#### QUEEN COURT FARM

OSPRINGE DESIGN AND ACCESS STATEMENT SEPTEMBER 2020









#### Queen Court Farm, Ospringe : Design and Access Statement

This Design and Access Statement has been prepared by On Architecture on behalf of Shepherd Neame.

This document has been designed to be printed double sided at A3 (landscape).



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Please note:

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Queen Court Farm, Ospringe Design and Access Statement : September 2020

# Queen Court Farm, Ospringe

This statement has been prepared by On Architecture, in support of applications for Full Planning Permission & Listed Building Consent, for the proposed conversion of two existing barns (& adjoining outbuilding) at Queen Court Farm, Ospringe, to form two separate dwellings (& an annexe). It describes the site & surrounding area & the proposed development.

It describes the design ethos, underpinning the proposals, considering issues of use, amount, layout, appearance, scale, landscape, access & sustainability. It is supplementary to the application drawings. It explains the steps taken to appraise the existing buildings and their context, explains the design principles and concepts applied to restore the listed buildings, identifying any specific issues.

The Design & Access Statement has been prepared in accordance with the Town & Country Planning (development Management) Procedure) (England) Order 2015, and National Planning Practice Guidance (as revised) and demonstrates the commitment of the client to achieving Good Design, and meeting the requirements of planning policy and legislation.



#### SHEPHERD NEAME

Shepherd Neame is an independent family business and Britain's oldest brewer, based in the market town of Faversham in Kent. Shepherd Neame pubs and hotels are found across the south-east of England including Kent, London, Essex, Surrey and Sussex and they believe they own more listed buildings than any other commercial organisation in Kent. Their investment in their upkeep helps preserve time-honoured crafts, including thatching, signwriting, stonemasonry, traditional carpentry and glass etching.

Shepherd Neame therefore have a proven track record as a careful and conscientious custodian of an extensive property portfolio throughout the south-east, and of the ability to convert and extend historic buildings, whilst maintaining and respecting the importance of each heritage asset.



#### 01 INTRODUCTION

## Queen Court Farm, Ospringe Assessment

#### PHYSICAL NATURE AND CHARACTER OF AREA

Queen Court Farm lies within the parish of Ospringe, which is situated within the district of Swale and the county of Kent. The village of Ospringe is centred on Ospringe Street 350m to the north of the site, although the parish church of St Peter and St Paul is situated 280m to the south-west. The historic core of the large town of Faversham is 1.5km to the north-west, but the town extends to within 400m of the site's northern boundary. The A2 Canterbury Road separates the settlements of Ospringe and Faversham and is located 350m to the north of the site. The M2 motorway lies 650m to the south. The site also lies within the Ospringe Conservation Area (CA).



Red boundary line indicates application site

#### 02 ASSESSMENT

Image courtesy of Google

#### Barn 1 Site Photographs



North-west elevation from Water Lane



Interior views

Interior facing south-west

Interior facing north-east

Water Lane cart gate

#### 02 ASSESSMENT



#### Barn 2 Site Photographs





Interior facing north-west



Ground floor interior of annexe

Interior facing north-west



South-east elevation

North-east elevation



South-west elevation



South-west elevation of granary



South-west elevation



Change in ground level adjacent to annexe



South-east cart gate



Interior facing north-west

#### 02 ASSESSMENT





Interior facing south-east

# Queen Court Farm, Ospringe Design

#### **CLIENT REQUIREMENTS**

One of the main principles for the development of the site is to restore the listed buildings. Their restoration is vital since they are all in a very poor state of repair especially the building envelope (external walls & roof) and their setting at present lacks any context. It has been important to recognise these buildings as simple agricultural buildings, which formed the group of Queen Court Farm. Therefore their restoration must be sympathetic to this, and they will all be restored as originally constructed with the introduction of minimal new openings or alterations. In addition, careful landscaping and appropriate use of hard surfacing materials will also be of a simple nature.

