment has been informed by English Heritage's Conservation Principles (April 2008) and Historic England's Managing Significance in Decision-Taking in the Historic Environment (March 2015).

The concept of 'significance' lies at the heart of English Heritage's Conservation Principles, it is a collective term for the sum of all the heritage values that society attaches to a place. Understanding who values a place and why provides the basis for managing and sustaining those values for future generations. Heritage values can be arranged in to the following four groups:

Evidential Value: the potential of a place to yield evidence about past human activity.

Historic Value: the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic Value: the ways in which people draw sensory and intellectual stimulation from a place.

Communal Value: derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

4.2 LEVELS OF SIGNIFICANCE

The following approach to defining levels of significance is proposed and has been adapted from that devised by J. S. Kerr based on the Burra Charter.

■ HIGH SIGNIFICANCE

A theme, feature, building or space which has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.

■ MEDIUM SIGNIFICANCE

A theme, feature, building or space which has some cultural importance and helps define the character, history and appearance of the site. Efforts should be made to retain features of this level if possible, through a greater degree of flexibility in terms of alteration would be possible.

■ LOW SIGNIFICANCE

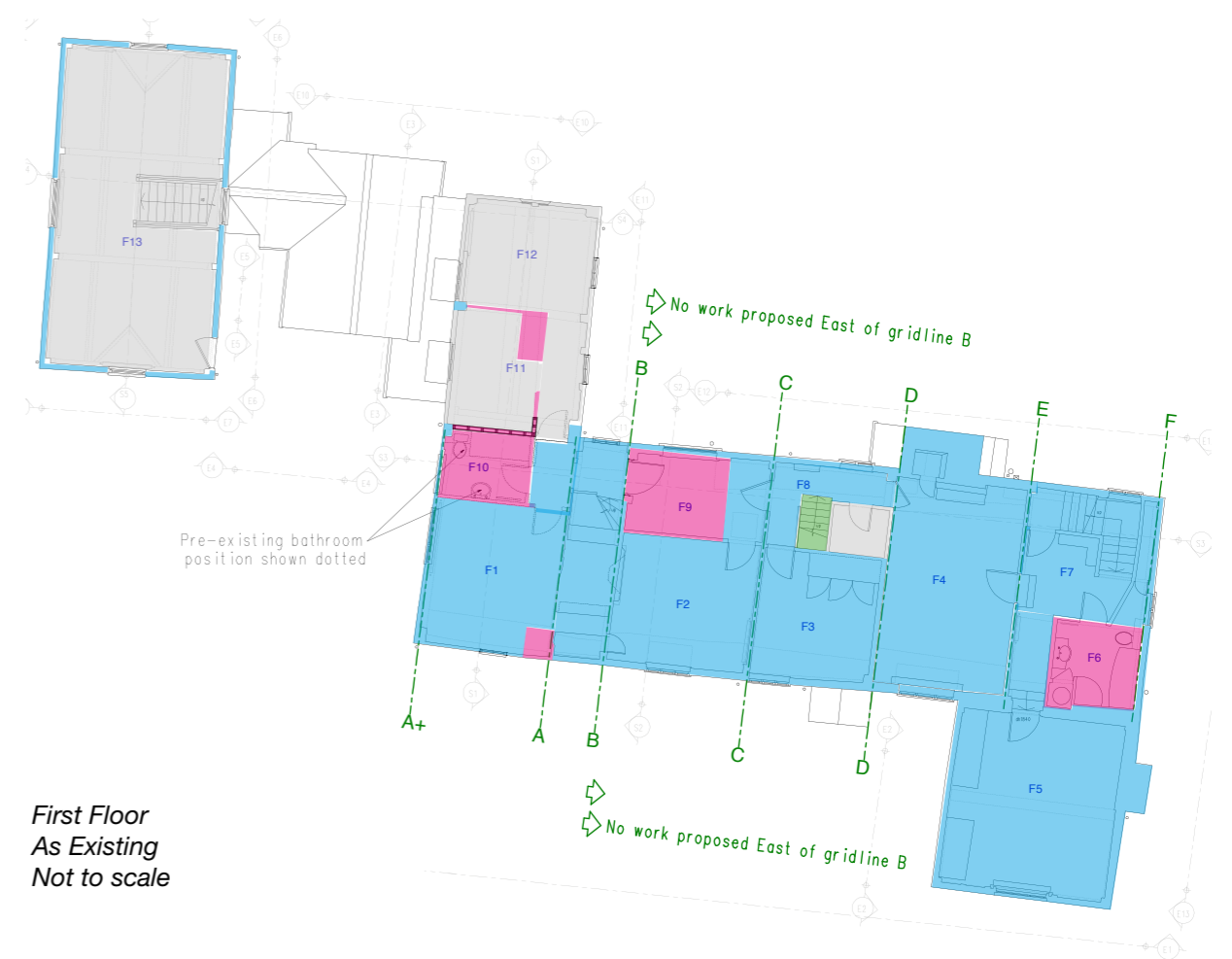
Themes, features, buildings or spaces which have minor cultural importance, and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.

