

5.5

Fabric Condition & Listed Building
Survey Report by Frankham
Consultancy Group

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**SITTINGBOURNE AEC
COLLEGE ROAD
SITTINGBOURNE
KENT ME10 1LH**

**FABRIC CONDITION &
LISTED BUILDING
SURVEY REPORT**

For

**GEN² PROPERTY
LIMITED
SESSIONS HOUSE
COUNTY ROAD
MAIDSTONE
KENT ME14 1XQ**

PREPARED BY:

**FRANKHAM CONSULTANCY GROUP LIMITED
IRENE HOUSE
FIVE ARCHES BUSINESS ESTATE
MAIDSTONE ROAD
SIDCUP
KENT DA14 5AE**

TELEPHONE: 020 8309 7777

PROJECT REF: 316175

**ISSUE DATE: APRIL 2018
FILE REFERENCE: 316175-FCG-B-LBREPORT-
COM.V.0.1**

REPORT ACCREDITATION

Survey and report completed by Name : SEAN LAWLESS BSc FRICS
I confirm that I have completed the required inspections in accordance with the remit as fully as was possible and that the data collected has been accurately transferred to this report. Signature :
Date :

Survey and report checked by Name : JOHN MURRAY MRICS
This document has been checked for core accuracy and compliance with the remit and is approved for release. Signature :
Date :

Accepted for Gen² Property Limited Name :
Signature :
Date :

1.0 INTRODUCTION

- 1.1. This report has been prepared further to instruction from Gen² Property Limited as confirmed by Purchase Order C-8DP-505-C14-000-5Z01-00, to undertake a condition survey of the building fabric as well as for discussions with the local conservation officer to determine and advise the Architect of any restrictions or limitations that will be imposed due to the Listing. The fees for Listing consultations and advice to be confirmed on a separate purchase order.
- 1.2. Our original remit also included for a site topographic survey but not building floor plans or elevations. An associated structural survey included in the initial remit was subsequently removed.
- 1.3. The content of this report is based on our site inspections and advice received from Swale both at site meetings and in correspondence dated 27th March 2018 a copy of which is included as Appendix B.
- 1.4. The subject property is a now disused school building most recently used a local adult education centre (AEC). Site and building access is from College Road, access is shared with Grayling Close.
- 1.5. For the purposes of this report the front elevation is taken as south-west facing and all other areas are described in relation to this.

2.0 INSPECTIONS

- 2.1 Inspections for this report were undertaken on the 18th January 2018 and 25th January 2018. Access was supported by Keir Construction who were managing the site.
- 2.2 Both inspections were visual and non-intrusive. No opening up or testing was done. Roofs and other upper parts were inspected from ground level or other suitable vantage points only.
- 2.3 The building was being vacated during our 18th January 2018 inspection and was entirely vacated by the time of our visit on 25th January 2018 although quantities of furniture and fixtures remained in place. Access was gained to all areas excepting:-
 - Rooms found locked or otherwise in accessible
 - All basement areas
 - All roof/loft voids
 - Courtyard area in north-east corner.
- 2.4 Our visit on 25th January 2018 was undertaken in association with the Planning Case Officer and the local Conservation Officer from Swale Borough Council and comment on their issues in this report relies heavily on their advice letter received on 27th March 2018 as included at Appendix B.

3.0 RECORD DATA/INFORMATION PROVIDED

- 3.1 We were provided with an existing Planning Pre Application report dated December 2015 as prepared by dha Urban Design. In the absence of other information we have adopted extracts from the building floor plans within that for this report.
- 3.2 No other information was provided.

4.0 BUILDING FABRIC CONDITION REPORT

4.1. Generally

- 4.1.1. The subject property is a collection of associated yet distinct structures built at various times which have effectively formed a coherent single use building in a faux gothic country house style (photo 01 & 02). The forms of construction are broadly similar throughout and the condition generally is fair with notable exceptions.
- 4.1.2. A significant detrimental consequence of this gradual development is a variety in floor levels which in areas are significant.

4.2. Roofs

- 4.2.1. Predominantly pitched timber structures with cornice and parapets with predominantly clay tile coverings. Eave's and parapets have stone feature pediments. Flashing where seen are predominantly lead and rainwater disposal systems a mixture of cast and pvcu.
- 4.2.2. There is a felt covered flat roof section to the rear (north-east) side over the current refectory.
- 4.2.3. The condition in general is fair to poor with a number of areas where significant water penetration is occurring, particularly to the north-east section of the building. These areas will require immediate attention and the roofs generally should be considered for a major repair programme or renewal within 5-10 years.