#### **PROPOSED WORKS**

With the exception of the existing outbuilding adjoining barn 2, the existing buildings are predominantly single storey, containing large volumes with open timber roofs. The development proposals therefore seek to retain the existing volumes as much as possible. The principal works for each building are as follows:

- » Repairs to the existing historic building fabric (to include structural repairs to the roofs & walls, repointing of brickwork etc.).
- » Replacement of the existing internal concrete floors, with a new insulated limecrete slab, incorporating underfloor heating. The floor levels will also be rationalised, to provide continuous level floors (rather than sloping, as currently existing). Trial holes are to be dug against all existing internal & external walls, to ensure new floor levels do not undermine existing structures.
- » Care is to be taken to ensure the lowering of the floor levels in both barns does not compromise any historic floor finishes that might exist beneath the existing concrete slabs. Where adjacent external ground levels have been increased, these will be reduced locally, to respect the new internal floor level.
- » Careful removal of existing modern & replacement of all roof coverings, in keeping with each building.
- » Provision of new cast iron rainwater goods.
- » Formation of freestanding and independent timber frame enclosures within the existing building fabric, to provide subdivision of the existing building volume, but without detrimental impact on the historic building fabric.
- Provision of new services (space heating, electricity, foul & surface water drainage, hot & cold water services). Thermal insulation will generally be installed between & external to the timber frame, to ensure the majority of the frame remains exposed internally.
- » Carefully remove all incongruous modern additions, to include the metal silo, lean-tos, and water & oil tanks etc..
- » New external works & surfacings adjacent to the existing buildings, to enhance and restore their historic setting.



Proposed site plan

#### **REPAIR PRINCIPLES**

#### Brickwork repairs & repointing

Generally re-pointing will be undertaken in localised areas, following a visual inspection. The inspection should include an analysis of the existing mortar, to ensure any new work is visually and technically compatible. Loose material should be carefully raked out with a raking tool, to a depth equivalent to at least twice the width of the joint, to give the mortar an effective key. All remaining loose material, including dust, should be vacuumed or brushed away, ant the joint should be gently washed out by hosing downwards with fine spray of clean water. The wall face should be dampened down before flushing out, to reduce the risk of suction and staining.

Where existing brickwork has already been repointed in hard cementitious mortar, this should be carefully removed, using hand tools (such as chisels & a light club hammer).

Where repointing is necessary, the lime mortar face should be finished with a flush joint, stippled with a brush after the initial hardening.

In summary, all works shall be carried out in accordance with the SPAB Technical Pamphlet 5 publication – Repointing Stone and Brick Walling (Gilbert Williams 2002).

#### Structural timber repairs

A visual inspection of the existing buildings by The Morton Partnership clearly identified that many of the structural timbers have deteriorated and decayed, principally due to water ingress. Before timber repairs are put in hand, a full drawn and measured survey of the building should be prepared, showing:

- a. the timber type, condition and dimensions
- b. surface finish or treatment
- c. position, nature of construction and assembly marks
- d. the exact location of any damage or distortion.

Since timber frames and roofs are designed to stand alone, any repair should be aimed at restoring that unity. Carpentry solutions may therefore be preferred to alternative approaches - although this will often entail a degree of replacement. Under these circumstances, 'green' or unseasoned timber may be used when the section sizes required exceed 4–5 inches.

When dealing with historic structures, the following principles should be adopted:

- » Structural integrity ensure the structural members are capable of taking the loads they may have to bear
- » Minimal intervention retain the maximum amount of historic timber and minimise alteration or introduction of new elements. Consider the impact of

the repair process on the component and the structure, including access issues, the viability of moving the timbers for repair, and the extent of damage which might be done to other building elements in executing the repair

- » Reversibility try to ensure that alterations and additions can be undone without harm to the fabric
- » Like for like where possible, use the same materials and techniques as previously used.
- » Honesty make the solution honest but aesthetically and architecturally elegant and either neat or invisible: there is no justifiable reason why modern repairs should not add character and appeal in the same way as the historic ones
- » Documentation record the fabric before intervention and document the intervention itself so that future conservation work is well informed.