■ NEUTRAL

Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.

■ INTRUSIVE

Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.



4.3 EVIDENTIAL VALUE

“the potential of a place to yield evidence about part human activity”

The building, its site and immediate surrounding area is designated as an area of archaeological potential, focussed around the Farm House, specifically for medieval farming practices and field layouts (see extract, page 7).

The Dendrology Report (see Appendix A3) shows that much of the original 1429 Wealden Hall House survives, however some original fabric has been obscured and concealed over time.

The original floor plan is known to survive (with later additions of varying significance).

The site and buildings are of high significance.

4.4 HISTORIC VALUE

“the ways in which past people, events and aspects of life can be connected through a place to the present”

Despite numerous sequential alterations Lockskinners Farm House is clearly an excellent example of a Wealden Hall House late medieval farm house, still set within a clearly visible agricultural setting.

The historic value of the building and its setting is largely high, with some alterations detracting (such as the link between the Granary and Farm House and the internal separation of the plan form)

4.5 AESTHETIC VALUE

“the ways in which people draw sensory and intellectual stimulation from a place”

Lockskinners Farmhouse and Granary are of high aesthetic value, particularly internally where much of the medieval construction can still be found. Externally, although the building has been over clad with tiles and brick probably in the late eighteenth century the buildings are of high aesthetic value. The 1990s link building is not conspicuous, but would be considered to be low aesthetic value.

4.6 COMMUNAL VALUE

“the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”

The buildings were built as a residential farm and have continued as such in to modern times.

As such it has never been in public use and so has very little communal value. However, the building contributes to local value in its significant contribution to the Area of Outstanding Natural Beauty and historic and archaeological value.

4.7 INTERIORS STATEMENT OF SIGNIFICANCE

A great many of the rooms in the historic parts of the house still show great historic interest, both of original 1429 fabric and later but still significant historic intervention. Twentieth century fire places, chimney, bathrooms and kitchens have had a neutral or intrusive aesthetic interest and are of neutral historic interest.

4.8 CONCLUSION

The proposed alterations are sensitive and well considered and have responded directly to the evidence provided in the Historic Building Impact Statement and the areas of high significance within the listed building. These are largely to be found in the planform of the Wealden Hall House. Areas of low and neutral heritage value, have been targeted as appropriate candidates for change. There will be a loss of fabric, but this is largely modern and of limited to no heritage value.

To conclude, the special architectural and historic interest of the listed building resides largely within the original main house, and later historic additions and its significant contribution to the High Weald Area of Outstanding Natural Beauty. The proposal seeks to preserve and enhance these areas of significance therefore meeting the statutory objectives of the Planning (Listed Buildings and Conservation Areas) Act 1990 and accord with national and local planning policy and guidance.

5.0 As Proposed

The works are proposed to be done in two Phases, with the first Phase to be to the west of bay line B, the Granary, the link and Granary Cottage, with the Phase 2 being to the east of Bay line B. It is important to note that the site is being decarbonised, with the removal of oil-fired boilers, oil tanks and replacement electric heat and water systems with renewable technologies. The physical impact of the proposed works removes modern unsympathetic alterations and seeks to better reveal the special interest of the buildings and their character. Materials have been chosen that assist in the breathability of the fabric and the long-term preservation of the buildings.

1, The Link Building. (Room G10) it is proposed to demolish the modern link building down to the foundations and reconstruct a remodelled link building that better related to the special interest of the listed building and historic structure. The principle south elevation proposed to be of local Wealden Sandstone, with the sections that link to the historic fabric being lower and smaller than the existing ad-hoc arrangement. The existing link building is unattractive, poorly designed and harmful to the character and appearance of the listed building. Its replacement has been carefully designed to better deal with the transition from Granary Cottage to the Granary with a contemporary design that has less height and physical interaction with the historic fabric but that reuses the existing foundations and footprint.

