Proposed Re-ordering and Alterations to

Heronden Hall

Smallhythe Road, Tenterden
Kent TN30 7QA

Design & Access Statement

May 2023

Rev C - Addendum added into the report

Ben Pentreath
CLAGUE ARCHITECTS

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On plan drawings North is orientated toward the top of the page unless otherwise noted

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1 Introduction & Overview

Introduction

This Design & Access Statement has been prepared by Clague Architects in support of a Detailed Planning Application for;

The proposed 'gentle restoration', repairs, upgrade of modern services and extension to Heronden Hall. The proposed conversion of redundant stables to additional living spaces and a new greenhouse.

at

Heronden Hall, Smallhythe Road, Tenterden, Kent TN30 7QA

The purpose of this document is to provide a supporting statement for the application and to explain the background, site analysis and the design process which has led to the current proposals to enable statutory consultees, neighbours and members of the public to easily gain an understanding of what is proposed.

Submission Documents

The Planning Application consists of the following documentation;

- Planning Application Forms
- Planning Fee
- Site Location Plan
- Site Layout Plan
- Full Architectural Drawings
  (Floor Plans, Elevations & Sections)
- Design & Access Statement
- Statement of Significance

In addition the Planning Application is supported by a series of supporting documents prepared by specialist consultants as follows;

- Structural Engineering Report
- Topographical Survey
- Archaeological desk-based assessment
- Timber Treatment Report
- Heritage Impact Assessment

These will be submitted as separate documents and are therefore not covered by this statement.

Applicant & Design Team

The Applicant — Mr E. Schlaikjer & Ms P.McIntyre

Agent / Architects — Ben Pentreath Ltd

Ben Pentreath Ltd have been appointed as design lead for the new architectural elements, working in close collaboration with the wider team. Ben Pentreath Ltd is one of the country's leading practices, specialising in classical and vernacular traditional architecture. The practice has a deep understanding of the planning and design of contemporary classical country houses, with particular expertise in authentic detailing and materials.

Clague Architects LLP

Clague are a multi-disciplinary practice of architects,urbandesignersandheritagespecialists based in Canterbury, London & Harpenden. The practice has extensive experience of dealing with sites involving complex planning issues. Clague have been appointed as conservation architects, to prepare a schedule for the proposed repairs, the drawings and documents for application.

Full Project Design Team

Architect- Ben Pentreath Ltd
Architect - Clague Architects LLP
Structural & Drainage Engineer - Alan Baxter Partnership
QS - D.R. Nolans & Co.
M&E - Con-Serv Ltd. /ISO Energy
Archaeology - Canterbury Archaeological Trust
Anglian Tectonics Ltd - Property Preservation Specialists
Heritage Consultant - JF Heritage

2 Site & Surrounding Context

2.1 Site Location
2.2 Site Context & Connectivity
2.3 Site History
2.4 Site Photographs
2.5 Topography & Landscape
2.6 Site Constraints & Opportunities

2.1 Site Location

The application site is located to the south-east Smallhythe Road at the end of the High Street of the village of Tenterden, Kent. The site is the private residential property of Heronden Hall. Heronden Hall is accessed from a long driveway from Smallhythe Road.

The site sits just off the A28, well connected to Ashford. Tenterden station is the closest train station located less than a mile to the north of the site.

Heronden Hall is a Grade II listed, Gothic-style house dating from the 19th century. The main house and supporting buildings are sited on over a 40 acre plot. The site is bound by gardens and parkland with the main village of Tenterden situated to the north east.

A separate Statement of Significance and Impact Assessment has been submitted as part of this application.

2.2 Site Context & Connectivity

KEY:

- Site boundary
- (1) Heronden Hall - Main House
- (2) Coach House
- (3) Courtyard
- (4) Stables
- (5) Greenhouse
- (6) Formal garden
- (7) Walled Garden
- (8) Driveway

The application property of Heronden Hall is set within fine historic parkland of over 40 acres in area.

The site is accessed from a long driveway off of Small Hythe Road and at the end of Tenterden High Street. The driveway is accessed through Heronden Hall Gate House that leads to Heronden Hall, the Coach House and other outbuildings.

The application site includes Heronden Hall (1), the Courtyard (3), Stables (4), Greenhouse (5) and landscaping around the house.

The local village amenities and Tenterden High Street can easily be accessed from the site by foot.

2.3 Site History

Site

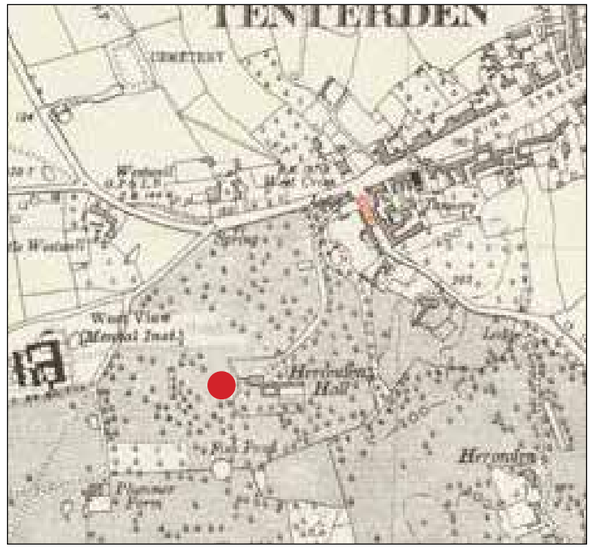
Heronden Hall is a Grade II listed, Gothic property, now set within a cluster of other buildings and structures, including a Coach House. The main house is dated from 1846, designed in a Jacobean style by the architect William John Donthorne (one of the founding members of the Royal Institute of British Architects).

Heronden Hall can be seen in maps of Tenterden from the 19th century onwards, as can be seen from the maps presented within this section.

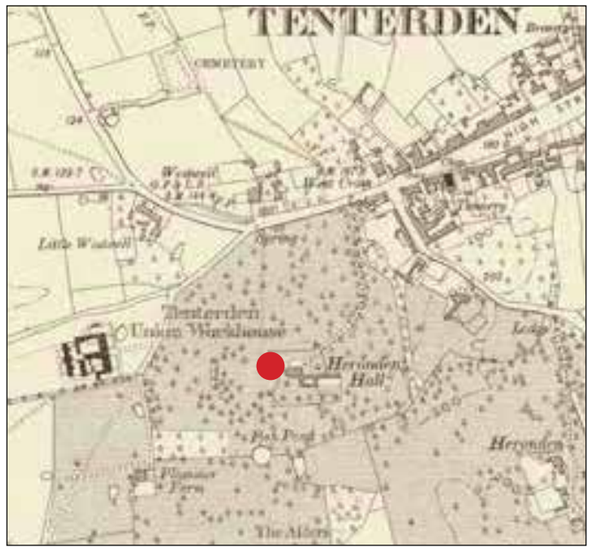
A separate Statement of Significance has been submitted as part of this application that presents the detailed history of Heronden Hall and its site.

Historic Map - Estate map by Thompson 1859

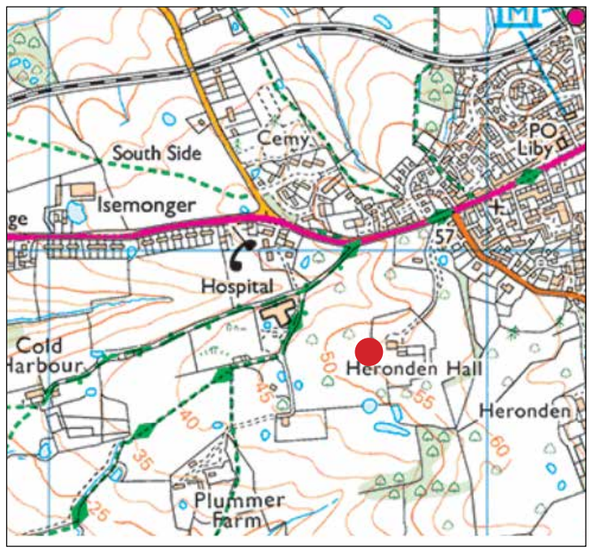
Historic OS Map 1895 - 1897



Historic OS Map 1906



Historic OS Map 1938

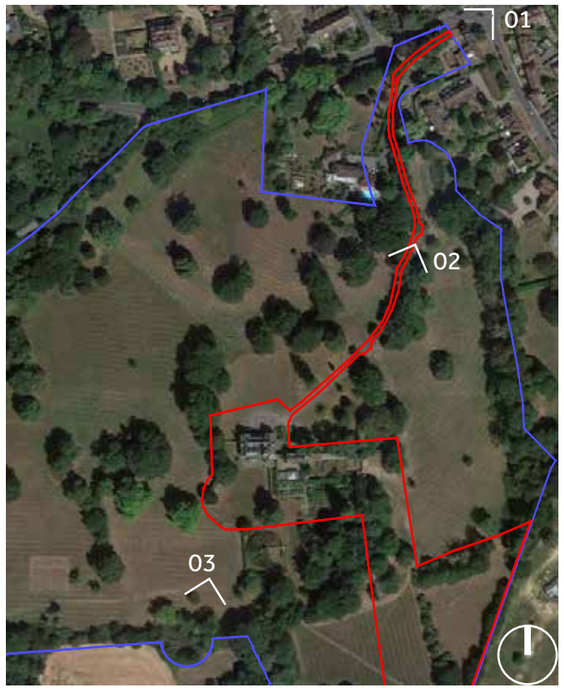


Present OS Map

Aerial View 2022

2.4 Site Photographs

Site Context



01 View of front Heronden Hall Gatehouse
02 View of Heronden Hall driveway and gate
03 View of pond to the south

01 Approach to Heronden Hall - junction of A28 and Small Hythe Road

02

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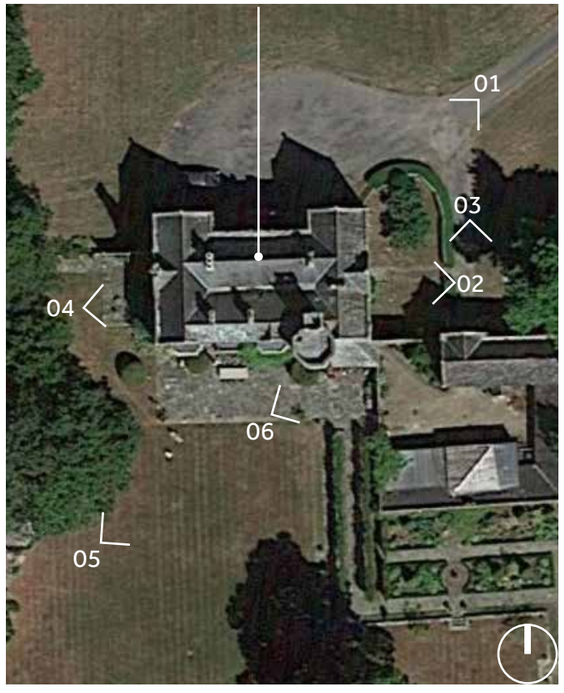
2.4 Site Photographs