4.3. External Walls

- 4.3.1. Predominantly solid brickwork with sections of gothic styled stone feature or corbel courses, window surround and pediments and the like.
- 4.3.2. Our cursory inspection did not identify any widespread or substantial defect or potential for failure other than some areas to the rear.
- 4.3.3. The rear generally has not been maintained to the same standard as the front elevation and much of the unsightly staining and patching is cosmetic. There is however evidence of some structural distress in areas, in particular to the high level gable section (photo 03 & 04).
- 4.3.4. In a number of areas to the north-east section of the building faulty roof detailing and rain water disposal had resulted in local water saturation of the brickwork. Although not seen given the extent of damage noted internally this is likely to have

resulted in algae growth and staining, plus deterioration of the pointing. It is probable that external damage is recoverable with local repairs.

- 4.3.5. Windows are a variety of timber sashes and casements with steel (Crittal) sections in areas particularly at high level. The majority have complex joinery detailing to match the various gothic style window forms (photo 05-09). The condition is variable but they must be considered poor and or failing. None are likely to satisfy current thermal or environmental performance standards.
- 4.3.6. The external doors are all timber of various sizes and patterns. All are visibly aged with a variety of minor defects and previous repair evident. All are however serviceable.

4.4. Internal Structure

- 4.4.1. Internal walls and partitions vary between substantial masonry (presumed brickwork) formed with the original build and more recent lightweight (timber/metal) stud partitions introduced as part of a number of building conversions or adaptations. No defect or fault of significance was noted.
- 4.4.2. The significant exception are those areas, predominantly in the upper parts of the north-east section of the building where failed roof and rainwater goods details has resulted in significant water penetration (photo 10). The extent of damage is severe and remedial work will require stripping back to the base structure and full reinstatement following drying out.

4.5. Internal Finishes

- 4.5.1. Decorations and finishes are generally in aged condition.
- 4.5.2. Floor finishes and coverings vary greatly in the main they are aged.
- 4.5.3. Internal doors and screens (as with internal structures) vary between substantial timber doorsets built with the school and lightweight panel doors installed as the building was subdivided. Condition is variable but predominantly aged with many local defects on all visible repairs.

4.6. M&E Services

- 4.6.1. Not inspected.

5.0 BUILDING LISTING

- 5.1. The main structure was listed in 1987 to Grade 2 (list entry no. 1067533), a copy is included at Appendix C.
- 5.2. The listing relates to the main school buildings only it does not include the various cabins and other building to the north-west of the main block.
- 5.3. The building surrounds are not directly included in the listing but their close association does in practice restrict opportunity.

- 5.4. The wider grounds are not included in the listing but are captured under a local plans are considered an essential element in Sittingbourne 'countryside gap' provision determination. These areas are not within our remit so are not considered further.

6.0 DEVELOPMENT LIMITATION IMPOSED BY THE LISTING

6.1. Use Class Issues

- 6.1.1. Although not strictly a conservation matter, comment was made on the change of use from education/community (DI) to residential (C3), as it was suggested conversationally that an element of community use should be retained. The issue is I think now moot as the education facility has been relocated locally but this perhaps should be confirmed.
- 6.1.2. If a problem exists it may be helpful to contend that the building was classified originally a boarding school (C2) rather than its current D1 class.

6.2. Listing Specifics

- 6.2.1. The listing is an historic record of development and principally captures the external form and detailing of the building. Care should be taken if the development proposals seek to materially alter this. Specific mention is made of the gothic style windows and stone surrounds.
- 6.2.2. Swale have suggested however that alteration works done by others previously are not in keeping with the listing and they are suggesting that this development should correct these issues. This would have to be further discussed with them and may be an element of negotiation.
- 6.2.3. I cannot see that the various outbuilding to the north-west are included in the listing and their removal is highlighted by Swale as a positive. Should you propose any reinstatement however this may be contentions.
- 6.2.4. Similarly the landscaped areas to the front of the building were identified by Swale as associated with the character of the building. They have gone as far as to suggest that you have the opportunity to reinstate the area to its form as recorded in 1897. You will therefore likely experience resistance to any proposal to materially change those areas.
- 6.2.5. Associated with the external areas Swale have highlighted the existence of some TPO's in the area which account must be taken of.
- 6.2.6. The listing for internal areas appear less specific. There is a general presumption toward retaining the historic/original fabric and form. This would have to be argued as it may be difficult to effectively open/alter areas to allow effective residential use without some impact on these structures. The central hall space has been specifically identified by Swale as requiring protection from sub-division. In addition the Conservation Officer stated on site that the changes in floor levels were part of the character of the building.
- 6.2.7. The listing mentions the following specific internal features:
- a. Ornamental fireplaces (2 No.) in the central hall area (photo 11).
 - b. Ironmongery braces to roof trusses.