It is preferable to leave historic timber in place. When the ends of beams or joists are decayed, or in cases where either the beam or its support has moved, leaving too little bearing, it is essential to increase the junction between the two. Extending the end of the timber can be done by utilising one of the following methods:

- » Scarfing a new timber to the existing member, wedged and bolted top & bottom.
- Introduction of a stainless steel flitch plate, let into the existing beam, and bolted side to side. Plats should be set in a grout of resin, and the entry point masked by the insertion of a timber fillet.
- » Provision of timber splints, planted on either side, & bolted through the existing member.

Similarly, a combination of replacing rotten or failed timber, with new timber and strengthening with resin bonded steel or carbon fibre rods can be adopted to good effect. Resin repairs offer a variety of advantages, such as minimal loss of fabric, versatility, gap filling, and the opportunity to carry repairs, which are not possible by other methods. However, they are not particularly reversible, & can be prone to failure in humid environments.

In summary, all works shall be carried out in accordance with the SPAB Technical Pamphlet 12 publication – The Repair of Timber Frames and Roofs (James Boutwood 1991).

#### Horizontal weatherboarding

The timber frame parts of both barns (& the adjoining granary) are clad externally in horizontal timber boarding. The weatherboarding consists of lengths of boarding fixed horizontally to create a protective, durable and attractive cladding. The early forms of weatherboarding involved elm, or oak, boards pegged (or nailed) to timber frames or supports.

The majority of the existing boarding has deteriorated, & will need to be replaced. After all the existing boarding has been removed, an inspection

of the exposed studs/frame will be carried out, and any 'frass' removed to determine the strength and integrity of the remaining timber. The frame will be given two brush coats of an appropriate wood preservative, and repairs undertaken, where necessary.

New weatherboarding should be a good quality pressure impregnated sawn timber profiled to match the original boards. Corner boards, stops and reveal linings should match the original. Fix the new boarding to the studs/frame using galvanised nails. The size of the nails to be determined by the thickness of the boarding. Particular attention must be given to prevent 'bruising' of the timber, leaving hammer marks and splitting of the boards. Nails can be finally driven in with the use of a nail punch. Each board should be secured by one nail to each stud, the nails to be towards the bottom edge of the board but above the top edge of the board beneath (to allow for shrinkage movement). The minimum overlap should be approx. 35mm. All boarding should be fixed straight and level with a 'kicking' piece at the sole plate or follow the original line of the boarding when patching.

All cut edges should be given two brush coats of an appropriate wood preservative before being fixed. All boarding should be decorated before fixing leaving the topcoat to be applied when fixed (to ensure no un-decorated lines become visible when the boards shrink).

#### Thermal insulation:

Altering the thermal performance of older buildings is not without risks. The most significant risk is that of creating condensation, which can be on the surface of a building component or between layers of the building fabric, which is referred to as 'interstitial condensation'. Condensation can give rise to health problems for occupants as it can lead to mould forming and it can also damage the building fabric through decay. Avoiding the risk of condensation can be complex.

Where insulation is added into existing permeable construction it is generally consider that insulation which has hygroscopic properties should be used as this offers a beneficial 'buffering' effect during fluctuations in temperature and vapour pressure, thus reducing the risk of surface and interstitial condensation occurring. However, high levels of humidity can still pose problems even when the insulation is hygroscopic. Insulation materials with low permeability are not entirely incompatible with older construction but careful thought needs to be given to reducing levels of water vapour moving through such construction either by means of ventilated cavities or through vapour control layers.

In summary, all works shall be carried out in accordance with the English Heritage publication – Energy Efficiency & Historic Buildings – Insulation timber framed walls (March 2012)

#### THE PROPOSALS

#### Barn 1 (dwelling 1)

The development proposals seek to retain the existing volumes within barn 1 as much as possible. The principal alterations are as follows:

## Key Plan Ground floor plan



First floor plan







Ground floor plan







>> Replace the existing patent glazing (to detail), to new snug

>> Provide new timber staircase (to detail) to existing hay loft

area.