External
Heronden Hall

Heronden
Hall



01 View of Heronden Hall from driveway approach
02 View of east elevation
03 View of north elevation of the Coach House
04 View of west elevation
05 View of south elevation
06 View of Tower

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2.4 Site Photographs

Internal
Heronden Hall

01 View of main staircase from Hall
02 View across Hall from main staircase
03 View of a main Hall window
04 View of Dining Room fireplace
05 View of Drawing Room
06 View from Drawing Room into Library
07 View of Tower staircase
08 View of Master Bedroom Bathroom
09 View of second floor, Bedroom 7

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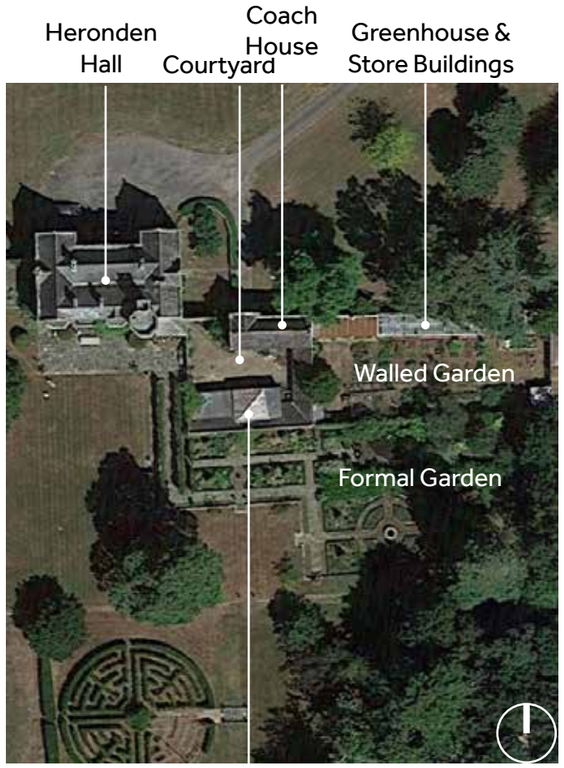
2.4 Site Photographs

Courtyard, Stables, Greenhouse & Stores



Stables

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01 View of Courtyard from the west
02 View of front elevation of stable
03 View of greenhouse/store buildings to west
04 View of greenhouse/store buildings to east
05 View of Courtyard & Stables looking towards Heronden Hall

2.5 Topography & Landscape

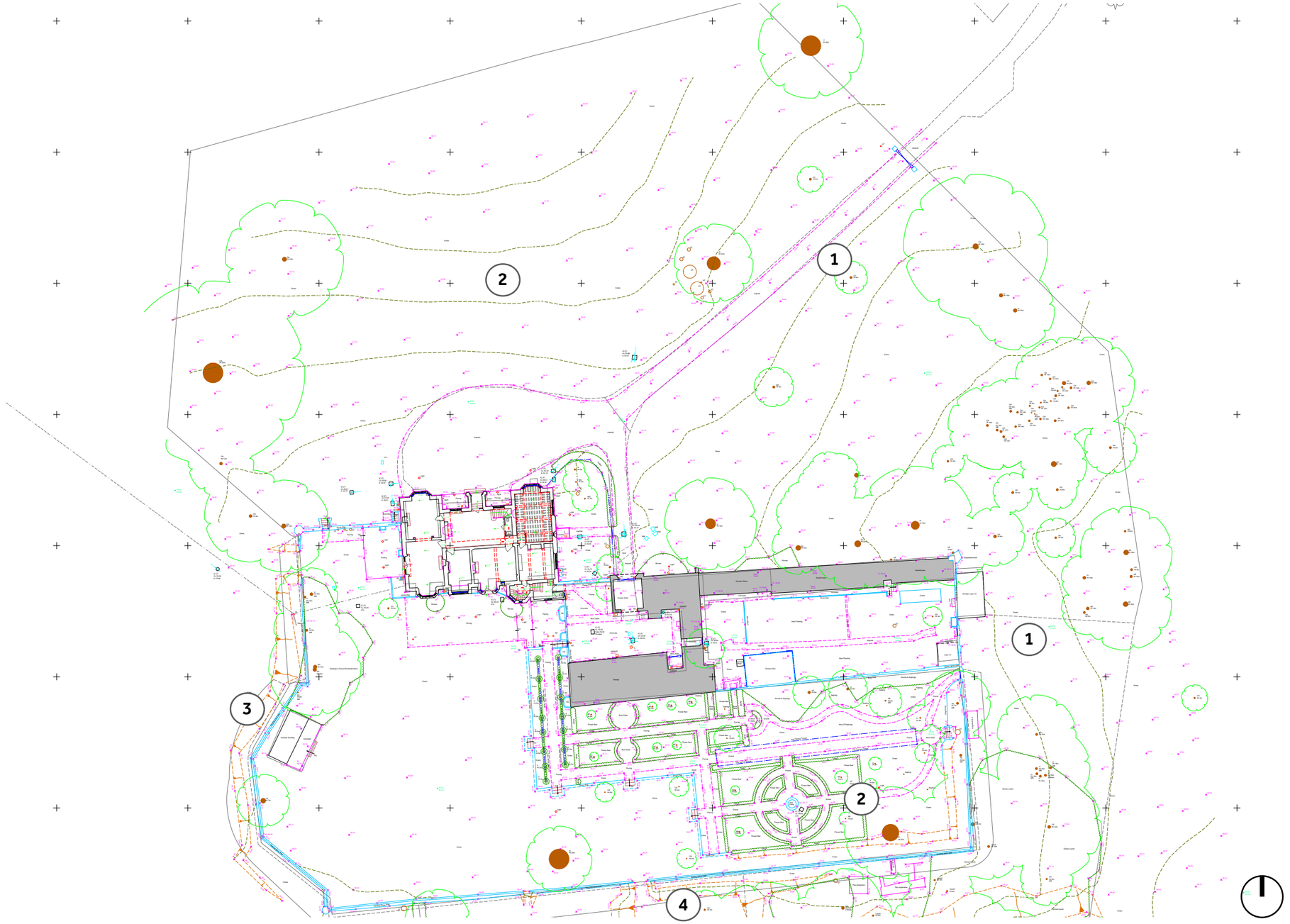
The site is part of a 40 acre plot that has varying topography.

The application site is relatively level, with small variations in ground level between the formalised gardens and outbuildings.

The highest topography is to the west of the Walled Garden (1). The ground slopes down away from Heronden Hall and the driveway to the north (2).

There is a ha-ha running along the east of the formalised garden area (3), that helps to provide uninterrupted views across the landscape. There is also a Ha-Ha and also several banks in the land to the south of the formalised garden area(4).

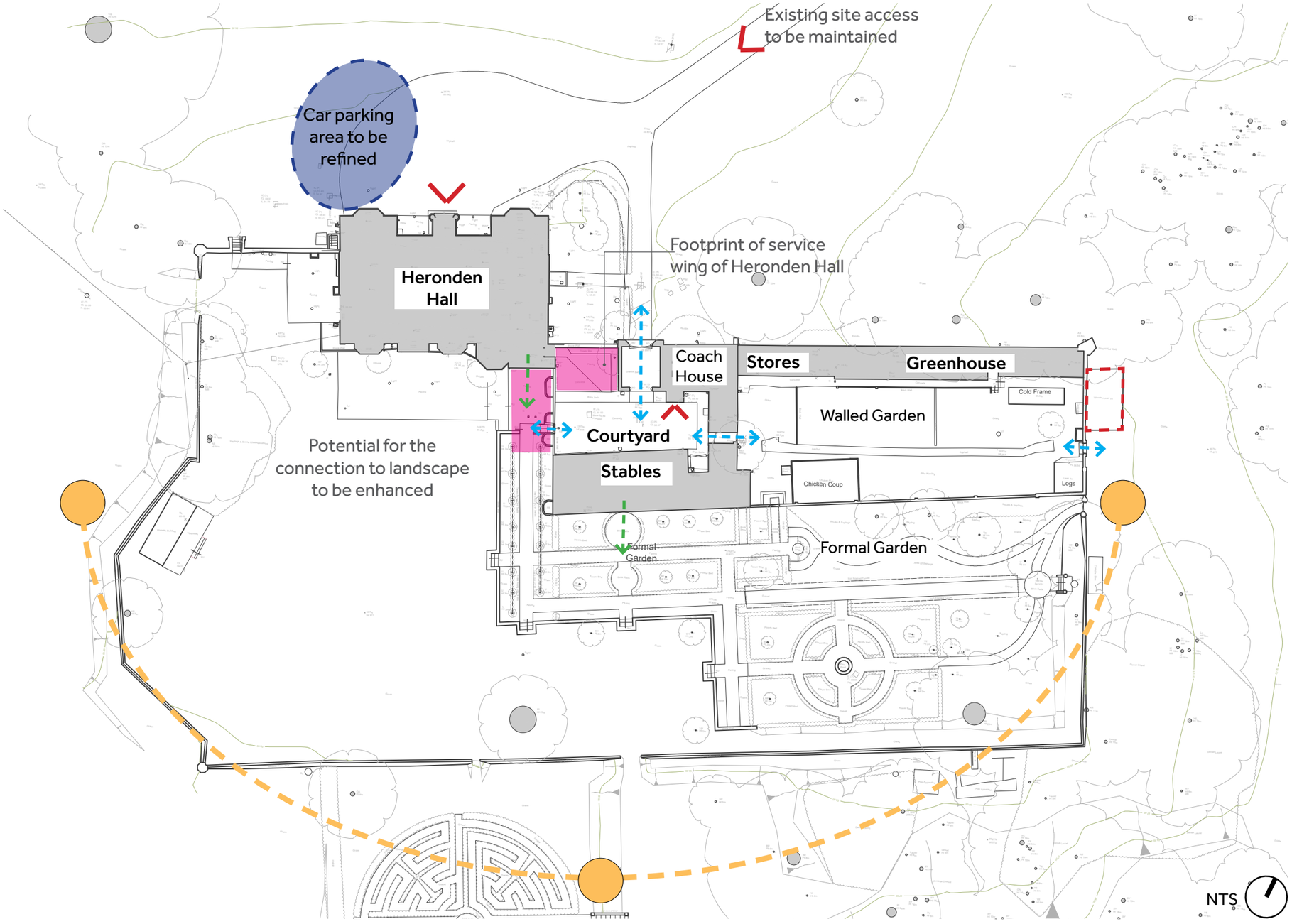
There is a well established, mature treescape across the site and the whole plot. Heronden Hall and the buildings within the application site, are not visible from the street. This application requires no work to major trees nor the removal of.