- 6.2.8. The Conservation Officer was keen to see the fireplaces retained. I would suggest that these are not fireplaces as they do not connect to any flue. They instead appear to be architectural features intended to add some faux grandeur to the space. It may be argued therefore that relocation is an option to allow some adaption of this space. I should reiterate however that the Conservation Officer is keen to see the space retained in its current form.

- 6.2.9. The roof ironmongery is I think largely obscured by alterations works. The Conservation Officer whilst on site did express a wish to see all of the linings to the dormer removed and the woodwork/ironwork exposed. This may become a matter of negotiation.

6.3. Other Planning Matters

- 6.3.1. I should draw your attention to the Swale advice at Appendix B includes comment on under TCPA matters not relevant to this report.

APPENDIX A

FLOOR PLANS

APPENDIX B

SWALE PLANNERS CORRESPONDENCE

APPENDIX C

LIST ENTRY

APPENDIX D

PHOTOGRAPHS



Photo 01



Photo 02



Photo 03



Photo 04



Photo 05



Photo 06



Photo 07



Photo 08



Photo 09



Photo 11



Photo 10

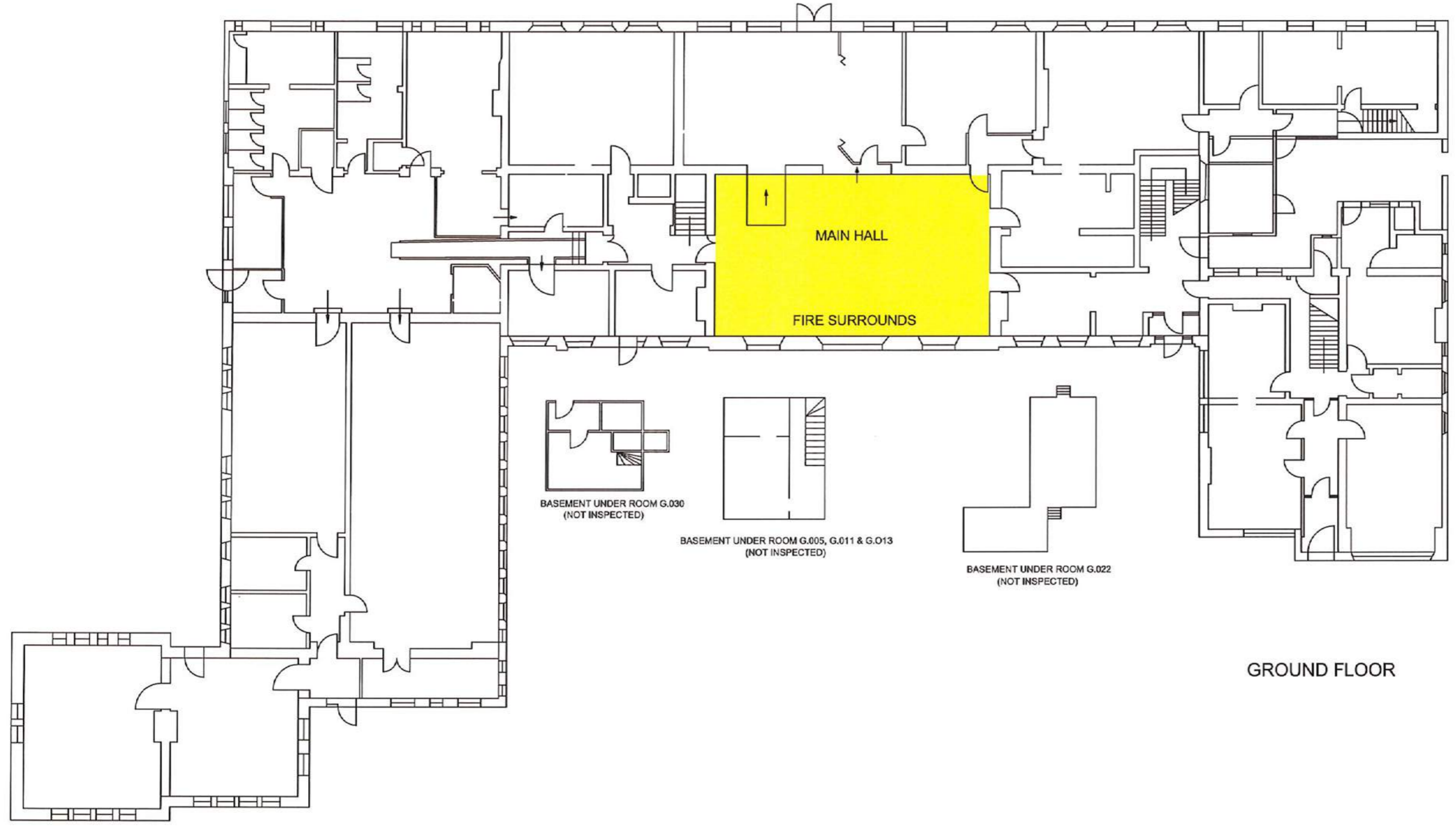
Appendix A

DO NOT SCALE

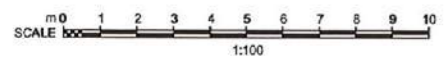


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NOTES
 Drawing reproduced from information provided by dhaplaning.
 Ref: DHA_10231_EXISTING AEC PLANS AWH



