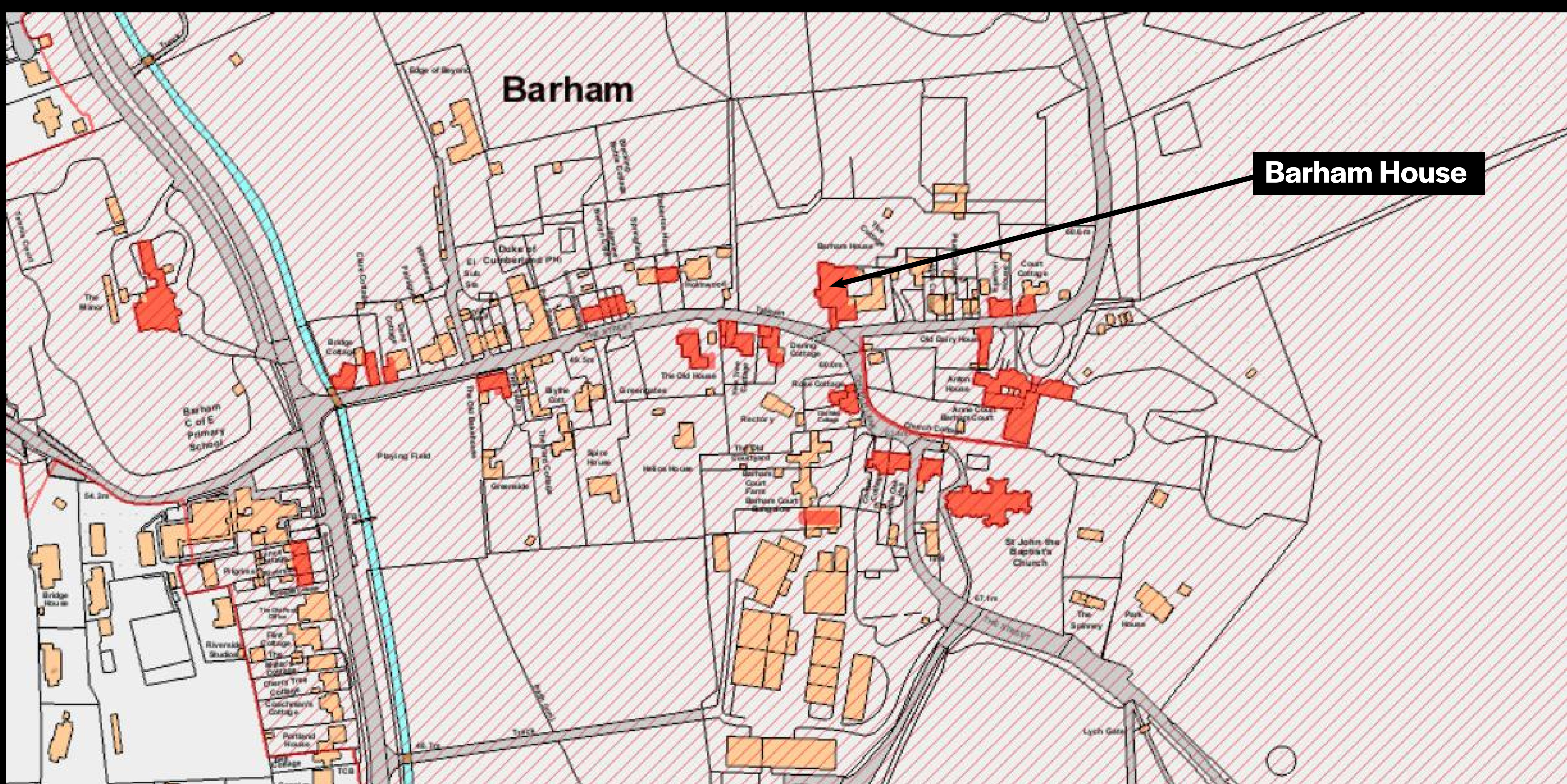


Heritage

- House dates back to 16th century
- Structure has evolved and been extended across the century
- Located within Barham Conservation Area
- Given Listed Building status in Jan 1967
- Listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.
- Redundant since nursing home closed in 2021