(over bedroom 2).

- Ground Floor
- >> Convert the existing stables, to form bedroom 2, with the existing adjacent store converted to form the ensuite bathroom. A new internal door opening (to detail) is proposed to provide access to the main part of the barn.
- >> Replace the existing external door & windows (to detail).
- >> Replace the existing rooflight, with a new Conservation rooflight (to detail).
- >> Open up the existing ventilation slits in the existing brickwork external wall, to receive fixed clear glass, recessed back for the external face of the wall (to detail).
- >> Retention of all existing wall finishes, stall divisions, feeding troughs etc.
- >> Provision of a floating timber floor, to enable the existing brick floor to be preserved insitu.

#### First Floor

>> Hay loft to form bedroom 1, with new internal door opening, and independent timber partitions to form ensuite shower room.

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		_ 1
		_ 1
		_ 1
		_ 1

>> Form new bathroom & bedroom 3, with independent timber partitions.

Bay 3



#### 03 DESIGN



>> Form new principal entrance, utilising existing opening. The new entrance will have new external timber doors (to detail) with existing opening enclosed internally with double glazed aluminium screen (to provide natural light & ventilation to the interior) to an oak frame that is set back from the elevation, to maintain the prominence of the east entrance.

>> Open up existing cart entrance, with new external timber doors (to detail) with existing opening enclosed internally with double glazed aluminium screen (to provide natural light & ventilation to the interior).

>> Form new open plan kitchen & dining area.

>> Form new utility & store, with independent timber partitions.

>> Replace the existing external door & high level window (to

#### Externally

External walls

- » Brickwork to be repaired & re-pointed (as noted above)
- » Horizontal timber boarding to be replaced (as noted above)

#### Roof

The existing clay tiles are to be carefully removed, & set aside for re-use. Timber frame to be repaired, prior to clay tiles being reinstated (as noted above), incorporating bat access tiles, with new cast iron rainwater goods (to detail).



Proposed south-east elevation



Proposed south-west elevation



Proposed north-west elevation

#### Barn 2 (dwelling 2)

The development proposals seek to retain the existing volumes within barn 2 as much as possible. The principal alterations are as follows:

#### Internally









- >> Form new principal entrance, utilising existing opening. The new entrance will have new external timber doors (to detail) with existing opening enclosed internally with double glazed aluminium screen (to provide natural light & ventilation to the interior) to an Oak frame that is set back from the elevation, to maintain the prominence of the cart entrance.
- >> Form new open plan dining area.
- $\boldsymbol{\aleph}$  Enlarge the existing window opening, to form new external door (to detail).





#### 03 DESIGN

>> Form new opening in existing external wall, to provide link to annexe (to detail).



#### Barn 2: Dwelling 2 (annexe)

Key Plan





First floor plan



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#### Externally

#### Dwelling 2

External walls

- » Brickwork to be repaired & re-pointed (as noted above)
- » Horizontal timber boarding to be replaced (as noted above)

#### Roof

The existing corrugated iron sheeting is to be carefully removed. The timber frame is to be repaired, prior to new handmade clay tiles being provided, incorporating bat access tiles, with new cast iron rainwater goods (to detail).

#### Dwelling 2 (annexe)

External walls

- » Brickwork & flint to be repaired & re-pointed (as noted above)
- » Horizontal timber boarding to be replaced (as noted above)

#### Roof

- The existing felt roof is to be carefully removed. The timber frame is to be repaired, prior to new handmade clay tiles being provided, incorporating bat access tiles, with new cast iron rainwater goods (to detail).
- » The corrugated iron to mono pitch roof over proposed living area, to be replaced with natural slate.