2.6 Site Constraints & Opportunities

Key Points

1. Opportunity to invest in a historic asset; to repair and restore Heronden Hall and its associated buildings.
2. Opportunity to improve the internal arrangement of spaces, the access and circulation; drawing from the historic plan.
3. Opportunity for high quality, traditional materials to be used in the alterations that are common to the local architecture in Kent.
4. Opportunity to retrofit the existing building envelopes to decrease the property's carbon footprint; this is a key objective of the local plan. The heating and hot water systems will be renewed to provide energy efficient solutions and improvements to the insulation. The proposed incorporation of PV panels and ASHP units, will all combine to transform the property, rendering it fit for purpose for the future and its occupants.
5. Opportunity for the proposed alterations to increase Heronden Hall's connection to its surrounding rural landscape. To maximise its south-facing aspect.
6. Opportunity to draw on historic references and lost site massing through the reinstatement of parts of the massing of the 'service wing'. This would improve Heronden Hall's connection to the Coach House and the wider site.
7. Constraint to not largely change the site massing, to respect the site hierarchy and the existing building lines and aspects.
8. The driveway and access to Heronden Hall is to be maintained. Opportunity however, to refine a car parking area away from the principal elevation of Heronden Hall.



3 Design Proposals - Heronden Hall

Heronden Hall

3.1 Design Development
3.2 Proposed Breakfast Room and Boot Room
3.3 Visuals
3.4 Proposed Materials
3.5 Proposed Internal Alterations

3.1 Design Development

Ben Pentreath

Ben Pentreath studio was engaged by P. McIntyre and E. Schlaikjer in the summer of 2022 to assist in the design and restoration of Heronden Hall. The building is special both for its relatively intact Gothic design and its unusual quality, and a remarkable setting within the fine historic park, with ancient veteran oaks. We were struck immediately by the sheer enthusiasm of the new owners for the building's history, architecture and character. The house was tired and in need of quite significant 'gentle restoration', including sensitive incorporation of a number of modern services such as central heating, and we were instructed to consider ways to improve the house's architectural flow and liveability.

We have been working for many months alongside the renowned architectural practice of Clague, with whom our office had collaborated on a recent large project in Faversham; when asked to work at Heronden, we asked our clients if we could work alongside Clague again, knowing their local reputation, and conservation excellence. We retained design lead for the new architectural elements, but these have been designed and developed closely in collaboration with the wider team.

We began with an appraisal of the existing house, and its history, and our clients' emerging brief to improve certain areas of the living accommodation. In particular, we began to focus on the potential to reconstruct part of the demolished former coach house, and to design a small new extension to the south of the main house, on the partial footprint of a longer historic single storey extension that evidently ran along the entire length of the service/ coach house courtyard.

As we began to investigate possibilities with the clients, we settled on the concept of a generous boots hall/coats hall which is very lacking in the current accommodation, and creating a small sitting/breakfast room and additional pantry space in support of the existing family kitchen, which is small for the size of house, and seriously disconnected from the southerly garden aspect.

At the same time, we looked in more detail at the complex changes of level historically at this corner of the house, and the current poor and rather ill-conceived routes from the main living floor to the basement which forms an essential part of the day-to-day operation of the house. Many of the current challenges have been resolved by a design which will celebrate the changes of level and would make the route from kitchen to proposed partial-basement laundry room a much easier and more logical journey than at current.

Initial sketches - Ben Pentreath

Ben Pentreath

Our intention, and part of the emerging brief from our clients, was to create a new architectural element that feels at once seamless with the existing historic house in terms of quality and character, and yet which has a distinct design language of its own – especially for the southern Breakfast Room wing.

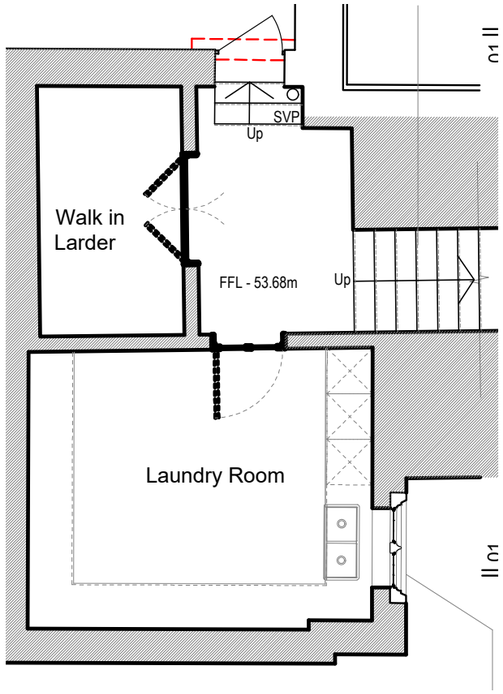
The proposed design of the Breakfast Room has been revised to respect the architectural detailing and fenestration of the south elevation of Heronden Hall, and to reflect the nature of the demolished historic service wings. Set against the south elevation, the Breakfast Room is a single gabled element, with doors and windows that respect the rear elevation.

It was important to us that the new elements can clearly demonstrate a difference to the main façade rather than merely copying existing elements. This will equally be expressed in material – we propose the same rag stone for the walling, for instance, but we will dress the walls in a different and less formal way, with coursed random stonework as opposed to the more designed Victorian stone detailing for the main walls.

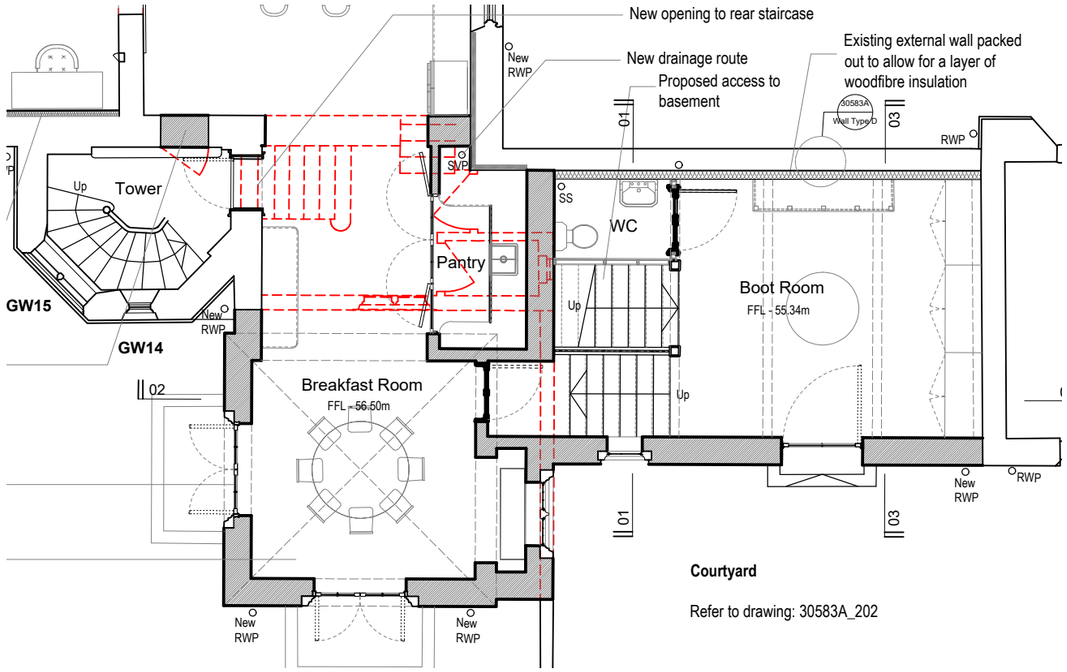
The design of the boots room/back hall in the Coach House is intended to be much quieter in character and fits seamlessly with the existing courtyard design.

The scheme has been revised to include a new door into the boot room within the new brick wall to the courtyard, so that it forms a celebratory route into the main day-to-day entrance to the house. This avoids the removal of any historic fabric from locating the door in the archway to the Coach House

There are no other exterior changes save better detailing for some modern doors.



Laundry Room - Proposed Basement Plan - NTS



Breakfast Room and Boot Room - Proposed Ground Floor Plan - NTS

3.2 Proposed Breakfast Room and Boot Room

Breakfast Room and Boot Room - Proposed East Elevation - NTS

Breakfast Room and Boot Room - Proposed South Elevation - NTS

Breakfast Room - Proposed West Elevation - NTS

Boot Room - Proposed North Elevation - NTS

3.3 Visuals

Proposed Breakfast Room

View looking towards Heronden Hall from the south-west of the garden

3.3 Visuals

Proposed Courtyard- Boot Room and Breakfast Room

View looking towards Heronden Hall from the east of the courtyard

3.4 Proposed Materials

The proposed materiality for the Breakfast Room and Boot Room extensions are to complement and draw on the existing character and qualities of Heronden Hall and the Coach House. The concept being to provide continuity, whilst being sensitively distinguishable from the historic fabric.