Barham Conservation Area and Listed Buildings

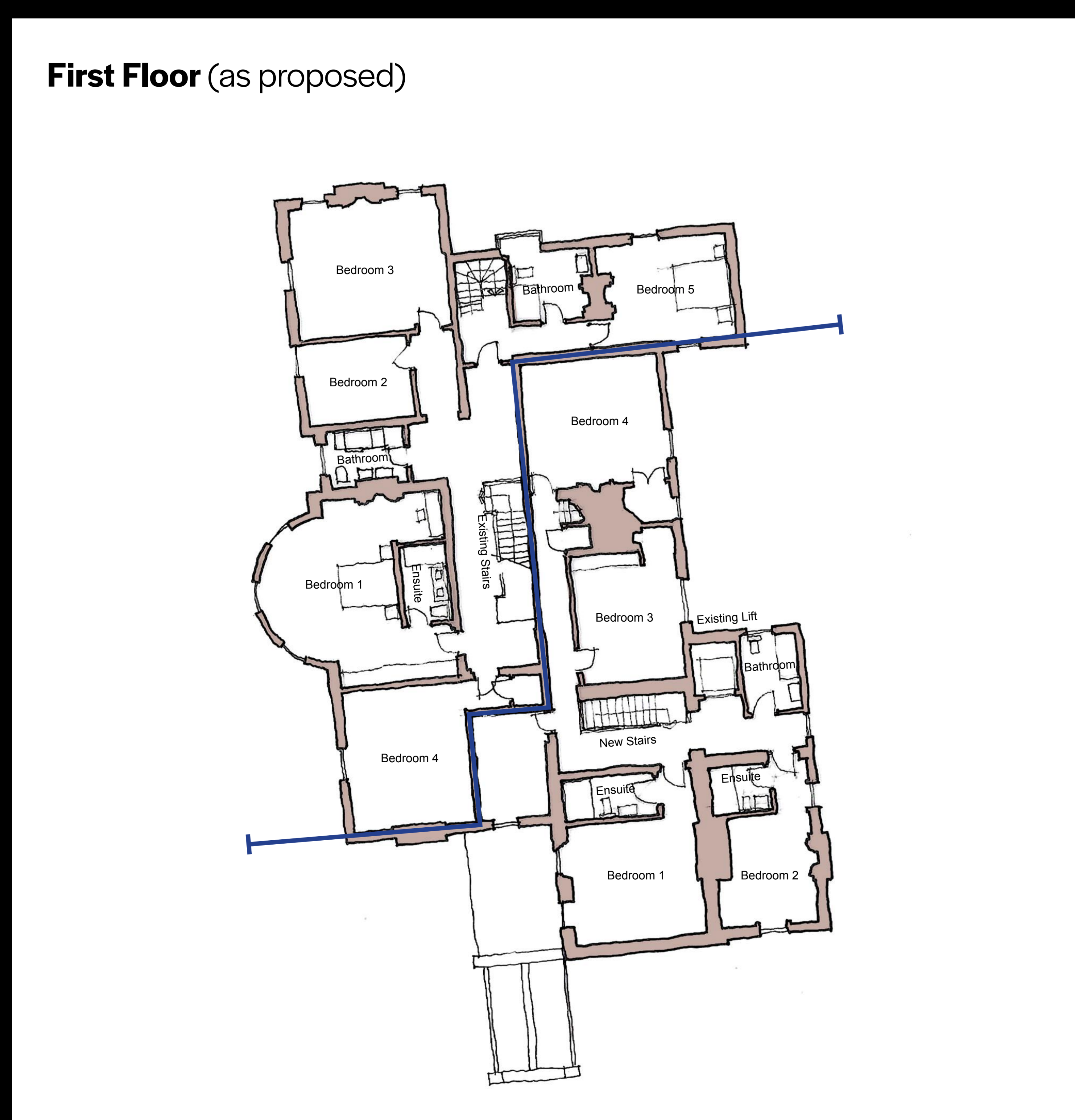
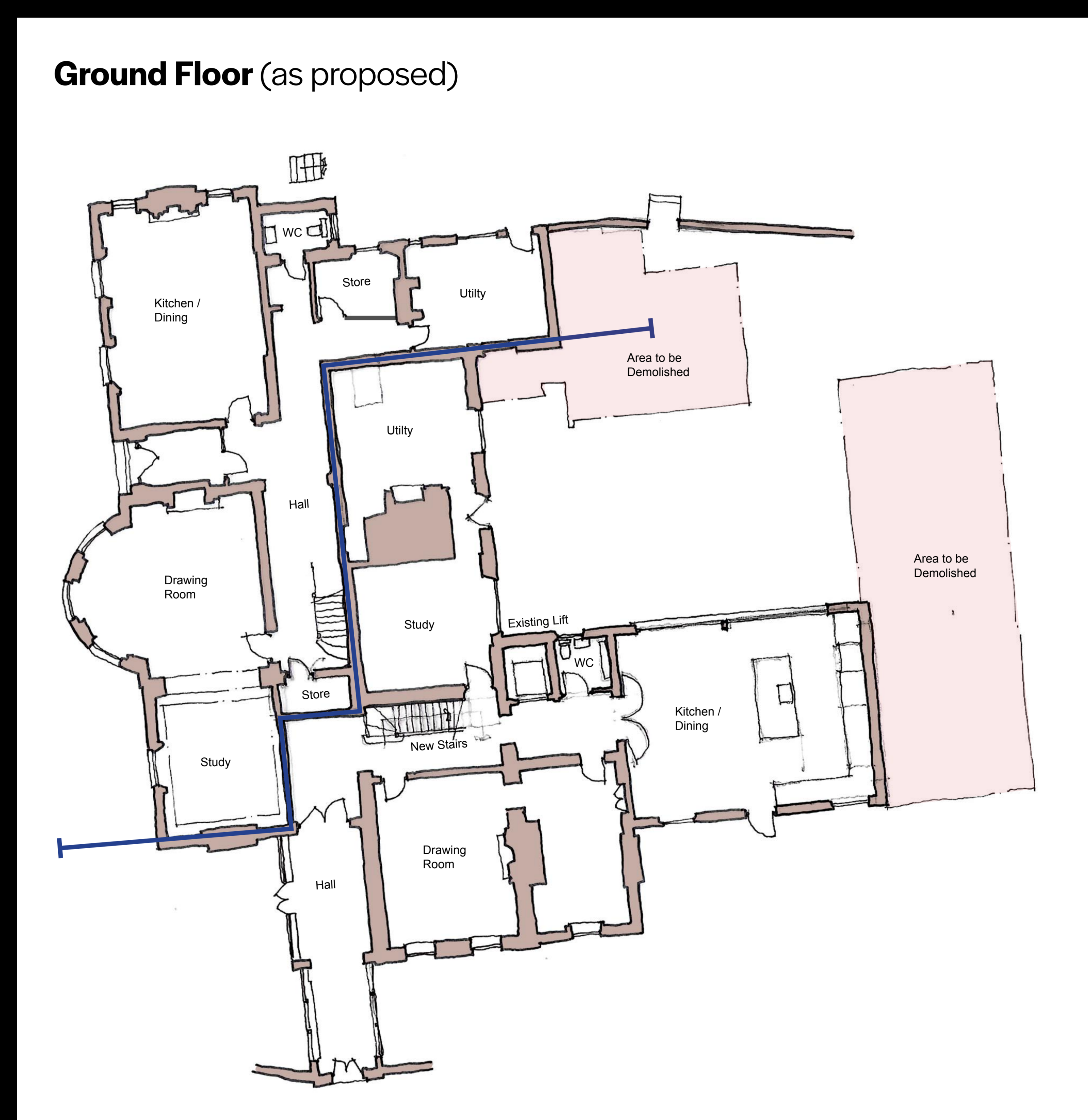
