

## HERITAGE STATEMENT.

BALCONY HOUSE, BROOK STREET, WOODCHURCH, ASHFORD, KENT, TN26 3SX:  
RENOVATION OF AN EXISTING POTTING SHED FOR ANCILLIARY USE BY THE MAIN  
HOUSE AS A UTILITY & BOOT ROOM.

### **1.0 Introduction**

- 1.1 This Heritage statement has been prepared to accompany an application for listed building consent for the proposed works within the curtilage of Balcony House in Woodchurch.
- 1.2 The proposal is for the renovation of a curtilage listed potting shed within the site of Grade II listed Balcony House in Woodchurch.
- 1.3 This heritage statement has been prepared by Iain Exley, who has over 30 years of experience working on Listed Buildings and scheduled monuments throughout the United Kingdom.
- 1.4 This Heritage statement has been prepared to provide a level of information proportionate to the level of the works intended.

### **2.0 Location**

- 2.1 Balcony House is located approximately 2Km West of the village of Woodchurch on Brook Street. Balcony House stands in its own grounds that make up just under half a Hectare of land and the house is set back and screened from view from the road.



Figure 1. The principal Elevation of Balcony House, this faces South towards Brook Street.

### 3.0 List Entry

3.1 The list entry number for 1070824 describes the Heritage asset and its significance as follows:

*C18. Two storeys. Ground floor red brick, first floor tile hung. Tiled roof. Three sash windows with vertical glazing bars intact. Doorcase with flat wooden hood.*

### 4.0 The proposed work and its effect on the building's historical significance.

4.1 The proposal is to line the original brick shell of the potting shed with an insulated timber frame. Rather than describing the works at great depth, it has been considered appropriate to provide details at this stage to enable the Local authority and their consultant team to clearly understand the level of works proposed. Please refer to drawing 008 for further details.

4.2 The Works are considered to be fully reversible and on this basis the proposals are considered to present a very low level of harm to the building. To the greater public benefit, these works will ensure the building is properly used and as a result will be maintained for the enjoyment of generations to come; thereby preserving the context and setting of the heritage asset that is Balcony House.

4.3 There are no proposed changes to the exterior of the potting shed, other than the inclusion of boiler wall vent on the hidden side of the building near to the existing oil tank. The boiler vent is easily removed and fully reversible.

SCHEDULE OF SIGNIFICANCE		
Location	Proposed works	Impact and mitigation
1.Setting of Balcony House	Renovation of the interior of the existing potting shed	There is considered to be no visual impact or affect on the setting or character of the heritage asset.

### 5.0 Conclusion

The proposed renovation of the potting shed will support the use of the potting shed thereby ensuring that the building is preserved for generations to come. The proposed upgrades to the external envelope of the building are made to satisfy the Building Regulations in showing improvement, but at the same time these new works stand independently from the historic shell and are therefore fully reversible with minimal impact on the listed exterior shell.

The proposals are viewed positively because they are fully reversible and prolong the use and existence of the curtilage listed potting shed.