The proposal to use high-quality, traditional materials:

Breakfast Room:

Kentish rag stone - External walls in rag stone, but in a different and less formal way that he main house

Hardwood joinery doors

Boot Room:

Brickwork - External walls to match that of the adjacent Coach House

Timber framed sash windows, painted in a light putty colour to complement the stonework and that existing.

Cast iron rainwater goods, painted to match the colour of the rag stone.

01 Existing rag stone of Heronden Hall
02 Cast stone surround & hardwood door
03 Painted cast iron rainwater goods
04 Existing brickwork of the Coach House
05 Existing sash windows of the Coach House

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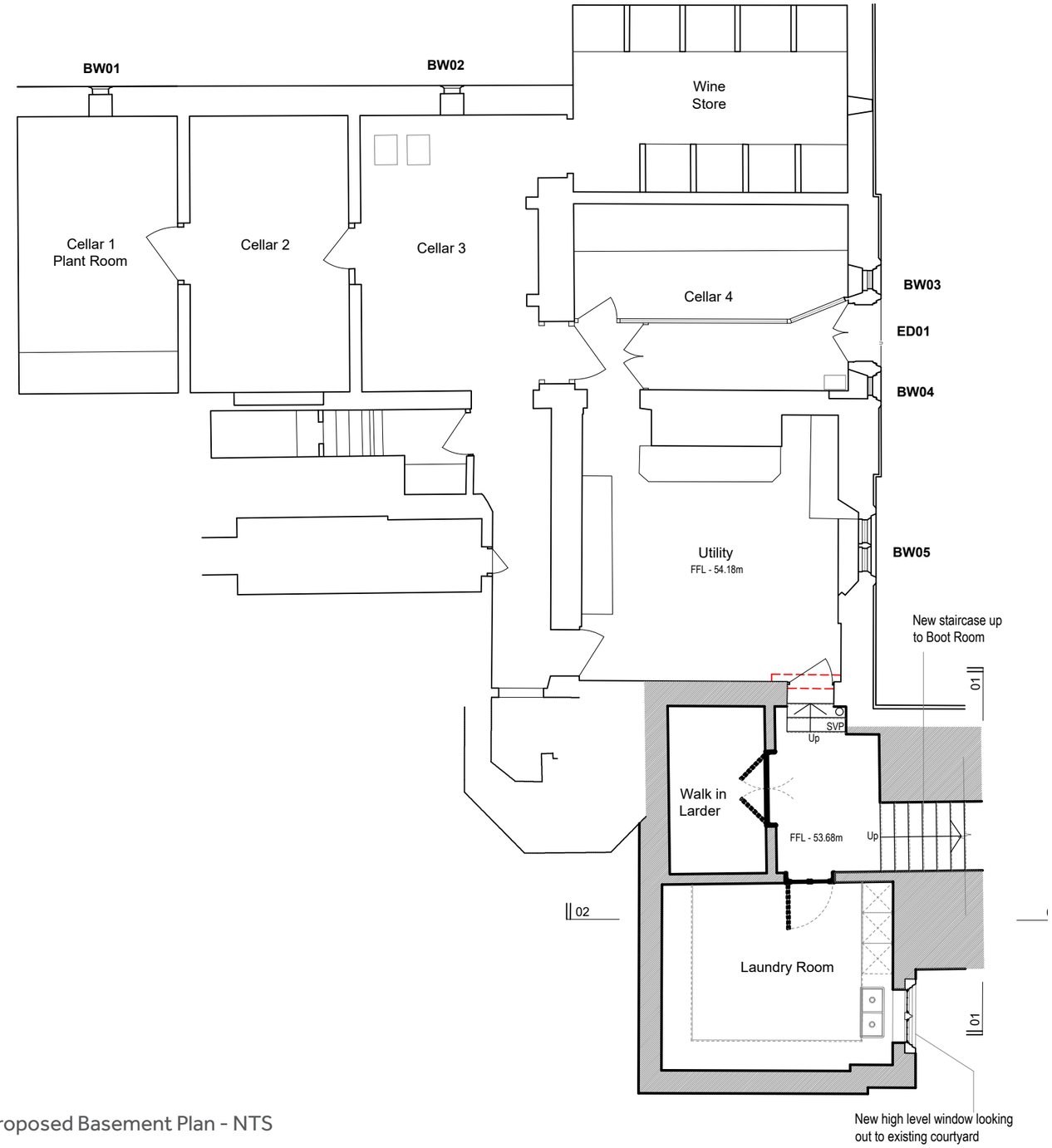
3.5 Proposed Internal Alterations
Basement

Internally, we have considered other small interventions to create a more liveable plan at first and second floor level, but in all cases these are detailed to work most sympathetically with the remaining historical interior fabric. Meanwhile, Clague Architects are submitting a full conservation appraisal for the building as a whole to repair and restore the entire house to a much higher standard than many of the more modern interventions; the proposals of which are included as part of this application.

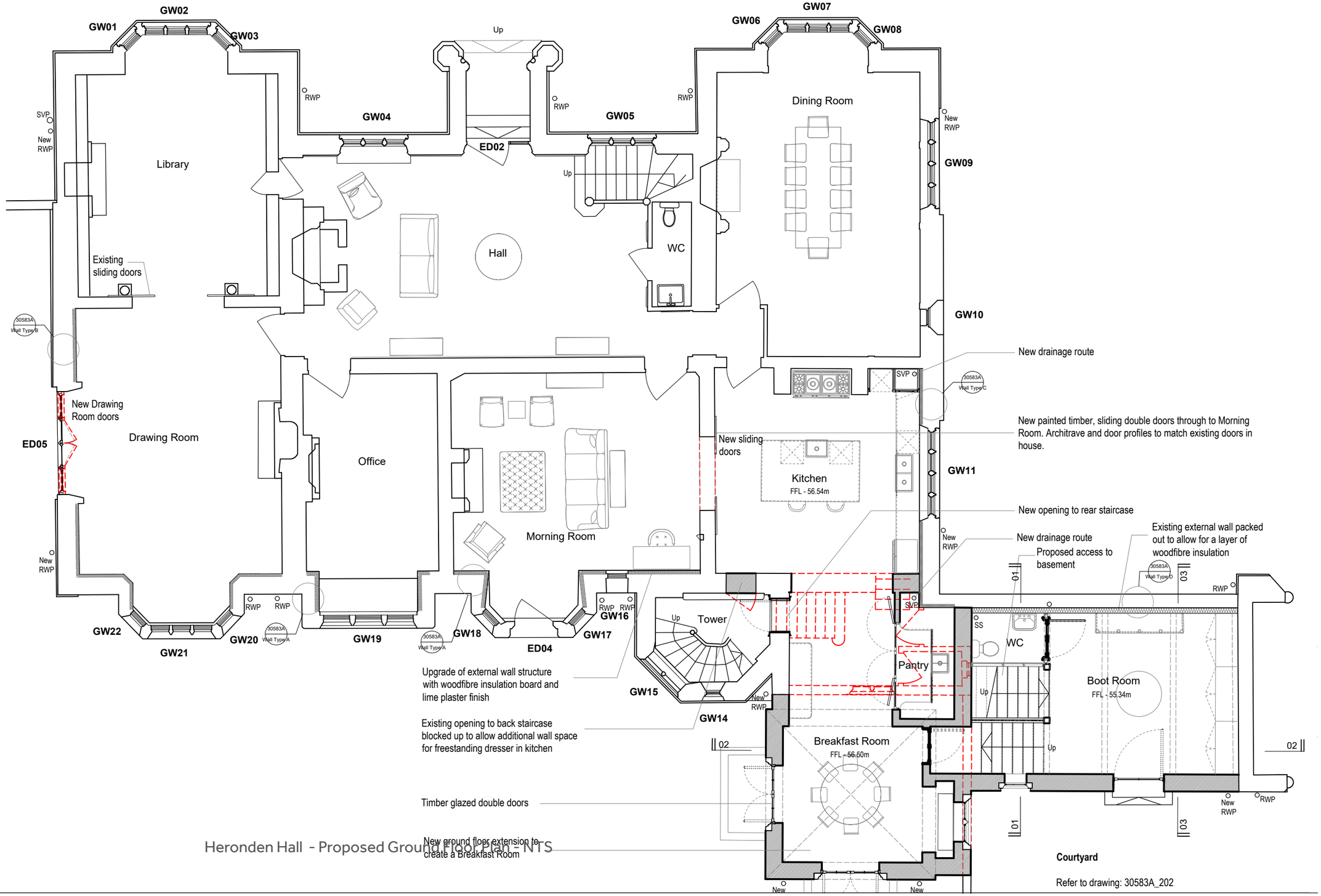
The proposed plans are shown within this document, with the proposed structure (both internally and externally), shown hatched.