Proposed north-east elevation (dwelling 2)



Proposed south-east elevation (dwelling 2 & annexe)

#### New Garage building

To enhance the setting of the listed buildings, the external works proposals seek to relocate the parking provisions, away from the barns. The proposals therefore include the demolition of a modern single-storey outbuilding, & its replacement with a new garage block & parking courtyard. The new building will be finished with horizontal timber boarding, with a brickwork plinth, and a pitched roof, finished with natural slate, with lead rolls to the hips & ridge. The slate roof will incorporate 'Thermoslate' or similar approved solar collectors, to provide a sustainable energy source.

Each garage will be enclosed with timber doors (to detail). The western end of the garage block will incorporate dedicated external storage for each dwelling.

The garages will therefore mimic a subservient cart range, very common in an agricultural setting. Each garage will be provides with a loft storage area.





Proposed garage building



#### Use

The existing barns have not been used for agriculture use for a long time. These proposals seek to convert the redundant buildings to form three bespoke residential dwellings.

#### Amount

The proposals will provide the following accommodation:

Dwelling 1 (three bedroom detached)			
Ground Floor	238 sq.m		
First Floor	23 sq.m		
Total	261 sq.m		
Dwelling 2 (four bedroom detached)			
Ground Floor	348 sq.m		
First Floor	81 sq.m		
Total	429 sq.m		
Annexe to Dwelling 2 (one bedroom semi-detached)			
Ground Floor	64 sq.m		
First Floor	42 sq.m		
Total	106 sq.m		
Garages			
Total	141sq.m		

Note: All areas are gross internal areas

#### SCALE AND LANDSCAPING

#### Scale

The proposals do not affect the scale of the listed buildings, or their setting.

#### Landscaping

As noted above, the parking provisions are to be provided away from the barns, in a separate parking court. The existing courtyards will be finished in gravel, with limited paved areas (to detail) adjacent to the principal entrances. Staddlestones will be provided, to prevent casual parking in the courtyards.

The open garden areas to the north-east of the barns will be enclosed by 0.9m high timber post & rail fences, with native hedgerows to the site boundaries (to detail). A continuous paved paved area is proposed to the north-west elevation to both barns.

The existing verge to Water Lane is to be left as a simple grassed area, to help retain the rural lane character of this part of the Ospringe Conservation Area, and to not lead to a domestication of the immediate setting of the listed buildings.

The above approach will enhance the setting of the listed buildings.

#### ACCESS

#### Inclusive Access

Both the vehicular & pedestrian access to the site will remain unchanged from Water Lane. As indicated, a new pair of timber 5-bar gates will be provided, to define the entrance to the site.

The detailed design of the proposals will ensure that all aspects of the design and construction of the proposed dwellings will satisfy all the mandatory requirements of the Approved Documents to the Building Regulations that are currently applicable, plus all appropriate British and European Standards, Codes of Practice etc.

The principal design standards pertaining to accessibility and means of escape that will be followed will include, for example, BS 8300:2009 (Design of buildings and their approaches to meet the needs of disabled people), the latest edition of the Building Regulations Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), this list is not exhaustive.

The detailed design of the proposals will also take account of how the design, the provision of facilities, fixtures and fittings, plus the selection of materials will influence any obligations imposed by other legislation affecting the ongoing management of the completed development.

Other good practice guidance to be considered will include: The Code for Lighting 2001 (Society of Light and Lighting - CIBSE), the Department for Transport (Inclusive Mobility), the ODPM (Planning and Access for Disabled People), and DRC Codes of Practice.

#### DRAINAGE, REFUSE & WASTE AND **SUSTAINABILITY**

#### Drainage

A Drainage Strategy has been undertaken by Odyssey, and their report is submitted with this application. The report notes:

» Surface water - The most preferred method of surface water discharge as per the drainage hierarchy in the NPPF is 'infiltration into the ground'. The site shall incorporate SuDS features into the site by sending surface water

flows via a surface water sewer to two strategically located sections of permeable paving, situated at relative low points in the site. These sections of permeable paving have been designed to then infiltrate the surface water generated by the proposed development into the ground.

In order to connect to the existing Southern Water system, a pumping station main must be installed on site, as the flows will be going against the natural topography. This shall be a Type 1 pumping station, which will be located underground and be private. Maintenance of the pumping station shall be the responsibility of the developer to assign.

