

# HERITAGE STATEMENT

Conversion of The Old Alma with Rear and Side Extensions

To accommodate 4 No. 1-Bedroom Flats

Demolition of Existing Outbuildings

Erection of 2 No. 2-Bedroom Flats

The Old Alma  
Canterbury Road, Chilham,  
CT4 8DX

November 2020

APPLICANT

Mr A. McNamara

PREPARED BY

Michael Tamsett

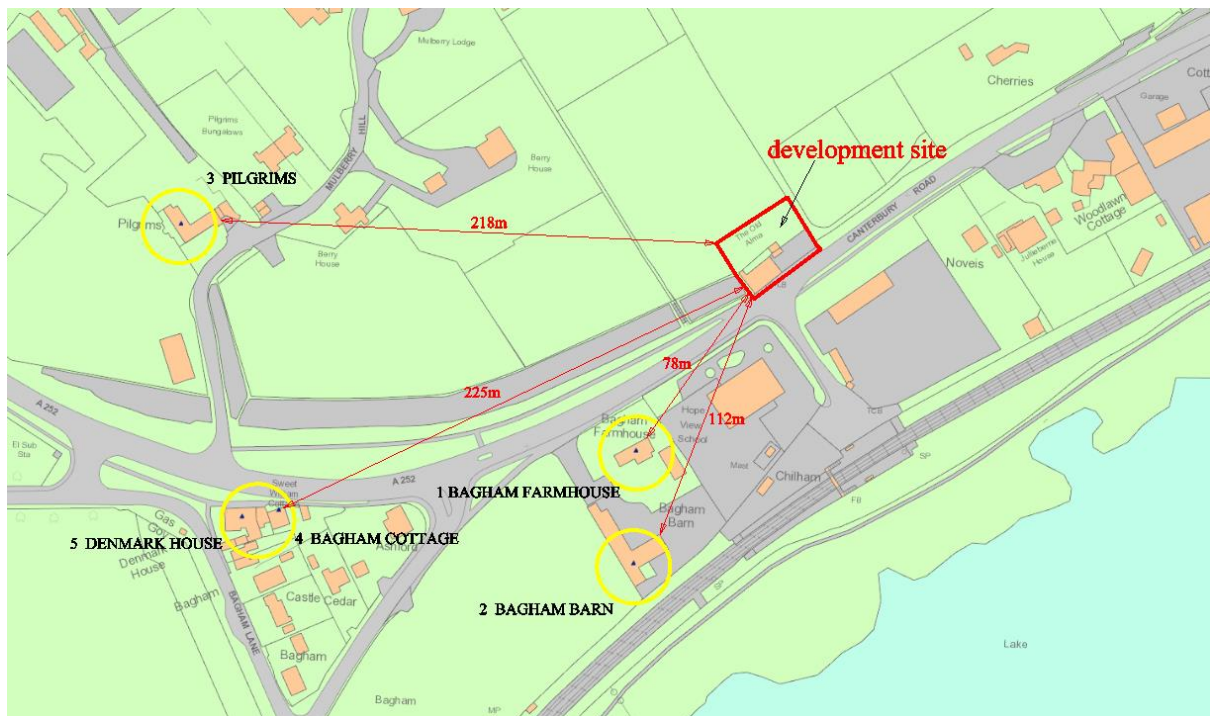
Architectural Designs

## Introduction.

A heritage statement is required to accompany a planning application for the conversion of The Old Alma with side and rear extensions to accommodate 4 No. 1-bedroom flats and erection of 2 No. 2-bedroom flats as there are listed buildings within the vicinity.

## Heritage Assets.

There are 5 listed buildings within half a mile of the application site.



*Heritage Assets in relation to the development site.*

1 BAGHAM FARMHOUSE, CANTERBURY ROAD (78m from site)

National Grid Reference: TR 07718 53687

GV II

Hall house now Farmhouse. Circa 1500 with late C19 cladding. Timber framed and clad in red brick, with plain tile roof. 2 storeys with brick modillion eaves cornice to hipped roof, and large stacks centre left and to right. Four windows on first floor. 3 on ground floor, all brick 3 light mullioned with lattices panes and labels over. Central 4 panelled door in moulded surrounds with label over.

Listing NGR: TR0771853768

2 BARN 25 YARDS SOUTH OF BAGHAM FARMHOUSE, CANTERBURY ROAD  
(112m from site)

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

National Grid Reference: TR 07719 53637

GV II

Barn. C18. Timber framed and clad in red brick, plain tile hipped roof with 2 open end streys. Interior: 5 bays with aisles, clasped purlin roof, and right end bays partitioned off and floored as loft.

