



Business Proposal

# Oast House

Northern Ward of Sevenoaks

Outline feasibility for future community use

Sevenoaks Town Council [www.sevenoakstown.gov.uk](http://www.sevenoakstown.gov.uk)  
August 2025



Sevenoaks Town Neighbourhood Plan (STNP) pg. 82 states the following:

**‘Sevenoaks Quarry (Tarmac Site) contains a former oast house.**

**This should be refurbished, integrated into the development,  
and re-used for community use.’**

## 1. Overall Aims

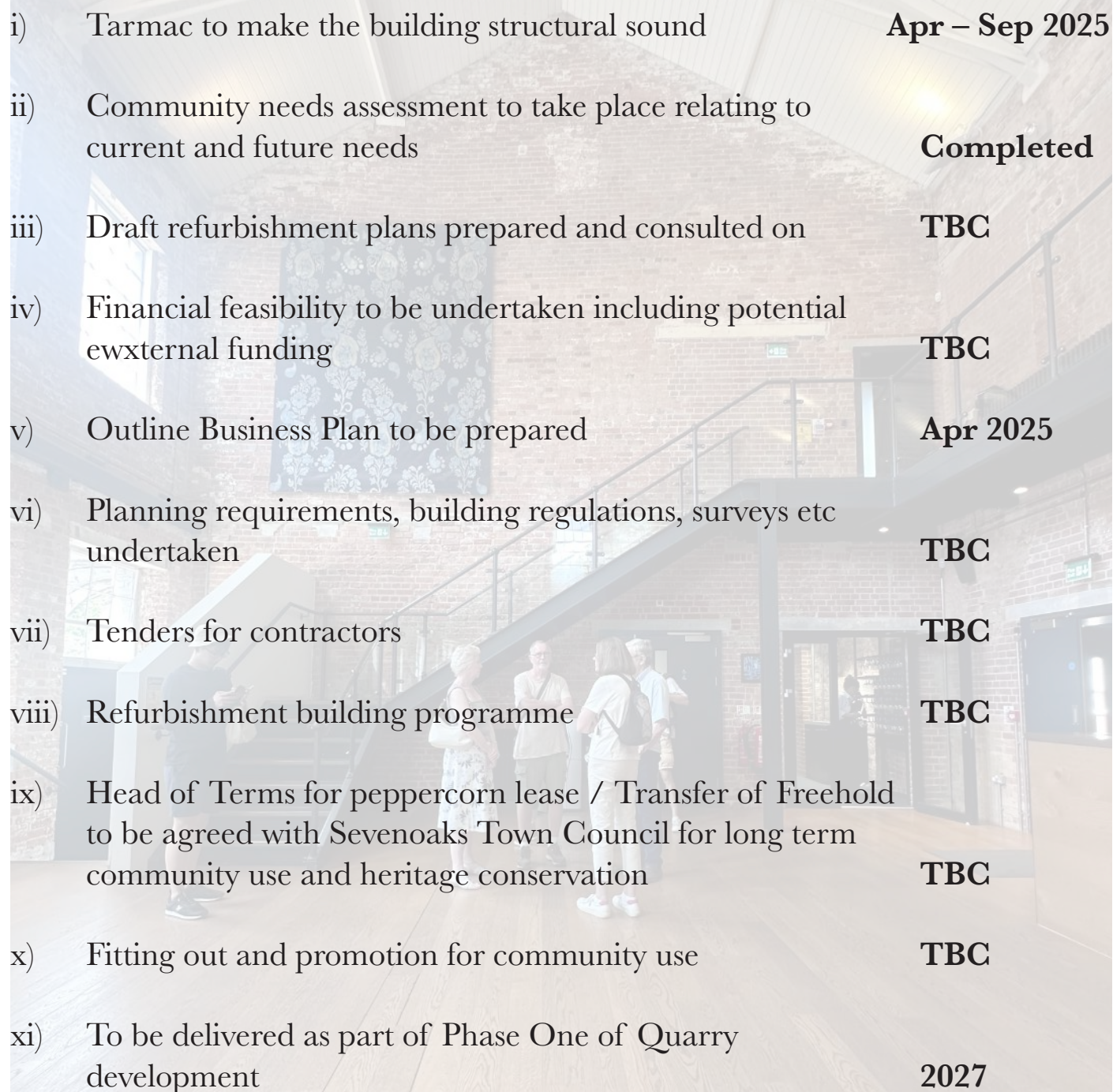
- Refurbish the Oast House
- Protect the local heritage
- Integrate into and enhance the local community development
- Enable sustainable community use of the building