2, Granary: Reconfiguration of the Granary at Ground floor, removing of the modern staircase with new stair in a new location, provision of underfloor heating under modern floor (Room F13), removal and replacement of modern windows, replacing modern flammable insulation and plasterboard with breathable insulation and lime plaster

3, New Porch: new porch over existing front door using traditional materials, to integrate with the character and appearance of the building

4, Removal of Oil tanks, oil fired boiler and oil feeds and replacement with electric boiler and renewables in a purpose designed plant room to the ground floor Granary.

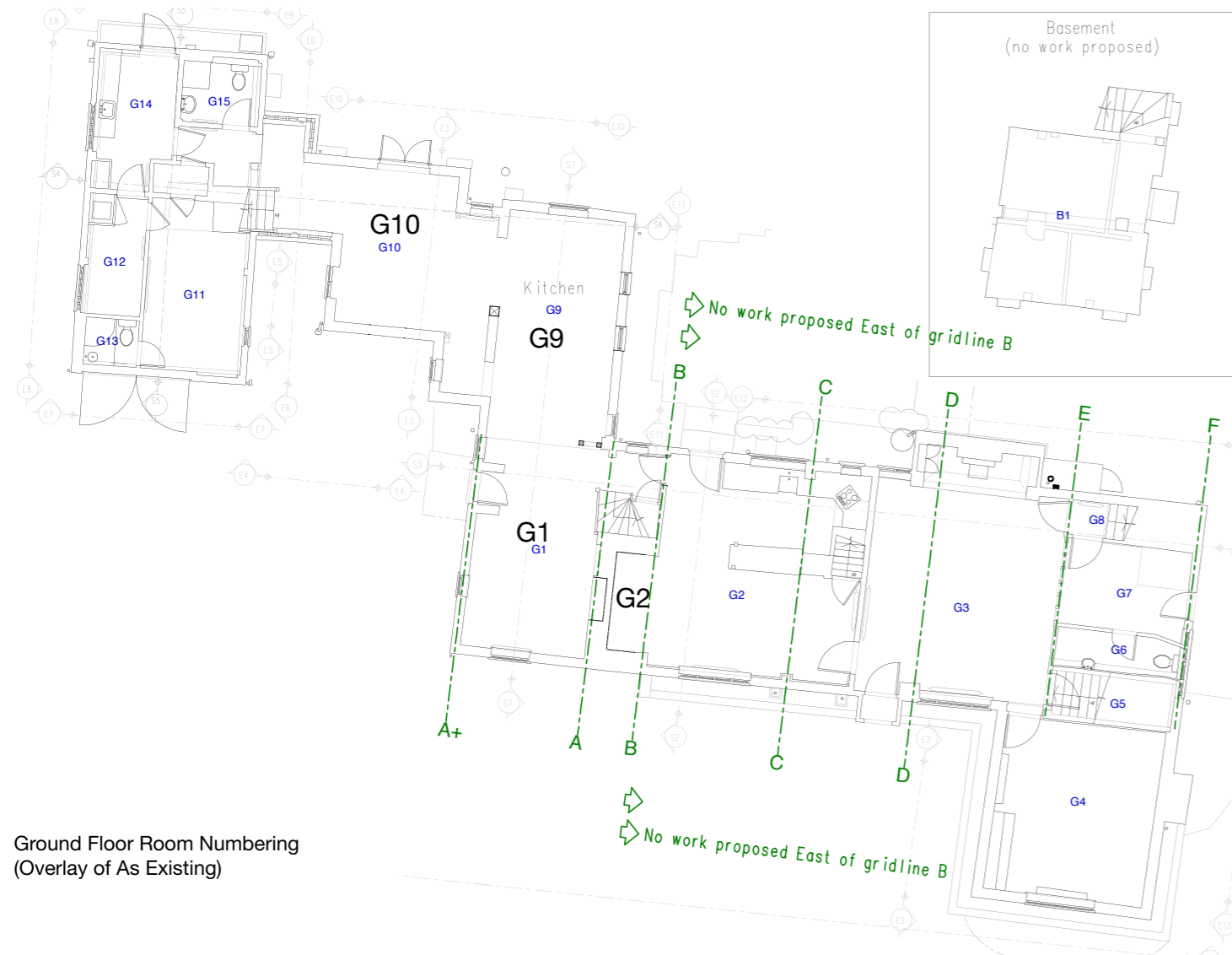
5, Ground floor slabs: Removal of poor-quality modern Ground floor slabs (Rooms G1 and G9) and replacement with high quality slabs with underfloor heating