Heronden Hall - Proposed Basement Plan - NTS

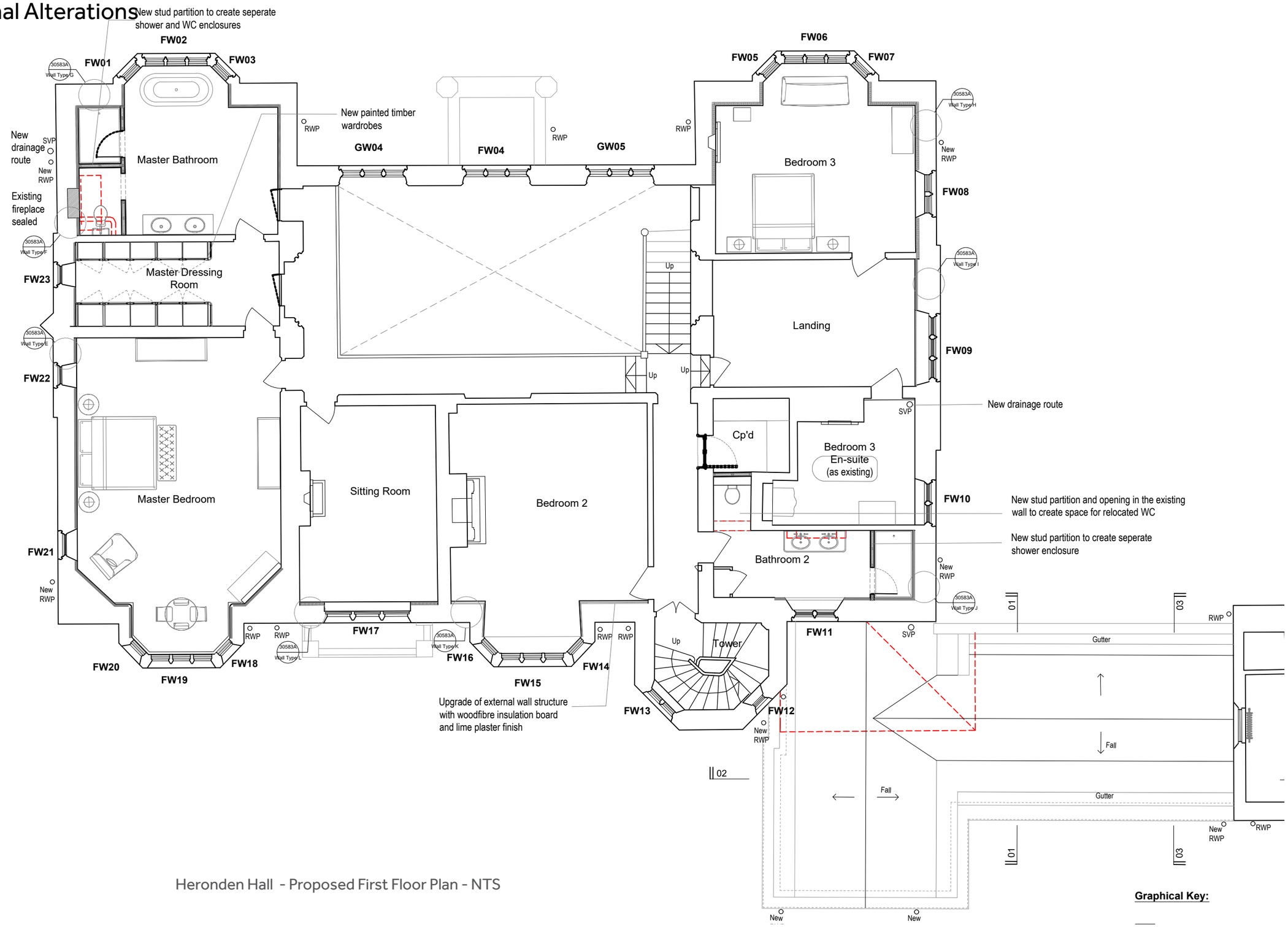
3.5 Proposed Internal Alterations

Ground Floor



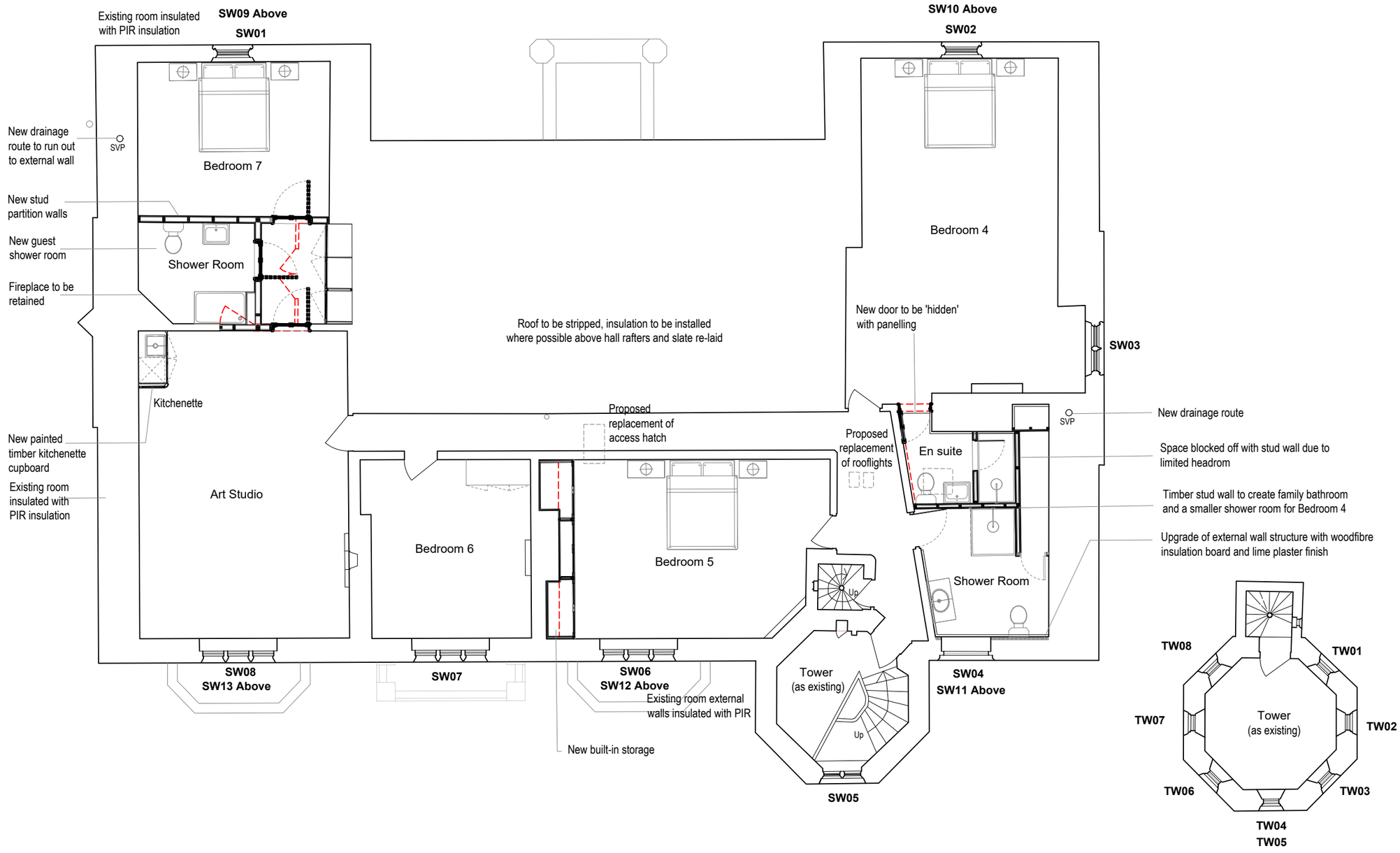
Heronden Hall - Proposed Ground Floor Plan - NTS

3.5 Proposed Internal Alterations
First Floor



Heronden Hall - Proposed First Floor Plan - NTS

3.5 Proposed Internal Alterations
Second Floor



Heronden Hall - Proposed Second Floor Plan - NTS

4 Design Proposals - Wider Site

4.1 Proposed Site Layout
4.2 Sustainability

Courtyard & Stables
4.3 Proposed Courtyard & Informal Dining Area

Greenhouse & Stores
4.4 Proposed New Greenhouse & Stores

4.5 Proposed Materials
4.6 Proposed Landscaping

4.1 Proposed Site Layout

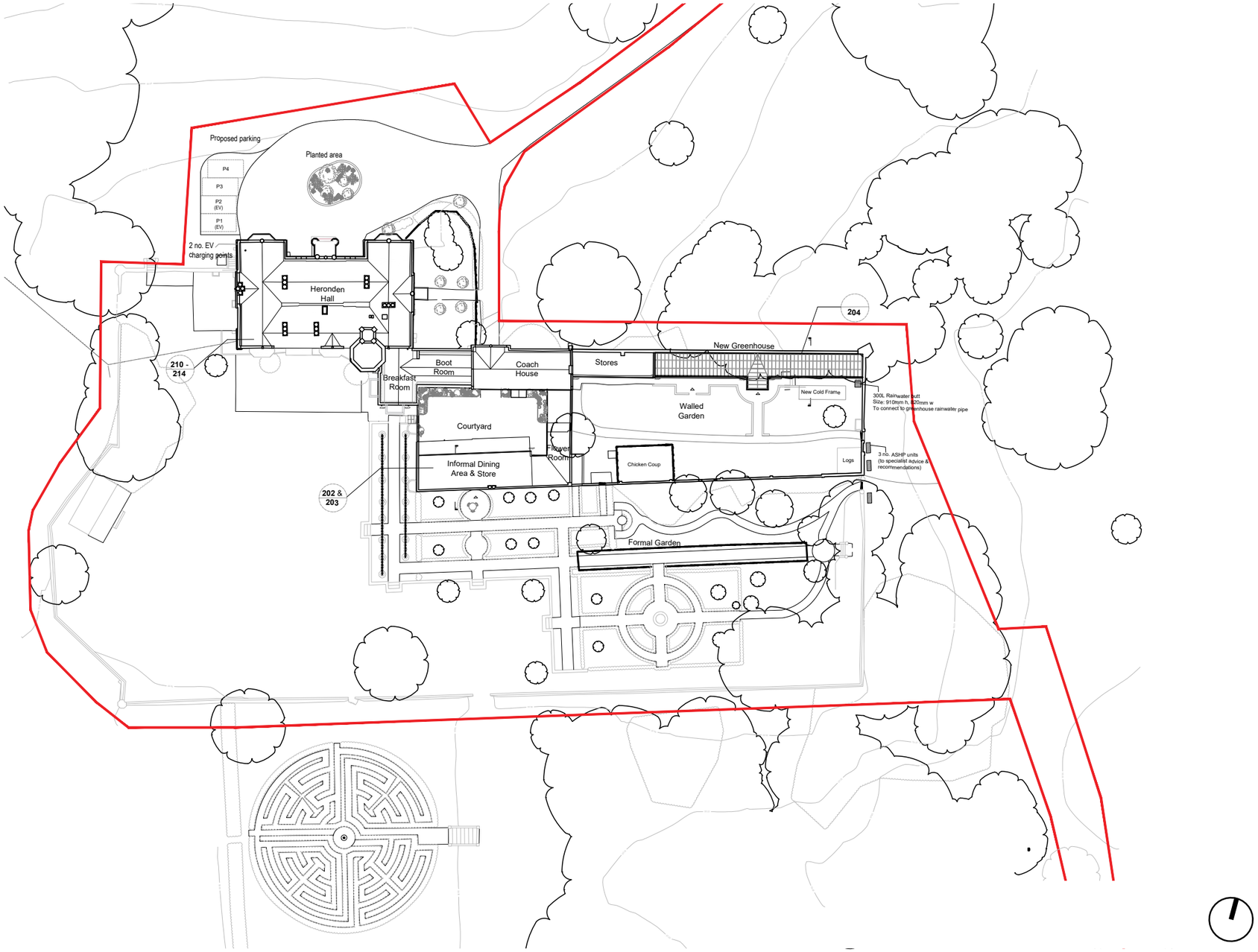
The proposal sets out to improve Heronden Hall's connection and relationship to the surrounding rural landscape. It sets out to improve the relationship between Heronden Hall and Coach House, and the overall circulation around site and access. A key consideration has been to respect the historic site layout, its hierarchy and existing building lines.