## Outline of Project Proposal

Date

- 
- |       |  |                       |
|-------|--|-----------------------|
| i)    | Tarmac to make the building structural sound   | <b>Apr – Sep 2025</b> |
| ii)   | Community needs assessment to take place relating to current and future needs  | <b>Completed</b>      |
| iii)  | Draft refurbishment plans prepared and consulted on  | <b>TBC</b>            |
| iv)   | Financial feasibility to be undertaken including potential external funding  | <b>TBC</b>            |
| v)    | Outline Business Plan to be prepared   | <b>Apr 2025</b>       |
| vi)   | Planning requirements, building regulations, surveys etc undertaken  | <b>TBC</b>            |
| vii)  | Tenders for contractors  | <b>TBC</b>            |
| viii) | Refurbishment building programme   | <b>TBC</b>            |
| ix)   | Head of Terms for peppercorn lease / Transfer of Freehold to be agreed with Sevenoaks Town Council for long term community use and heritage conservation | <b>TBC</b>            |
| x)    | Fitting out and promotion for community use  | <b>TBC</b>            |
| xi)   | To be delivered as part of Phase One of Quarry development   | <b>2027</b>           |



## 2. History of Sevenoaks Quarry and Oast House



In the northern ward of Sevenoaks is 280 acres of the Sevenoaks Sand Quarry, owned by Tarmac and first quarried in 1928, stretching from east of the Bat & Ball Station to Childsbridge Lane in Seal. Sand extraction is due to cease in 2030.





The former oast building sited on Farm Road in an area sometimes known as Greatness Farm or Old Greatness.

The building is described as a double square oast with a pitched roof ancillary barn dating from the late 19th century and build of brick with slate roofing, but without cowls and stripped of original fittings. Used as offices and storage space ancillary to the sand extraction business.



The remaining building relates to the Greatness Farm's rich economic and social history, encompassing a Huguenot silk mill, hop farming, a later brickworks and sand extraction, as well as ownership by Thomas Crampton, developer of the first railway to Sevenoaks at Bat and Ball, opened in 1862.

The building is recognised by Sevenoaks District Council, the planning authority with a Local List Entry, which is further protected by an Article 4 notice to restrict any demolition under Permitted Development Rights.

### 3. Northern Sevenoaks Masterplan & Sevenoaks Town Neighbourhood Plan



Outline Planning Permission was granted in June 2023 under planning application reference 22/00512/OUT, and Secretary of State approval for use of Green Belt land in August 2023. Due to planning permission being conditioned on the signing of a Section 106 agreement, the final Decision Notice as well as copy of the agreement was published on the District Council's Planning Portal on 8th October 2024.





Included in the approved Outline proposals is the refurbishment and re-use of the Oast House for community-related uses, and for this to be set within a key public square. The Design Principles Document shows the Oast House set “at the centre of a character area designed as ‘The Oast House and Ridge’ (SSP2), with key views maintained of the Oast House from the surrounding development, such that it would both socially and visually retain a role at the heart of the new community.” The Case Officer’s report notes that “The development proposes up to 2,000m2 of commercial uses, to be focused within the Lakeside Centre but with the Oast House potentially accommodating a commercial use class with a community focus (e.g. meeting space or community café).



The proposal is that new housing will help deliver a number of community assets including a lake for watersports, walking, and cycling routes, a visitor centre and the refurbishment and reuse of the locally listed former oast house. A new primary school and medical facilities could also be provided.

The Northern Sevenoaks Masterplan was consulted upon as part of the District Council’s Local Plan ‘Issues and Options’ Consultation. The Masterplan received overwhelmingly positive support through this consultation 66% of respondents stated that they either ‘Strongly Supported’ or ‘Supported’ the Masterplan based on responses from 13,654 people.