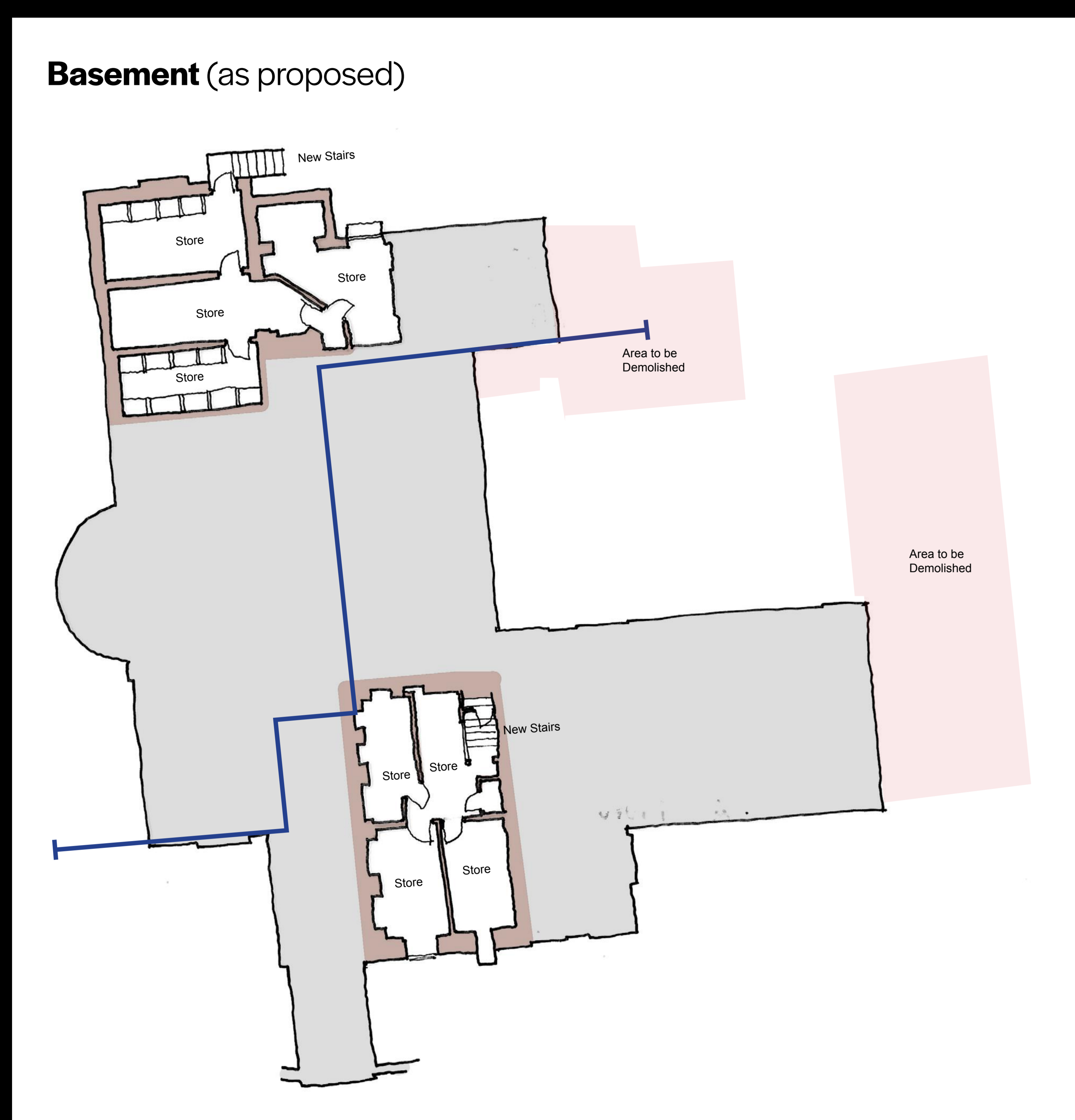
Site Masterplan