The extension of Heronden Hall to form a new Breakfast Room and Boot Room, sets out to increase the connection of internal spaces to the south facing garden and courtyard with the Coach House. The aim to provide valuable space where Heronden Hall and its grounds can be fully appreciated, whilst improving the circulation between these spaces and the existing basement.

A new greenhouse is proposed to replace the dilapidated existing, on its footprint. The conversion of redundant outbuildings around the courtyard aims to provide valuable outdoor living space, increasing the connection with the formal garden to the south.

The proposal to provide a defined parking area to the north west of the principal elevation of Heronden Hall, will reduce the interruption of the facade.

Extensive soft landscaping of informal planting is proposed, including to help break up the areas of hard landscaping.



Proposed Site Plan

4.2 Sustainability

Consideration has been undertaken by the client and project team to help to reduce the future carbon footprint of Heronden Hall. This is through the incorporation of renewable energy technologies into the proposals and the proposed thermal upgrade of the existing house.

PV Array

A PV array of 3 rows of cells is proposed in the south-east field of Heronden Hall garden. The proposed location is located away from the house, where the garden topography is at a lower level and the impact is therefore minimised. An area of proposed planting to form a landscape buffer zone along the site boundary is also proposed.

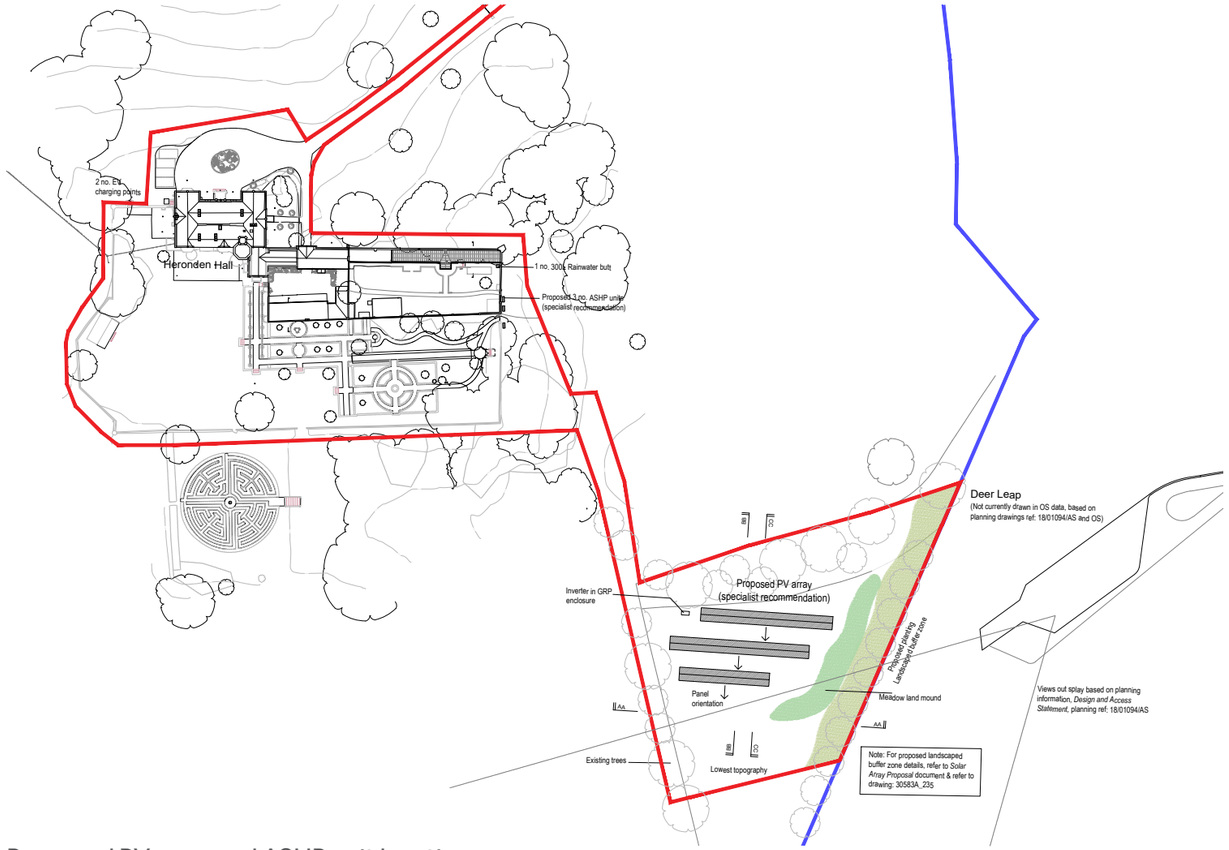
ASHP

3 no. ASHP units are proposed behind the walled garden boundary where the visual impact is therefore minimal.

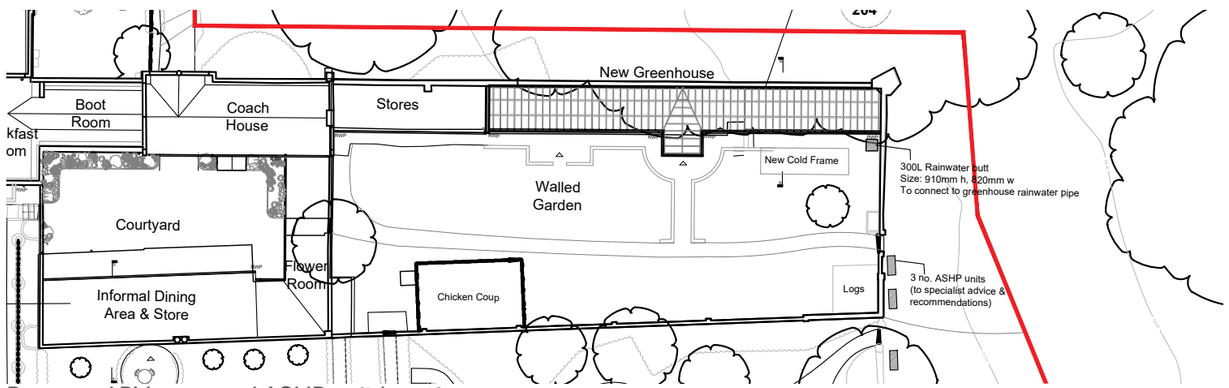
Thermal Upgrade of Heronden Hall

The thermal upgrade of some of the external walls of Heronden Hall with breathable woodfibre insulation is proposed. This will incorporate a lime plaster finish which together will not alter the appearance of the walls but greatly improve their insulating properties. These walls and the proposed insulation are identified within the information submitted as part of this application.

Several existing windows are also proposed to be upgraded from single glazing, to slimline double glazing. This will have minimal visual impact but increase their thermal efficiency. These windows are identified within the information submitted as part of this application.



Proposed PV array and ASHP unit locations



Proposed PV array and ASHP unit locations

Courtyard & Stables:
4.3 Proposed Courtyard & Informal Dining Area

The existing stable buildings that form part of the courtyard to the south-east of Heronden Hall are in a state of disrepair.

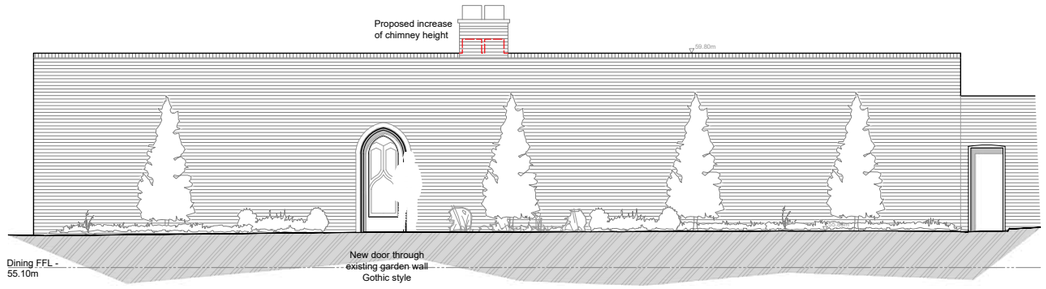
The proposal is to convert the stable buildings into a Flower Room and informal dining area that can be used for al-fresco dining and socialising. This will provide valuable external space.

The concept is to retain the existing character of the buildings but to repair the structure and roof, bringing the building line back closer to its historic position. The proposal to increase the existing chimney's height will enhance it as a focal point, the base of which to form the structure for a pizza oven.