# SEVENOAKS TOWN

## NEIGHBOURHOOD PLAN

2020-2038

SEVENOAKS TOWN COUNCIL

SUBMISSION DRAFT

June 2022





## Sevenoaks Town Neighbourhood Plan - Policy D2

Should Sevenoaks Quarry (the Tarmac Site) at Greatness be brought forward for development, either as windfall or through allocation in the Local Plan, this should be guided by a Masterplan, agreed by the local planning authority in consultation with Sevenoaks Town Council (as part of the planning process), that indicates how development would be laid out to respond to, and provide a significant landscape resource for Sevenoaks, how it will be phased and the supporting infrastructure that would be delivered as part of the development.

### **Development of the site should also deliver the following benefits for the area:**

- The safeguarding of land for community infrastructure including the potential provision of a primary school and medical facilities.
- Green infrastructure including the provision of a new lake and centre for sport, recreation and leisure, a network of walking and cycling routes and play space
- Transport infrastructure and in particular proposals must demonstrate how vehicular access will be achieved and how any transport impacts will be mitigated, including but not limited to improvements to Bat & Ball junction.
- **Re-use of historic buildings – the former oast house should be refurbished, integrated into the development, and re-used for community use**
- A mix of new homes that supports local needs and including affordable homes to meet the requirements of the Local Plan.



## 4. Needs Assessment

It is noted that the initial Needs Assessment commissioned by Tarmac highlighted some differences in demographics in Sevenoaks Northern Ward compared to the rest of Sevenoaks District. Please see summary of key findings below:

### **Demographics**

- Population of Sevenoaks District is around 120,500 (increased from 114,900 in 2011)
- The Sevenoaks Northern area, where the site is located, has a younger demographic with the majority between 14-35 years old.

### **Deprivation**

- Sevenoaks is the 264th least deprived local authority area in England out of 317.
- The site's local area (LSOA 010E) ranks in the 50% least deprived areas nationally but ranks in the 20% most deprived for the crime domain.

### **Health and Wellbeing**

- Life expectancy in Sevenoaks is higher than the national average.
- 9% of the population have a disability that limits daily activities a little, 5.5% limited a lot.

### **Employment and Skills**

- 75% of Sevenoaks residents are in full-time employment, 2.8% unemployed.
- Top employment sectors are wholesale/retail, construction, education, finance, and health.
- 15.6% of Sevenoaks North have no qualifications, 37.3% have level 4 or higher.

### **Community Facilities**

- Several community centres, schools, places of worship, charities and open spaces located near the site.

### **Transport**

- There is an aim to encourage sustainable transport like walking, cycling and public transit through its Neighbourhood Development Plan.

### **Retail**

- Traditional high streets face challenges from economic changes and evolving consumer habits.
- Sevenoaks' retail and leisure sectors need to adapt and differentiate their offerings.



## 5. Potential Community Use

In reviewing the potential community use for the Oast House, the following would be considered:

- i) **A Social Focus** - The Oast House should be the social focus for the new community.
- ii) **Future proof** - Noting that unusually the building will not be looking to address current needs but those of entirely new community – it needs to be as future proof as possible.
- iii) **Flexible** - The provision within the building should be flexible to enable the development of community cohesion meeting needs from day one and as and when they arise – youth provision, mother and toddler, social events etc.