Listing NGR: TR0771953637

3 PILGRIMS, MULBERRY HILL (218m from site)

National Grid Reference: TR 07510 53780

II

House, 1912, by H. Baillie Scott. Garden front: Timber framed and close-studded, exposed with plaster infill and plain tile roof. Two storeys with jettied projecting wings left and right, hipped roof with gables and end stacks to left and right. Central 2 storey segmental bay window on brick base. Four framed bays, each with 1 wood mullioned window on each floor. Entrance by French windows in left return front, and in courtyard to rear. Brick terracing and flights of stairs from house to garden. Interior: intact, includes heavy plasterwork dated 1920. Gateway: attached and to roadside, of red brick and plain tile roof. One storey and attic with hipped roof and small gabled dormer over gateway, hipped dormer left over projecting catslide outshot, and another left breaking eaves. Full height carriage doors centre, plank door to left, and glazed door and side lights at end left.

Listing NGR: TR0751053780  
sting NGR: TR0754753652

4 BAGHAM COTTAGE, CANTERBURY ROAD (225 from site)

National Grid Reference: TR 07559 53654

GV II

House. C18. Red brick and plain tile roof. 2 storeys, with stacks to rear left and at right end. Regular fenestration of 2 windows, diamond latticed casements, in segment headed openings on ground floor. Central board door with flat hood on brackets.

Listing NGR: TR0755953654

5 DENMARK HOUSE, CANTERBURY ROAD (235m from site)

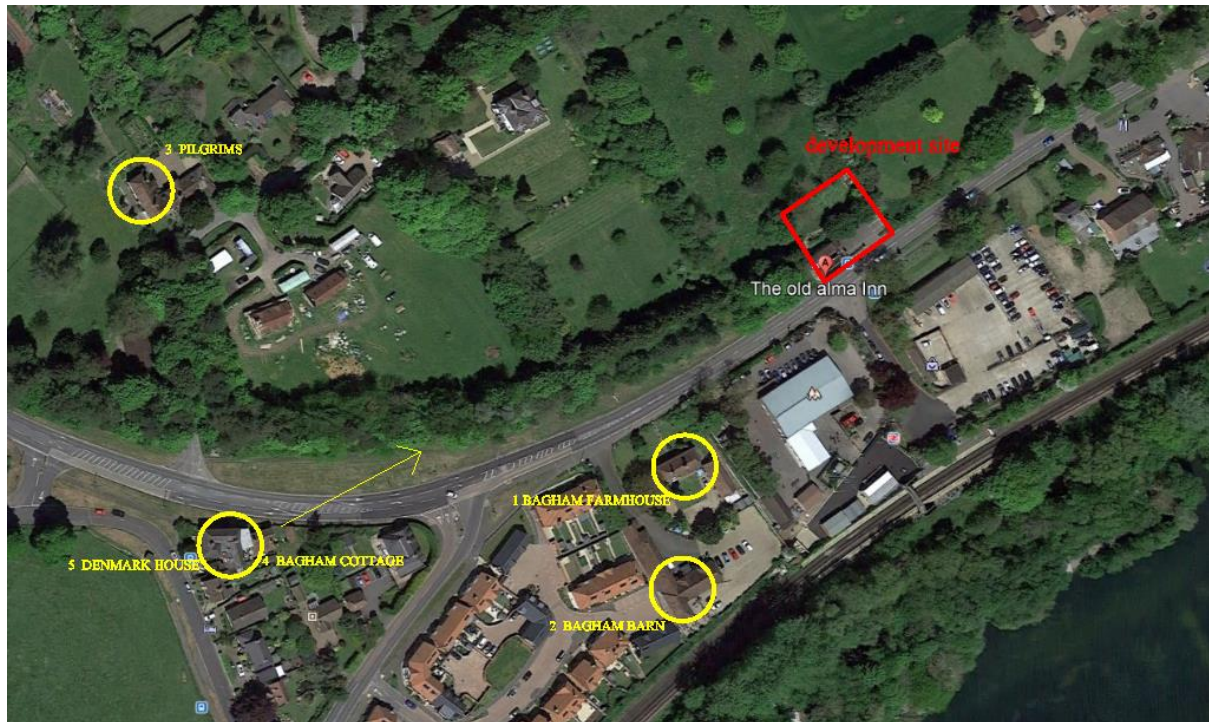
National Grid Reference: TR 07543 53650

GV II

House. Mid C19. Red brick and slate roof. Two storeys on rendered plinth, rusticated quoins and moulded wood eaves cornice to gabled roof with rear stacks to rear left and rear right. Regular fenestration of 3 sash windows to first floor, 2 sash windows to ground floor, all with gauged heads. Central 4 panelled door with rectangular fanlight in moulded stone surround; flat hood and architrave on brackets. To left C20 red brick 2 storey flat roofed extension of 1 window, of no special interest. Included for group value only.