If infrastructure upgrades to the existing network are required in order to accommodate the foul flows from the proposed development, a network reinforcement charge as part of the Southern Water charging scheme will cover the cost of these upgrades.

The above points will be incorporated in the detailed design of the proposals.

#### **Refuse & Waste Management Strategy**

Refuse will be collected from the existing access to the site, adjacent to dwelling 1. It will not be necessary for the refuse vehicle to access the development as all refuse can be collected from the highway.

It is proposed to provide an area for the adequate separation and storage of recyclable waste within the utility room to each of the new dwellings.

#### Sustainability

The key actions that will be taken to address sustainability issues in the detailed design are:

- » Reducing waste during construction
- suitable use.

- cycle storage.

» Foul drainage - It is proposed that foul flows from the development (0.2l/s) will be discharged into the existing Southern Water foul network that runs along the western boundary of the site. Subject to discussions with Southern Water, a Section 106 connection will be made in accordance with the Water Industries Act to seek approval to connect to the public sewer.

» Refurbishment of an existing derelict building and re-using it for a more

» Encouraging waste minimising and recycling in the home, including storage for segregated waste for recycling in the replacement dwellings utility area

» Installing water meters to the replacement dwelling and water saving devices, such as low-flush WC's to minimise the water usage and waste.

» Encouraging the use of alternatives to car travel and providing dedicated

» Reducing carbon dioxide emissions from the finished buildings.

## Queen Court Farm, Ospringe Site Assessments

A detailed Structural Survey of the existing buildings has been undertaken by The Morton Partnership, and their report is submitted with this application. The report concludes that the structural implications for the change of use are as follows:

#### Barn 1:

The existing barn is in good structural condition particularly the substantial timber frames / trusses. There will be no requirement for any modification / removal of the existing fabric of the structure. The proposed conversion will enhance further the structural stability, particularly as several new cross walls are proposed within ground floor storey all which will provide lateral bracing.

#### Barn 2:

The existing barn is in reasonably good structural condition particularly the southern end of the barn which is largely brick built. The original built northern end of the barn which is timber framed, is again not in an unreasonable structural condition considering its age. There will be no requirement for any modification / removal of the existing fabric of the structure. The proposed conversion will enhance further the structural stability, particularly for the original built timber framed section of the building.

#### Barn 3 (annexe):

This building, which is attached at the northern end to barn 1, is in a poor state. The external envelope with the weather-boarding in particular bad and will largely be replaced in new.

When all the external covering is removed, it is likely that wall plates and ends of the sloping timber rafters may need some repair works.

#### The above points will be incorporated in the detailed design of the proposals.

#### Archaeology

#### A detailed Archaeological desk-based Impact Assessment has been undertaken by Archaeological Solutions, and their report is submitted with this application. The report notes:

After extensive consultation, the proposed conversion of the highly significant barns is considered to be a suitable and positive residential conversion that respects the historic buildings, while ensuring their future survival. This is to be effected by the proposal to encase the frame with an external skin which allows the existing modern weatherboarding to be sacrificial but more significantly allows insulation and the introduction of services to be carried out without impact to any of the original timber framing. Internally, the presence of aisles and existing divisions has

been utilised so as to accommodate the smaller rooms and spaces while leaving the nave of the barns as open spaces. Building 3, the granary, has suffered the most alteration in the past and the proposed conversion is considered to provide a good solution by reversing some of the more unsightly fabric and allowing the maintenance and repair of the structure.