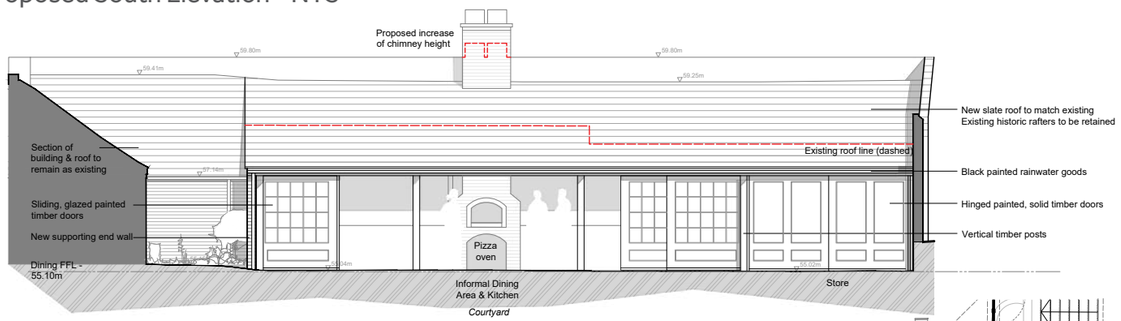
The material palette is to retain as much of existing as possible, whilst proposing new timber/glazed sliding doors and structural oak framing to the front elevation; this reflects what is existing. The brickwork of the garden wall is to be repaired and repointed as required, and any new bricks are to match existing. A hardwood framed Gothic style door in the rear garden wall, will increase the courtyard's connection to the landscape.

The proposal to brick pave the courtyard and provide perimeter planting, will enhance the quality of space and the courtyard's connection with the main house.

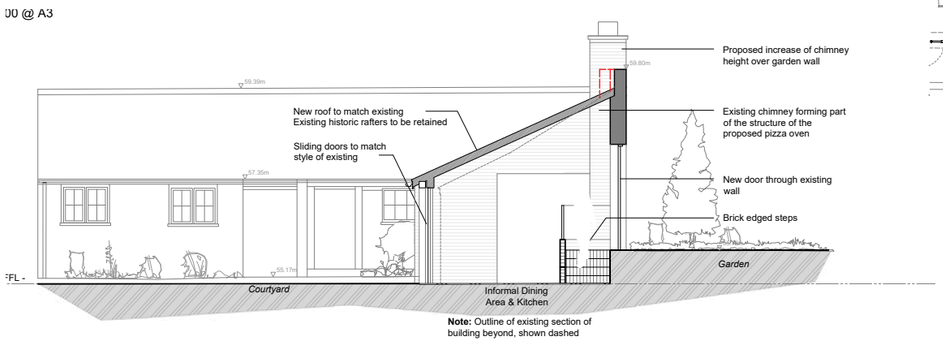
High-quality joinery and materials are proposed for the alterations, which will complement Heronden Hall and be a valuable investment in the heritage assets.



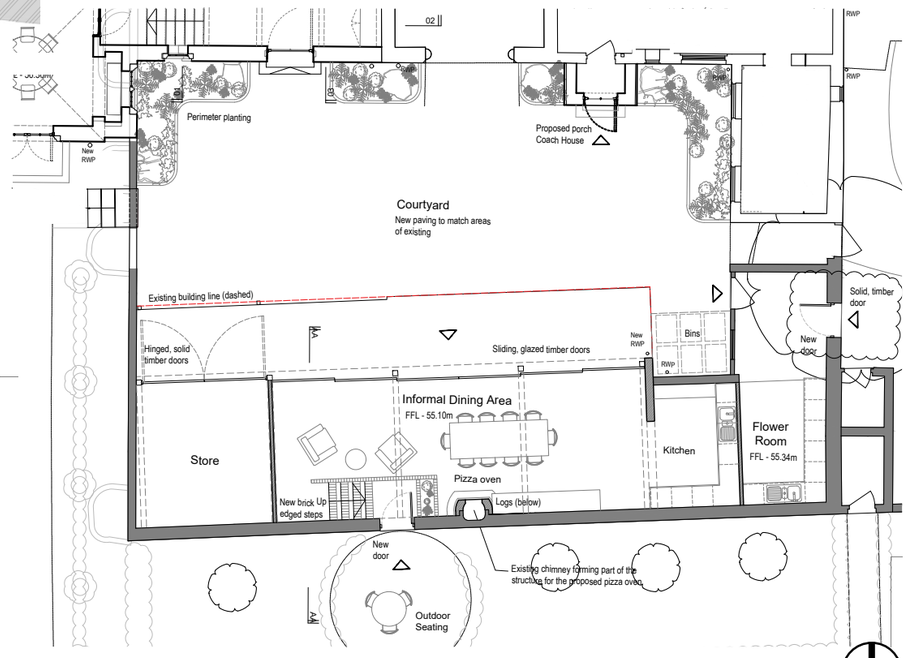
Proposed South Elevation - NTS



Proposed North Elevation - NTS



Proposed Section AA - NTS



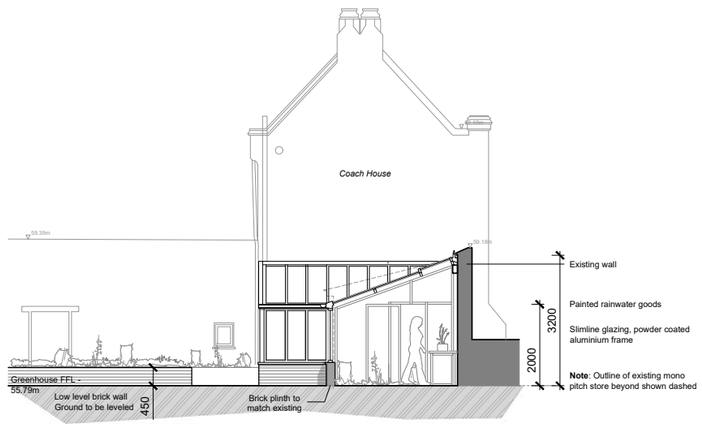
Courtyard & Informal Dining Area - Proposed Ground Floor Plan - NTS

Greenhouse & Stores:
4.4 Proposed New Greenhouse & Stores

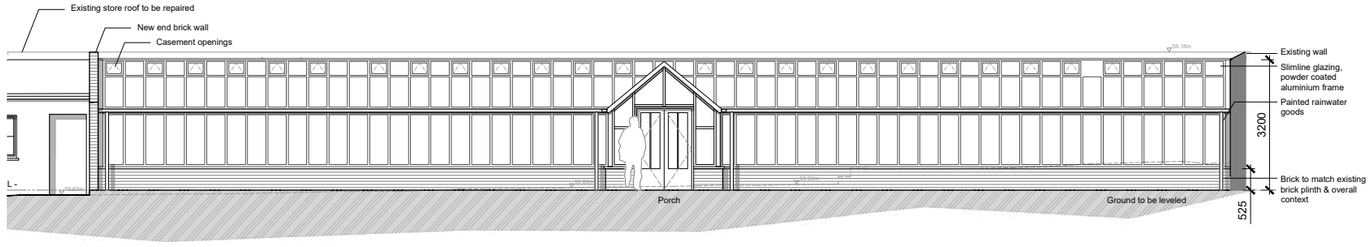
The existing timber greenhouse which is part of the Walled Garden, is in a state of disrepair and is a safety hazard.

The works propose a new greenhouse to occupy the footprint of the existing, to provide a valuable and efficient planting space. The massing is to reflect what is existing; the ridge to sit below the top level of the rear garden wall. A powder coated aluminium, framed greenhouse is proposed, to match the style of the existing but provide longevity. The greenhouse will sit on a brick plinth.

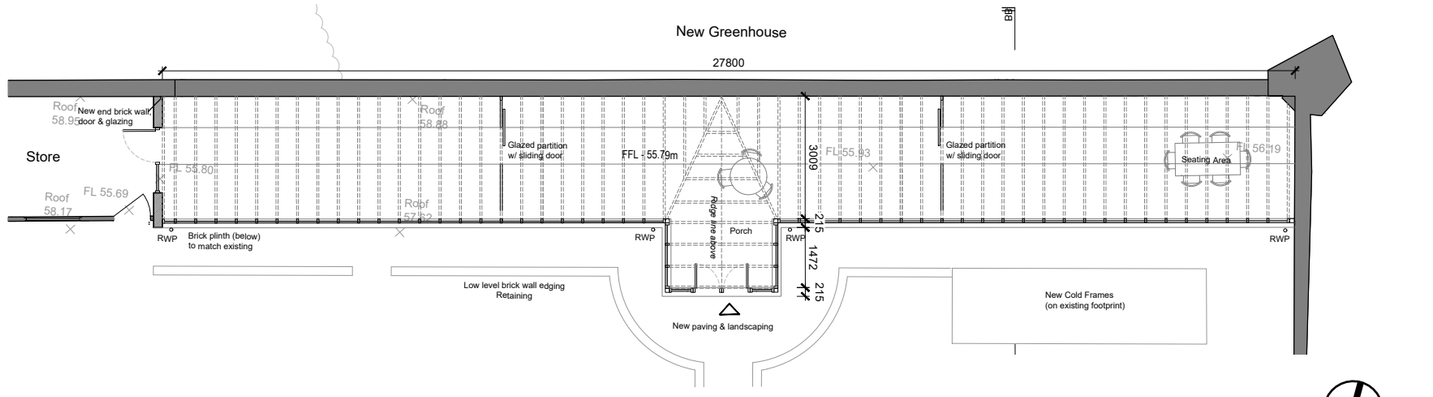
The adjacent store buildings are to be repaired, re-roofed and re-clad in timber boarding, retaining their 'rustic' quality.