GROUND FLOOR



ID	Date	By	CHK	Comment
10	12.24.18	AK	XX	XXXXX

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Client: Client

Project Title: Sittingbourne AEC, College Road, Sittingbourne, Kent

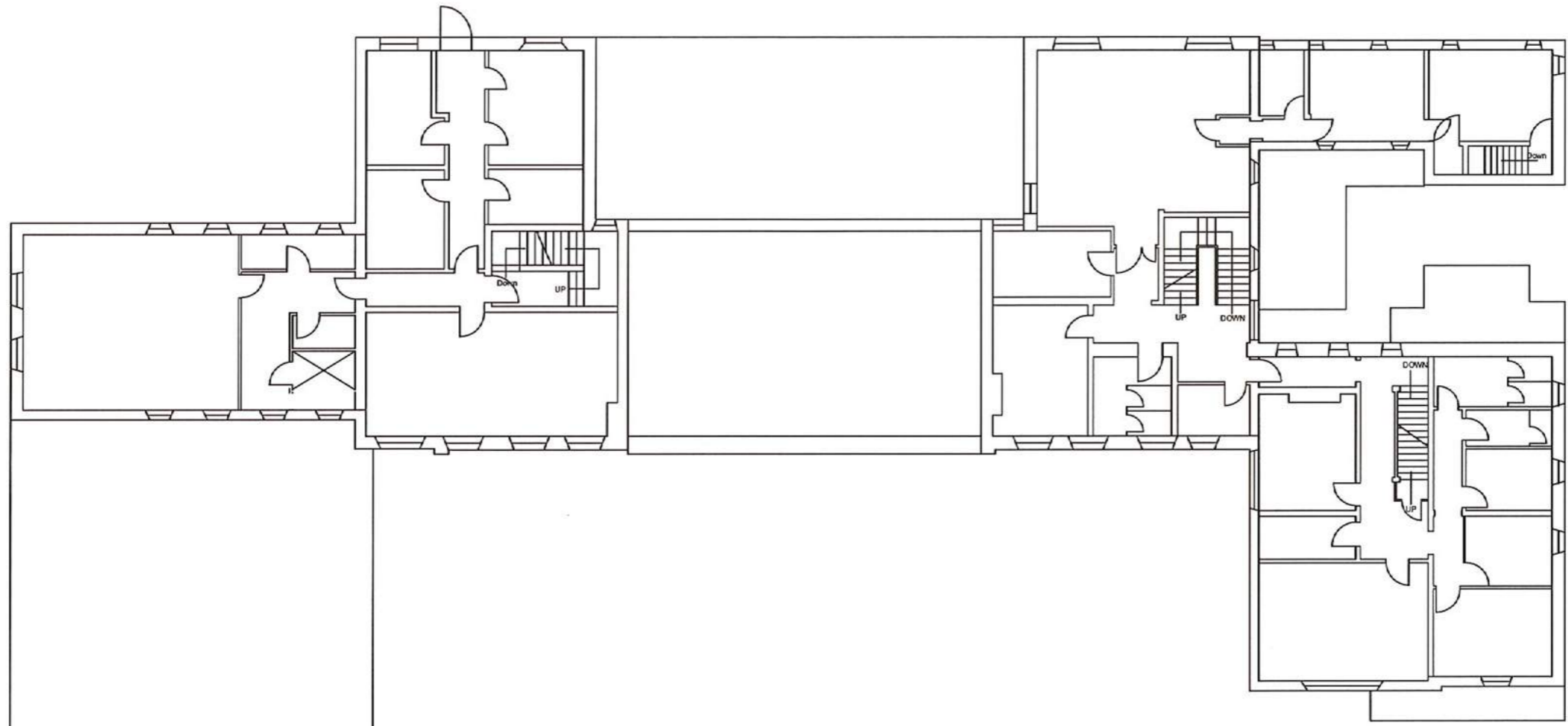
Drawing Title: Ground Floor Plan

Status: PRELIMINARY ISSUE

Drawn By:	Designed By:	Checked By:	Approved By:
TH	XX	SWL	XX
Original Issue Date:	Scale @ A1:		
27-04-2018	AS Shown		

Job No/ File Ref	Originator	Zone	Level
316175	FCG	MB	00
Type	Discipline	Number	Subsability
DR	B	2001	S2
			Revision
			P01

DO NOT SCALE



FIRST FLOOR

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NOTES