#### The above points will be incorporated in the detailed design of the proposals.

#### Flood Risk Assessment

#### A Flood Risk Assessment has been undertaken by Odyssey, and their report is submitted with this application. The report notes:

- » EA mapping (accessed November 2019) shows that the site lies in Flood Zone 3 for fluvial flooding. Detailed modelling completed by Odyssey has refined the extent of the fluvial flood plain in the surrounding area.
- » This modelling can be used to confirm that all residential development shall be situated within Flood Zone 1 as part of this application. Correspondence was received from the EA stated that they 'do not hold any detailed modelling of the watercourse affecting this site. Therefore we accept the submitted model outputs as the best available information for this proposed development. We are satisfied with the methodology used and the results produced.' Therefore, it is concluded that the modelling provides a suitable base to work from, and demonstrates that the site shall be safe from fluvial flooding.
- » A preliminary drainage strategy has been produced, which incorporates relevant SuDS features and demonstrates that the site can be drained in a sustainable manner, commensurate with local and national policy. Maintenance and management regimes have been set out in this FRA, with responsibility being the task of the developer to assign.
- » Fluvial modelling was conducted by Odyssey in 2016 to refine the flood plain for the area. Flood levels for events from the 20%, 5%, 1%, 1% + climate change and 0.1% AEP were predicted. Based on the levels predicted in this modelling study, FFLs in flood risk areas shall be raised by 300mm above the modelled flood levels, to ensure the development is suitably flood resilient.
- » It is proposed that the foul flows generated by the proposed development shall be sent via gravity to a private packaged pumping station, which shall transfer them to the existing Southern Water network along Water Lane via a rising main, and connect in at a new manhole, subject to necessary Southern Water charges.
- » This FRA has demonstrated that the proposed development is fully compliant with the requirements of the NPPF. Issues relating to flood risk and drainage do not represent an obstruction to the proposals, and therefore should not hinder an approval for planning permission of the proposed development.

The above points will be incorporated in the detailed design of the proposals.

#### Ecology

#### A Bat Survey Report and Mitigation Strategy has been undertaken by Ecology Solutions, and their report is submitted with this application. The report notes:

- filaments will be used.
- void to provide further roosting opportunities.
- elevations.
- easily visible and accessible to Barn Owls.
- retaining opportunities for Barn Owls.

#### **04 SITE ASSESSMENTS**

» Breathable roof membrane will be avoided in areas where opportunities for bats are to be provided (i.e. the bat loft and bat tiles - see below). Only bituminous roofing felt that does not contain polypropylene

» A dedicated bat loft will be installed at the eastern end of Building B1 (which is referred to as Barn 2 in the application drawings), measuring 5.3m x 5.1m x 2.5m. The void will be accessible to bats through a raised ridge tile. Existing mortise joints in the void area will be retained, and roughened wooden panels should be affixed to the interior of the

» A further six bat access tiles will be incorporated into the roof of both buildings B1 and B2 to retain roosting opportunities for Pipistrelle species post-renovation. These will be installed on the south-facing

» Furthermore, care will be taken in the placement of external lighting to ensure that no lights are placed near the entrance / exit points of new roost sites and that LED lights or similar with hoods lights to direct light downwards are employed to reduce light spillage.

» An integrated Barn Owl nesting area, established according to parameters set out by the Barn Owl Trust, is included in the design of the new garage structure to be constructed to the east of the existing buildings. An external exercise ledge is included, while the eastern gable end of the building faces onto open land, so the hole will be

» In conclusion, the survey work undertaken at the site has recorded evidence of multiple bat day roosts and feeding areas, as well as use by Barn Owls. The renovation of buildings B1 and B2 will require a Natural England European Protected Species licence. The measures set out in this report will ensure that the favourable conservation status of the species concerned is maintained in the locality, as well as

The above points will be incorporated in the detailed design of the proposals.

# Queen Court Farm, Ospringe

Shepherd Neame have a proven track record as a careful and conscientious custodian of an extensive property portfolio throughout the south-east, and of the ability to convert and extend historic buildings, whilst maintaining and respecting the importance of each heritage asset.

These sensitive development proposals present opportunities to address the continued deterioration of this unique group of listed buildings, & allow their historic context and setting to be enhanced, to better reveal the significance and importance of these important heritage assets. The proposals are completely reversible, without any detrimental impact on the historic building or its fabric, & will safeguard these listed buildings for future generations.



#### 05 CONCLUSION



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