

Design and Access Statement in support of application PP-10515878
1-2 Kents Dairy Cottages, Brookpit Lane, Climping BN17 5QU
January 2022

This application refers to internal works only that we believe will have no impact on the special architectural or historic importance of the building, or the particular physical features that justify its designation as a listed building.

1-2 Kents Dairy Cottages is a two storey flint and brick building with a thatched roof, sitting in approximately 0.5 acre of grounds, laid to lawn and traditional cottage garden style planting, with an area bounded by flint wall dedicated to fruit trees.

The property forms part of a small community of buildings on the south side of Brookpit Lane (but not visible from it), the majority of which were at some time associated with Kents Farm and/or converted from existing farm buildings. It faces onto a farm track accessed from Brookpit Lane used for vehicular access for residents.

The oldest part of the property (believed to be the rear elevation) dates back to 17C. In 1968, the property was converted into a single dwelling from two attached cottages. Some of the original features were retained including two inglenook fireplaces, although the bathrooms, galley kitchen, study cupboard/shelving and all first floor internal doors reflect design and materials contemporaneous to the late 1960s.

A small extension was built to house a galley kitchen at the rear of the house (we assume at the time of the conversion), as a result of which the heritage rear wall was partly internalised. An opening in this wall (assumed to be for the original rear access) now sitting inside the house was re-deployed as access to a small pantry, by construction of a partition wall around it in the room adjacent to the kitchen (currently the study). At the other end of the galley kitchen, another section of the original rear wall is obscured by partition walls constructed to create a cupboard to house two large night storage heater units.

The heritage wall is sensitively respected and celebrated in this design proposal, re-exposing the sections obscured in the 60s/70s by removal of the internal partition walls around the pantry and night storage heater units.

The property was listed in 1984 and the key features noted at the time were:

One building. C18. Two storeys. Four windows. Faced with square knapped flints with red brick dressings and quoins. Thatched roof. Casement windows. Arms of Christ's Hospital over the doorway.

The overarching design principle of the proposed works (all of which are internal) is intended to take account of the historic importance as an example of a flint farm cottage. The intention is to give a simple, low key, rustic traditional feel to the public shared space in the kitchen/utility areas, which currently have a strong 60s/70s feel.

Works to upgrade the bathrooms and heating system are also required to address fixtures and fittings which are outdated functionally and aesthetically and not in keeping with the design intent. The heating system design selected is as low impact as practicable. Bathroom fixtures and tiling will be in keeping with the traditional feel of the property.

The proposed works are internal only and have no impact on the access to the building.