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 Ref: DHA_10031_EXISTING AEC PLANS AWH

No	Date	By	DA	Comment
10	12.31.55	XX	XX	XXXXXX
11				
12				
13				





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Client: Client

Project Title: Sittingbourne AEC
College Road, Sittingbourne,
Kent

Drawing Title: First Floor Plan

Status: PRELIMINARY ISSUE

Drawn By:	Designed By:	Checked By:	Approved By:
TH	XX	SWL	XX
Original Issue Date:	Scale @ A1:		
27-04-2018	AS Shown		

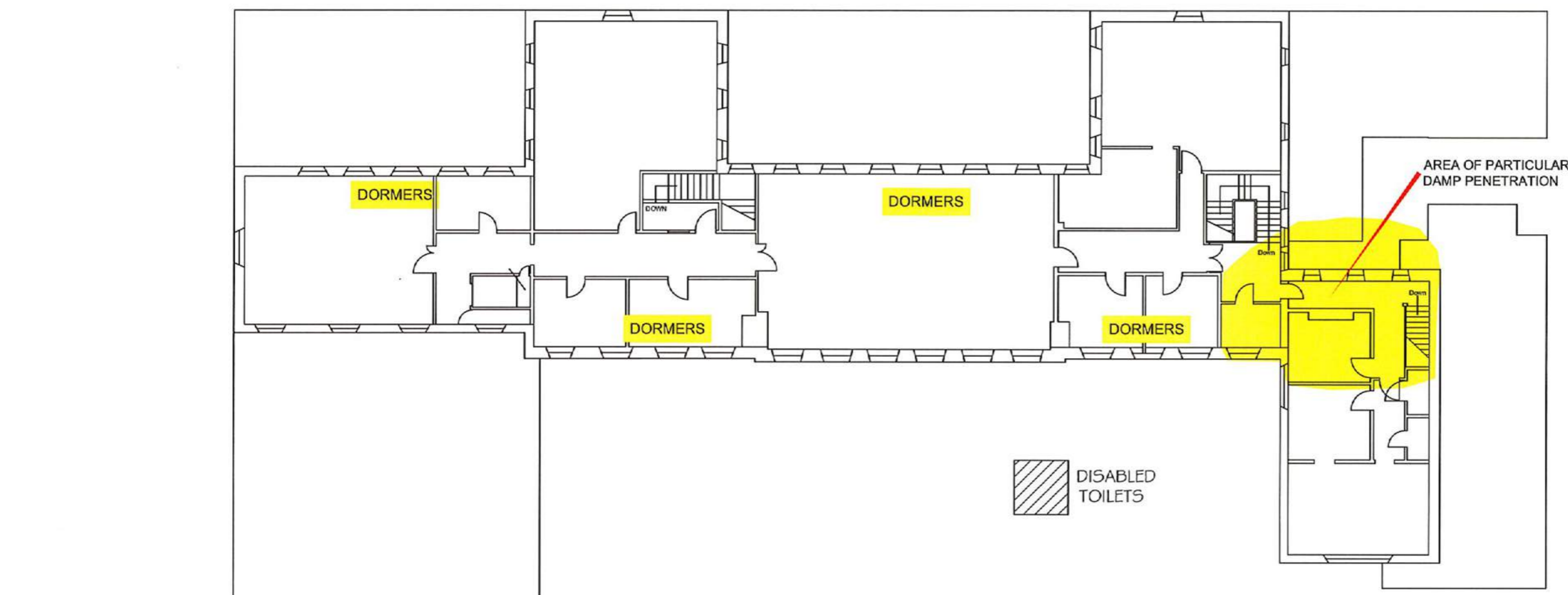
Job No/ File Ref	Originator	Zone	Level
316175	FCG	MB	00
Type	Discipline	Number	Suitability
DR	B	2002	S2
			Revision
			P01