- Sensitive restoration of former care home and grounds
- Subdivision of Grade II-listed structure into two grand homes
- Restoration of wall and entrance area
- Creation of two detached houses, subservient to main house and sensitive to its setting



Restoration of a Grade II Listed Building within the Barham Conservation Area

- Sympathetic restoration of Grade II-listed structure
- Careful repair of historic fabric of building including works to correct previous repair attempts
- Creation of appropriately landscaped kitchen courtyard garden and parkland grounds
- Sensitive sub-division of former nursing home to reinstate residential use within two grand family homes



Barham House Nursing Home



BARHAM
HOUSE

Quinn
Homes

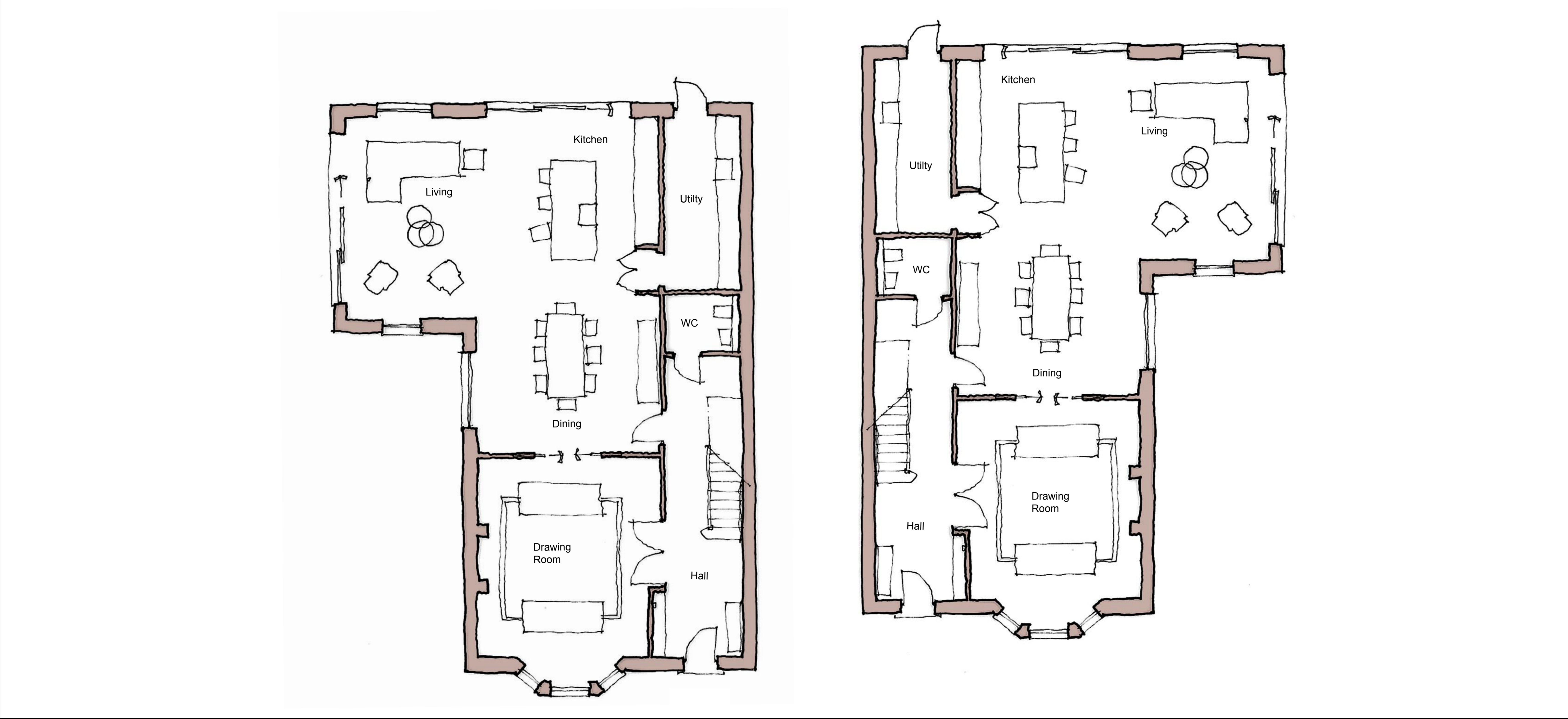
Barham House Nursing Home



BARHAM
HOUSE

Quinn
Homes

The Proposed New Dwellings



BARHAM
HOUSE

Quinn
Homes

Perspective Shot



BARHAM
HOUSE

Quinn
Homes

Planning Policy: Conservation Focus

National Planning Policy Framework (NPPF) 2023

Para 203. In determining applications, local planning authorities should take account of:

- (a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- (b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- (c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para 205. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Para 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Para 212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Canterbury District Local Plan 2017

HE1 Historic Environment and Heritage Assets

The City Council will support proposals which protect, conserve and enhance the historic environment. Proposals that make sensitive use of historic assets through regeneration and reuse, particularly where these bring redundant or under-used buildings and areas into an appropriate use, will be encouraged.

HE4 Listed Buildings

The re-use of listed buildings, including locally listed buildings, will be encouraged where that use (the optimum viable use) is demonstrated to be compatible with the character, appearance, fabric, interior and setting of the building.

HE5 Development Affecting and Changes to Listed Buildings

In considering proposals for external or internal alterations to a listed building and external alterations to a locally listed building the Council will, if the alterations are required or desirable, ensure that the building is fit for its purpose whilst having special regard to the desirability of preserving the building or its setting

HE6 Conservation Areas

Development, in or adjoining a conservation area, which would enhance its character, appearance, or setting will normally be permitted.