Sketch view of the proposed exterior of the Oast House



- iv) **Key Requirements** - Within the provision of the building and bearing in mind the above, the following would be key requirements for this:
- ***Flexible space*** – small and large gatherings (e.g. movable walls, tech capability)
  - ***Kitchen*** - (bar area?)
  - ***Kiosk Area*** – enable commercial use e.g. small community shop enabling local supplies – newspaper, bread, potentially a sub post office and or café area.
  - ***Storage***
  - ***Public Toilets*** - (internal and external access)
  - ***Ecological and sustainable*** as possible
  - ***Allocated time slots*** - for co working opportunities
  - ***Information Boards*** - relating to social history of the building and surrounds
  - ***Car parking*** provision
- v) **Retain Character** - The building should retain its character and vantage point of being at the highest point in the development. The surrounding landscaping area of the building should be complimentary to this.
- vi) **Consideration of the future** of the Oast House's facilities should be considered alongside those being developed at Greatness Recreation Ground (survey 2023) and the proposed Waterside Facility at the Quarry Site.
- vii) **Ancillary opportunities** should be considered alongside the Oast House
- Protection and promotion of adjacent Public Rights of Way footpath and retaining of hedgerows.
  - Promotion of history of the area
  - Consideration of 'View Points'
- viii) **Integration** - Whilst recognising that the Oast House will be primarily be addressing the very local community of Sevenoaks, it should also find methods to integrate with the rest of Sevenoaks town.

## 6. Option Appraisal

### 1. Demolish and Rebuild New

Although some might consider it an easier option to demolish a derelict building and rebuild a new building on the site there are several reasons why **Sevenoaks Town Council** *did not go forward with this proposal*.

#### i) Sustainability

Retrofitting and upgrading an existing building will be simpler, more cost effective, and faster than any form of demolition or rebuilding - Urbanist Architect

Renovation often involves the reuse of materials such as bricks, timber, and steel, thereby conserving natural resources. This practice aligns with sustainable building principles, promoting a circular economy where materials are continuously reused and recycled.

#### ii) Local Listed & Local History

Local Listed - Regenerating an old building is a vital way to preserve cultural heritage, alongside information boards etc it is an informal way to teach social history to the current and future generations using the facility.

#### iii) Sevenoaks Town Neighbourhood Plan (STNP) Policy D2

The STNP was approved at public referendum and included the following:

Re-use of historic buildings – the former Oast House should be refurbished, integrated into the development, and re-used for community use.

#### iv) Planning Restriction for Demolition

The building is protected by an Article 4 notice to restrict any demolition under Permitted Development Rights.

### 2. Commercial Use / Alternative Use

At the beginning of the development proposal **Tarmac** *was committed to provide the Oast House for community use*.



There are additional facilities, including the waterside facility which is likely to be more commercial driven.

Community buildings traditionally work well when operated within the community for the community.

There is the potential for the building to accommodate a commercial operation subject to funding refurbishment. This would also be subject to obtaining planning permission which is unlikely to be obtained bearing in mind the Local Plan and Sevenoaks Town Neighbourhood Plan requirements for community use.

The building could be used as a faith building, which could encompass some of the additional community uses.

### 3. Refurbish and Community Use

Regenerating old buildings is a vital way to preserve our cultural heritage, contribute to sustainable development, and create economic and social benefits.

**The Sevenoaks Town Neighbourhood Plan**, approved at public referendum states

**‘Re-use of historic buildings – the former Oast House should be refurbished, integrated into the development, and re-used for community use.’**

Community facilities are crucial for the well-being and cohesion of new developments and existing community, offering spaces for social interaction, access to essential services, and overall quality of life improvements.

A local community facility will assist in building relationships, fostering a sense of belonging and community spirit.

The identified needs for Community Use in section 6 of this report (repeated below) would be unlikely to be provided in a commercial setting.

- i. The Oast House should be the social focus for the new community.
- ii. Noting that unusually the building will not be looking to address current needs but those of entirely new community – it needs to be as future proof

as possible.