Listing NGR: TR0754753652

## Site relation to Heritage Assets

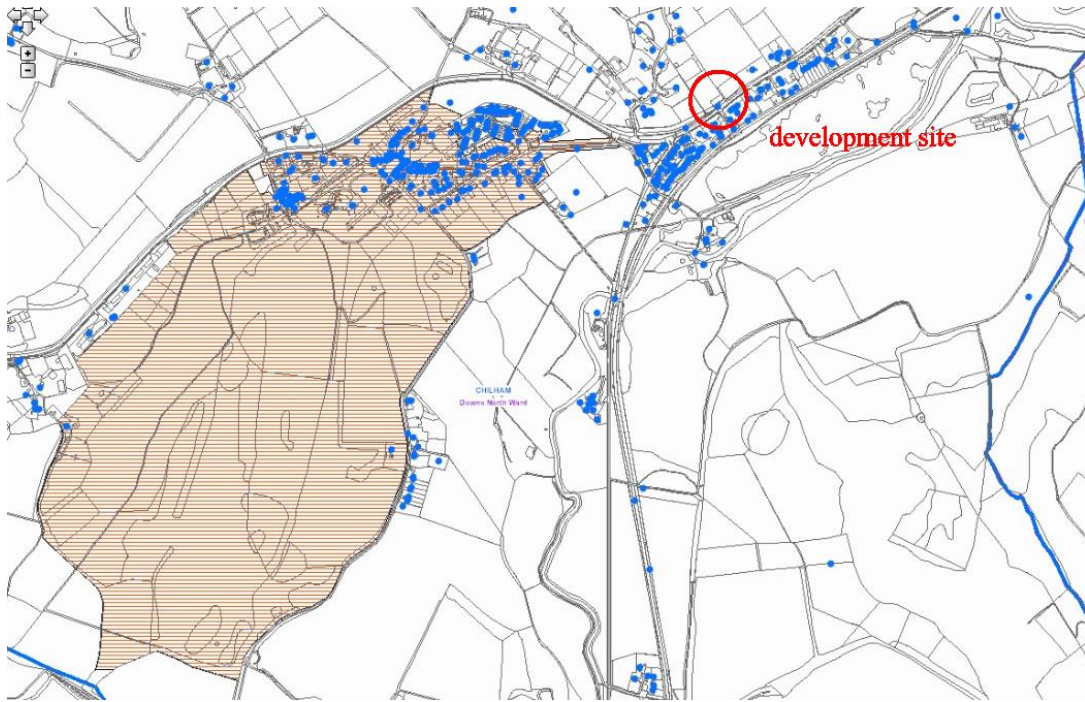


*Topographical relationship of application site to Heritage assets.*

The four Heritage Assets that lie to the south west of the application site are all completely shielded by the dense well-established mature woodland that borders the north side of Canterbury Road as well as the soft landscaping that surrounds the assets within their own curtilages.

Pilgrims, to the west of the application site, is completely shielded by several clumps of mature trees and buildings that lie within the visual path to the application site.

The above Google Earth view clearly demonstrates that there would be no harmful visual impact to any of the heritage assets.



*Chilham Conservation Area in relation to the development site.*

Chilham conservation area lies some 600m to the south west of the site.

The application site therefore lies far away from the conservation area and within a character area that contains several light industrial units.

However, the design approach has been to view the application site as the gateway leading into Chilham village and as such the design, detailing and choice of materials have been chosen to be consistent with the local character and form of Chilham.

The overall character of the proposal will therefore be fitting and in keeping with the Heritage Assets.

## **Conclusion**

- The application site cannot be seen from any of the listed buildings.
- The views and settings of the Heritage Assets will not be affected at all.
- The proposed development will not alter the character or setting of any of the heritage assets.
- The proposed development will not have any impact on any of the heritage assets.