DO NOT SCALE

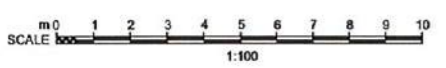


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NOTES
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 Ref: DMA_10931_EXISTING AEC PLANS AWH



SECOND FLOOR



NO	DATE	BY	CHK	COMMENT

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LONDON OFFICE Third Floor 8 and 10th 15-17 St Giles Street London EC2R 8JH T: 020 7851 0700	STEVENAGE OFFICE Suite 226, Second Floor Kings Court Business Centre London Road, Stevenage Hertfordshire SG1 2EG T: 01438 878330

Client:		Client	
Project Title:		Sittingbourne AEC College Road, Sittingbourne, Kent	
Drawing Title:		Second Floor Plan	
Status:		PRELIMINARY ISSUE	
Drawn By:	Designed By:	Checked By:	Approved By:
TH	XX	SWL	XX
Original Issue Date:		Scale @ A1:	
27-04-2018		AS Shown	
Job No/ File Ref	Originator	Zone	Level
316175	FCG	MB	00
Type	Discipline	Number	Suitability
DR	B	2003	S2
		Revision	
		P01	

Appendix B

Frankham Consultancy Group Ltd
Irene House
Five Arches Business Estate
Maidstone Road
Sidcup
Kent
DA14 5AE

Our Ref: 18/500181/PAMEET
Your Ref:
Date: 27th March, 2018

Dear Mr Lawless,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 (AS
AMENDED)**

Re: Sittingbourne Adult Education Centre, College Road, Sittingbourne

I refer to your pre-application enquiry in respect of the above site. Your proposal seeks to convert the existing building into flats. The plans submitted indicate that the building could be converted to provide 15 no flats, ranging from 1 to 3 bed units. We met on site to inspect the building on the 25th January. I apologise for the delay in providing my written comments.

The current site consists of a grade II listed building, last in use as an adult education centre and now vacant, but originally designed as a boarding school, as set out in the list description for the building
(see: <http://www.imagesofengland.org.uk/details/default.aspx?id=175812>).

The building is sited within large grounds which extend to the west. The building is sited within the built confines of Sittingbourne, although the land to the west falls outside of such confines and within an important countryside gap. Some trees on the south east and west boundary of the site are protected by a Tree Preservation Order.

Although you have submitted a series of drawings from 2015 which show new residential development on this land to the west, you confirmed that this was not part of the proposal, and that you were seeking solely to alter / convert the listed building into flats.

The adopted Swale Borough Local Plan – Bearing Fruits 2031 sets out a range of policies for developments within the borough. I consider the following policies to be of most relevance:

- ST5 The Sittingbourne Area Strategy
- CP6 Community facilities and services to meet local needs
- DM7 Vehicle parking
- DM8 Affordable Housing
- DM14 General development criteria
- DM29 Woodlands, trees and hedges
- DM32 Development involving listed buildings

The longstanding use of the site as an education centre would be classed as a community facility under policy CP6 of the adopted plan. This policy seeks to retain such facilities, unless

replacement facilities are provided without leading to a shortfall in provision. The use of the site for adult education has now ceased, and I understand that this facility has relocated to London Road, Sittingbourne. On this basis, it would appear to me that the proposal would not conflict with this policy.