6, Refit of modern kitchen (Room G9); electric AGA being relocated from G2,

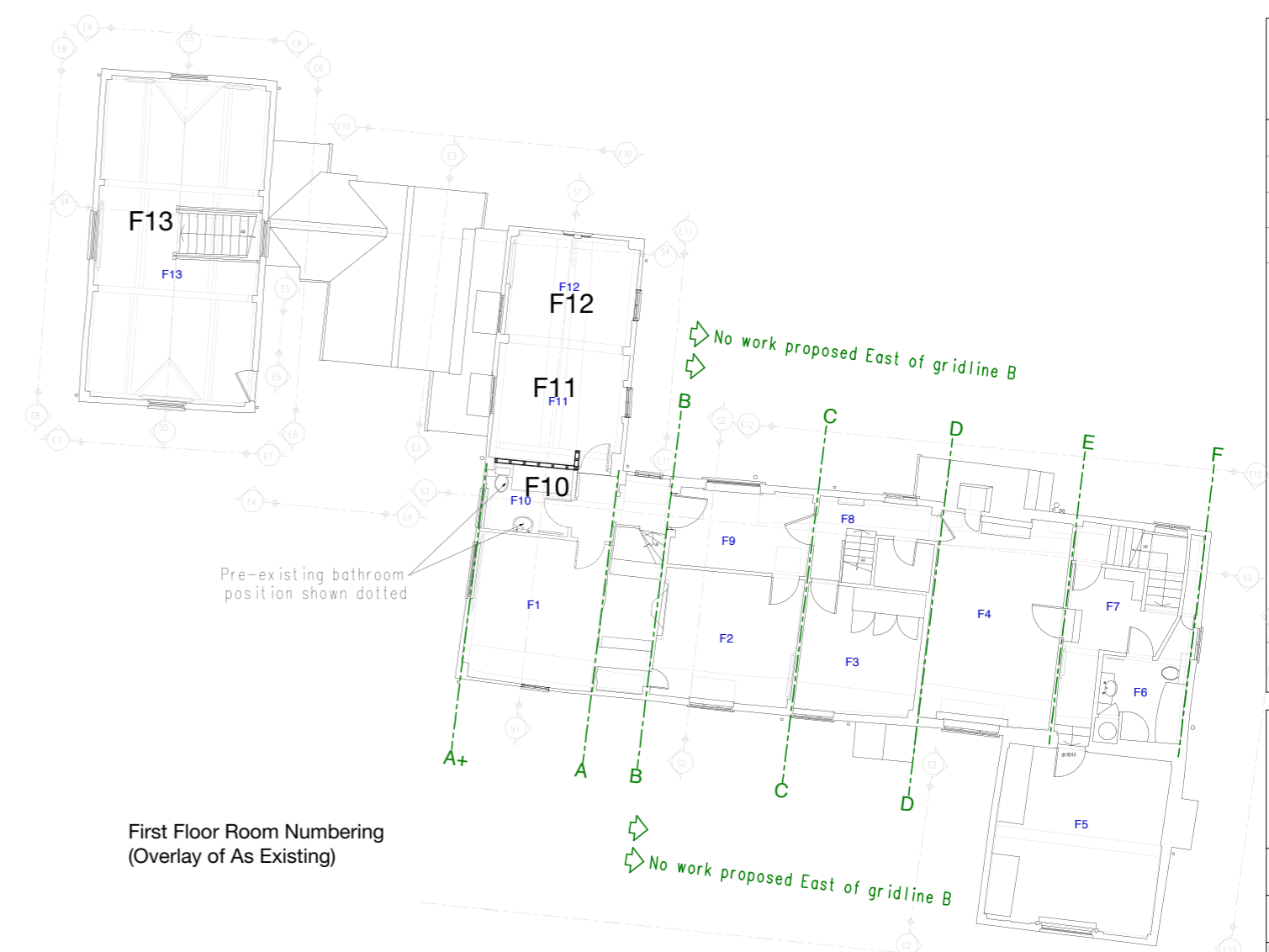
7, Refit bathroom of F10 using existing service routes

8, New bathroom fittings in F11 using existing service routes for F10

9, Removal of wall services and introduction of new UFH and services in F11 and F12 within existing modern floor construction to better reveal the special interest of F11 and 12.



Ground Floor Room Numbering
(Overlay of As Existing)



First Floor Room Numbering
(Overlay of As Existing)