Proposed Section BB - NTS



Proposed South Elevation - NTS

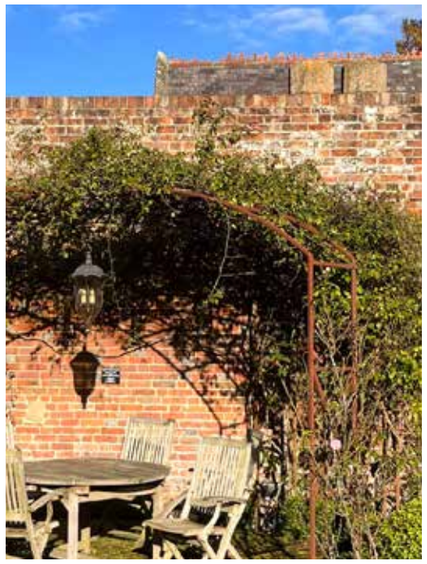


Greenhouse & Stores - Proposed Ground Floor Plan - NTS

4.5 Proposed Materials

The proposed materials for the works to the courtyard buildings and greenhouse, provide a continuation of high-quality, traditional materials that are well suited to Heronden Hall and the local area.

The material palette is to match/complement the existing and draw on the Gothic style of Heronden Hall and its joinery.



01

02

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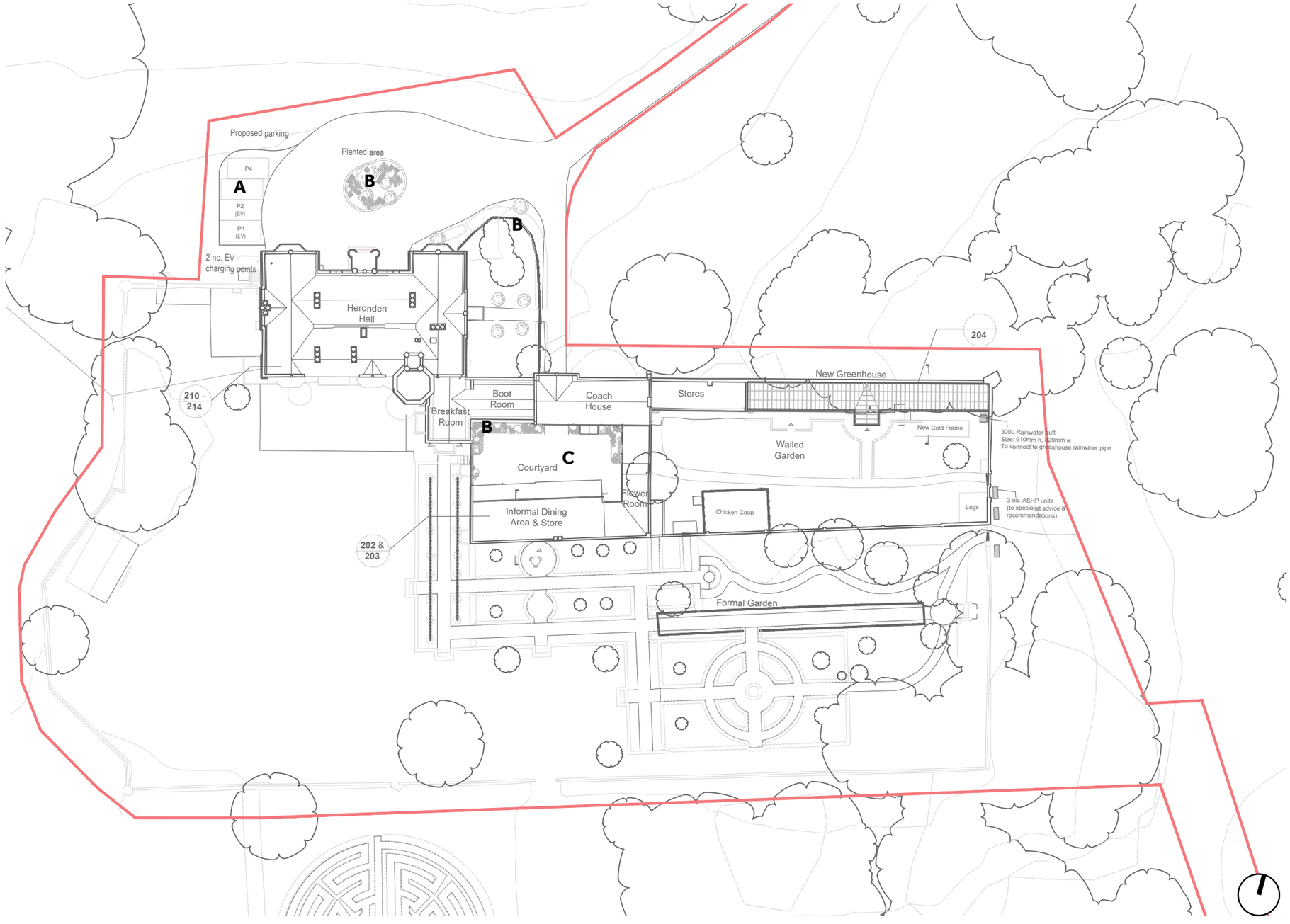
01 Existing garden wall brickwork
02 Gothic style door, Touchstone Glazing
03 Painted, glazed barn style doors
04 Slate roof
05 Oak framing, JDW Building
06 Aluminium framed greenhouse, Cambridge HOK

4.6 Proposed Landscaping

Central to the proposed works, is high-quality, traditional landscaping, to ensure the existing, rural character of the site is maintained. The proposed planting and hard landscaping, takes influence from the existing and looks to enhance the quality of the external spaces.

Hard landscaping is focused where it is existing. The proposed parking area, will be unified with the driveway in a permeable gravel surface and a central, planted area will add a focal point and break up the extent of surfacing. The proposed brick paving of the whole courtyard takes influence from small areas where it is present.

A Driveway and parking in permeable surface
B Informal soft landscaping and planting beds
C Courtyard brick paving



5 Addendum

5.1 Addendum

Following feedback received from the local authority, the proposed planning proposal has been revised in line with the comments received.

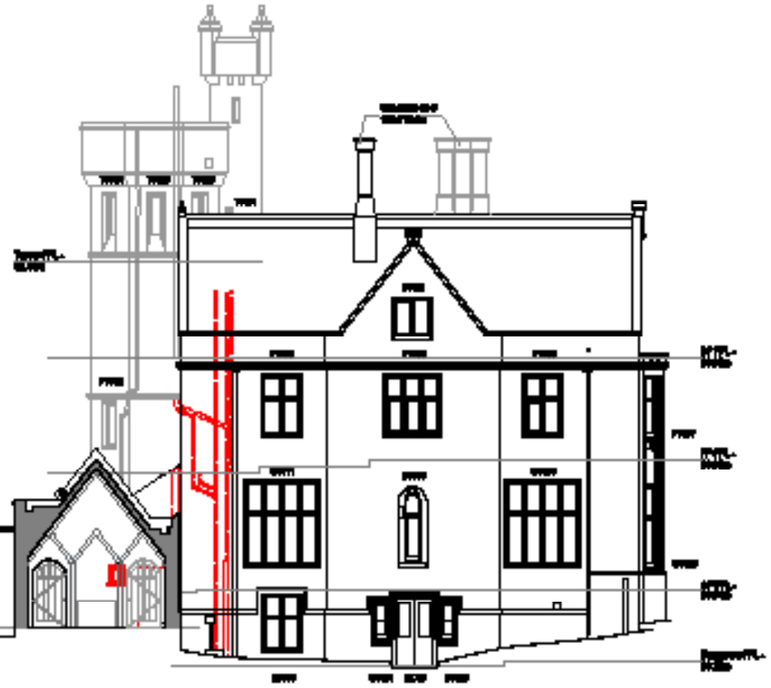
The proposed Breakfast Room and basement extension have been removed from the proposed scheme.

The single storey lean-to to the rear of Heronden Hall and adjacent to the tower, is to be retained. The proposed Boot Room is to connect through a new door opening into the lean-to and to the existing stairs down to the basement and up to the kitchen and tower.

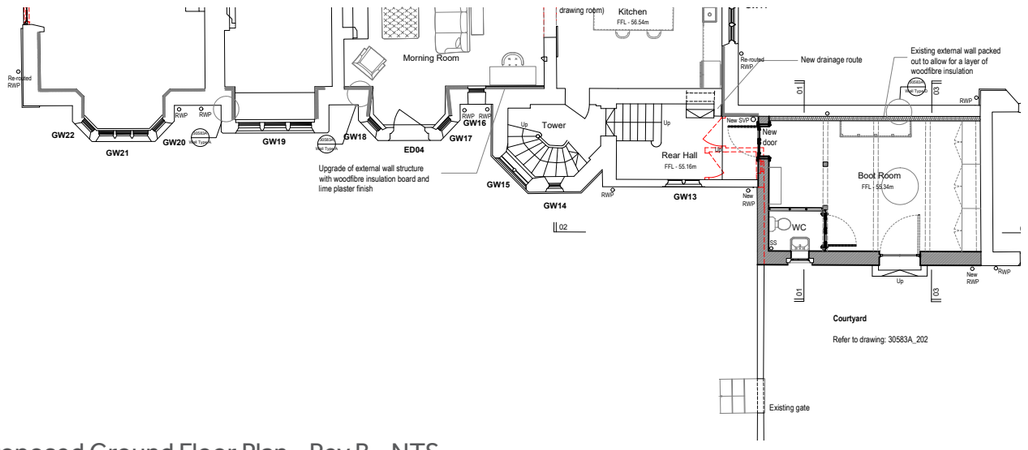
The proposed Boot Room roof has been revised to terminate at a new gable end. Reflecting the architectural language of the Coach House and not disrupting the existing forms of Heronden Hall. It also relflects the historic arrangement more closely.

Revision B of the proposed plan and elevation drawings as submitted, detail the amended scheme.

Proposed South Elevation - Rev B - NTS



Proposed East Elevation - Rev B - NTS



Proposed Ground Floor Plan - Rev B - NTS

6 Summary

The proposals to Heronden Hall have been put together by the team following a collaborative design development process informed by gaining an in-depth understanding of the Listed property, the site and the client's requirements.

The proposals seek to sensitively repair and enhance Heronden Hall and its surroundings, investing in the important heritage asset.

The consultants named in section 1 have produced independent reports for the proposed development. They are specialists in their fields and their work has not been reproduced in anyway with in this statement. All consultants reports have been submitted with the application and should be read separately.

We trust therefore that Officers have been provided with sufficient information to fully consider and support the proposals.

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