The proposal would create a new longstanding and sustainable use for this listed building. Residential use would be in keeping with the prevailing residential character of the area. There are substantial grounds around the building (excluding the land to the west) and this would be likely to provide sufficient access, parking, storage and amenity space for residents. From an internal inspection of the building, it is likely that subdivision into flats would be possible without material harm to the historic fabric and overall character of the building. The reasonably detailed list description for this building provide us with a good understanding of where the main heritage significance of this building lies, and it is clear that this is principally in the architectural detailing to the external elevations. However, specific reference is made to a number of important internal features (including the ornamental fireplaces in the large central hall) and it will therefore be important to retain, and where possible, make specific use of these features as key character elements of the building.

Whilst the internal plan form of the building is not specifically mentioned, local and national planning policy and associated guidance would suggest that the original plan form of the building should be retained as far as possible and any further or replacement subdivision of the original rooms layout should be kept to a minimum. In this particular respect, I would advise that the large central hall space should ideally remain as one large open area, and as such consideration might be given to using it e.g. as a concierge facility and/or private (communal) gym space for the residents of the building. Some consideration might be given to the possible provision of visually lightweight screens and/or partial mezzanine floor area if this would both function well with the character of the space and the proposed new use of the building. Any proposed works to alter the interior of the building (whether in relation to layout or specific features) will need to be shown as part of the necessary application for listed building consent.

Externally, I understand that the range of outbuildings to the north are likely to be removed, which would be of significant benefit to the setting of the listed building. Some external works to doorways and windows would also be required. Whilst the details of such works have not been provided, there are some existing windows and doorways that have been added or modified to the listed building and which detract from it – and the conversion should include works to such openings to restore original character and / or provide a better match to the building. Conversely, as you may recall from our site meeting, there are a number of windows (e.g. the small sash windows set into the gothic arch openings with stone surrounds) where it will be important to retain and repair/refurbish the existing historic fabric.

You should provide a detailed Heritage Statement as part of your application submission, setting out the history, character and evolution of the building, and how this has informed the approach to the development and the degree of alterations proposed. Clearly the setting of the listed building has changed quite significantly since it was erected in 1878, but the landscaped areas to the southwest and northwest of the building go some way to providing some semblance of a reasonable setting for the building, and the setting of this building does in part contribute to its overall level of heritage significance. As such, detailed consideration should be given to how the setting of the listed building could be at least preserved, if not ideally enhanced as part of your proposals to convert it to residential use, and there would

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certainly appear to be plenty of scope for improvements in this respect. For instance, the existing car park to the northeast side of the building should be large enough to provide car parking for both residents and visitors, meaning that much of the area to the southwest side of the building can be given over to soft landscaping, perhaps with some inspiration for the landscaping scheme for the site to be taken from the layout of the site as seen in the 1897 O.S. sheet for the locality, which could usefully be referred to and shown in your Heritage Statement. The blocked off access to College Road off the car park area to the northeast side of the building might feasibly be reopened (subject to Highway Authority approval) thereby extending the scope for further (visually beneficial) landscaping to the southeast side of the building.

As some trees on site are protected by a TPO, it will be important to demonstrate that the development can be undertaken without any harm to these trees. If any works or alterations are to take place in proximity to such trees, you may need to submit an arboricultural report to demonstrate the likely impacts.

The layout of the building is such that proposed conversion to flats would be unlikely to cause any unacceptable amenity impacts on surrounding residential properties.

The proposal would generate a requirement for affordable housing (10% of total provision), and for infrastructure contributions (normally education, libraries, community and adult social services as required by Kent County Council, NHS contributions, wheelie bin provision and off-site open space contributions as required by Swale Borough Council), as set out under policies CP6, DM8 and DM17 of the adopted plan – in order to meet additional demands on local infrastructure as generated from the development. These will be set out in detail by relevant external and internal consultees at application stage. In addition, a contribution towards the Council's SAMMS strategy will be required, as set out under Policy DM28 of the adopted plan. See paragraphs 7.7.57 and 7.7.58 of the supporting text to the policy for further information. The contribution for the SAMMS strategy payment is current set at £281 per dwelling.

Taking the above into account, I consider the principle of conversion to residential use to be acceptable. The alterations required to facilitate this will need to be sensitively designed to maintain the heritage significance of the listed building, and this will need to be shown in detail as part of the application process. Applications for both planning permission and listed building consent will be required. A legal agreement will also be required to secure affordable housing and any necessary financial contributions. Finally, the application for listed building consent should be supported by a detailed and up-to-date building condition survey carried out by a conservation accredited building surveyor and a resulting detailed schedule of repairs/remedial works that will need to be carried out in conjunction with the proposed conversion works.

I trust this is of use to you. However you will appreciate that this is an officer opinion, and is not binding on the Council.

Please contact me if you wish to discuss further.

Yours sincerely,

Andrew Byrne
Senior Planner
t 01795 417334
eandrewbyrne@swale.gov.uk

C.C: Simon Algar – SBC Design & Conservation Manager

Appendix C

SITTINGBOURNE ADULT STUDIES COLLEGE

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: SITTINGBOURNE ADULT STUDIES COLLEGE

List entry Number: 1067533

Location

SITTINGBOURNE ADULT STUDIES COLLEGE, RIDDLES ROAD

The building may lie within the boundary of more than one authority.

County: Kent

District: Swale

District Type: District Authority

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 11-Jul-1987

Date of most recent amendment: 13-Jul-1988

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 175812

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

1. 5282 SITTINGBOURNE RIDDLES ROAD TQ 86 SE 8/170 Sittingbourne Adult Studies College II

School and integral headmaster's house, in use as an adult studies establishment. Built in 1878 as Borden Grammar School. Stock brick with limestone dressings. Red clay plain tile roof with moulded ridge tiles and stone coped gable ends with finials. The tall brick shafts of the chimney-stacks have stone cornices with gargoyle-like features at the corners. Plan: Large school and integral headmaster's house in Gothic style. The main

central range contains a hall rising through 2 storeys with dormitories in the attic above which continue over the 2 storey range to the left (north west) and over the wing to the rear left. There are single storey school rooms projecting to the left at the front in staggered ranges. At the right hand (south east) end a cross-wing contains the headmaster's house at the front and a service range at the back which encloses a small back yard. In circa mid to late C20 a single storey extension was built infilling the space between the 2 rear wings.

Exterior: Asymmetrical south west front of 3 storeys, 1 and 2 storeys and attic and single storeyed bands of stone at window sill and impost levels. Former headmaster's house on the right is a 3 storey projecting gable-ended wing with grouped lancet windows with cusped heads under hoodmoulds, the second floor window in the gable has plate tracery with trefoil piercing under a pointed arch. On the ground floor a single storey bay with 5 cusped lancets between a buttress on the right and an integral porch on the left, its trefoil-headed doorway having carved spandrels. Set back to the left of the headmaster's house the main range of 4:3:4 bays, the gabled centre is advanced slightly and has large 3 and 5-light mullion-transom windows rising through 2 storeys with cusp-headed lights and depressed 2-centred arch hoodmoulds. In the gable a clock within a rose window (maker Gillett and Bland of Croydon 1878). To the left and right of the centre there are Gothic windows, 1-light on the ground floor, 2-light on the first floor and smaller attic windows above continuing across below the central gable. At left and right ends of main range gabled portals with double chamfered 2-centred arches. The central gable is flanked by 2 tall stacks and gabled wooden ventilators in the roof. Projecting on the left, school rooms in single storey staggered ranges with gable ends facing the front each with a 2-centred arch tympanum over the end window. The rear (north east) has projecting gable-ended wings to left and right and at centre large 3 and 5-light windows and gabled ventilators in the roof above with a gabled bellcote above them at the centre. Between the 2 rear wings the space has been infilled with a C20 single storey extension. Interior: Plain institutional character with some alterations for its various uses since it ceased to be a school but the large central hall has 2 lateral fireplaces (curiously situated under the large windows) of Gothic design each with a frieze of quatrefoils containing initials WB (William Barrow) and cast-iron grate with a blue and white tile surround. In the dormitories the roof is partly exposed showing the trusses braced with iron tie-rods. History: The school was built in 1878 as Borden Grammar School for boys with money from the 'Barrow Charity'. William Barrow died in 1707 leaving an estate of £12,000 to be distributed among the poor of Bowden, a village near Sittingbourne. In circa 1930 it was occupied by the Kent Farm Institute until the 1960s when it was used for teacher training and in 1979 it

became the Sittingbourne Adult Studies College.

Listing NGR: TQ8946463004

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 89464 63004

Map



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