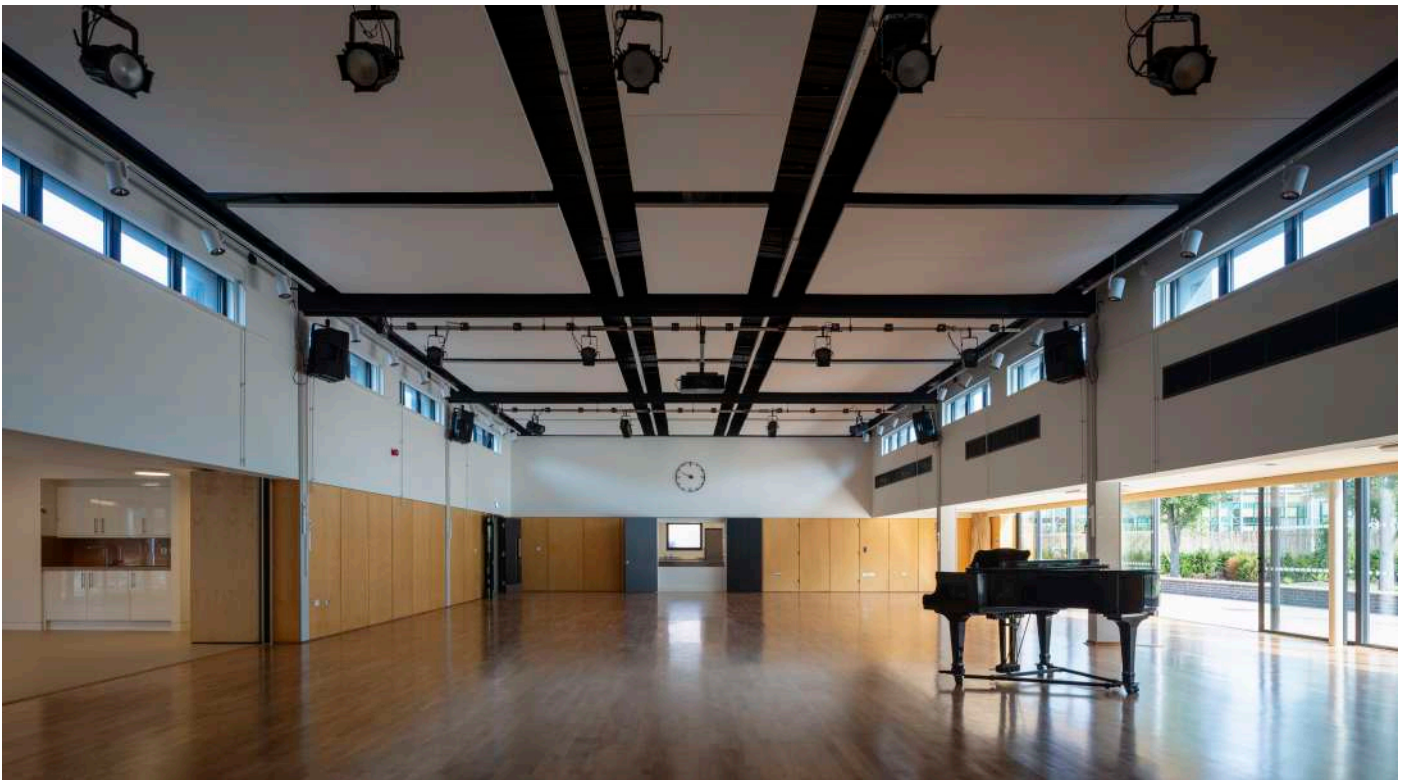
- iii. The provision within the building should be flexible to enable the development of community cohesion meeting needs from day one and as and when they arise – youth provision, mother and toddler, social events etc.
- iv. Within the provision of the building and bearing in mind the above, the following would be key requirements for this:
  - ***Flexible space*** – small and large gatherings (e.g. movable walls, tech capability)
  - ***Kitchen*** - (bar area?)
  - ***Kiosk Area*** – enable commercial use e.g. small community shop enabling local supplies – newspaper, bread, potentially a sub post office and or café area.
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  - ***Ecological and sustainable*** as possible
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  - ***Information Boards*** - relating to social history of the building and surrounds
  - ***Car parking*** provision
- v. The building should retain its character and vantage point of being at the highest point in the development. The surrounding landscaping area of the building should be complimentary to this.
- vi. Consideration of the future of the Oast House's facilities should be considered alongside those being developed at Greatness Recreation Ground (survey 2023) and the proposed Waterside Facility at the Quarry Site.
- vii. Ancillary opportunities should be considered alongside the Oast House
  - protection and promotion of adjacent Public Rights of Way footpath and retaining of hedgerows.
  - Promotion of history of the area
  - Consideration of 'View Points'
- viii. Whilst recognising that the Oast House will be primarily be addressing the very local community of Sevenoaks, it should also find methods to integrate with



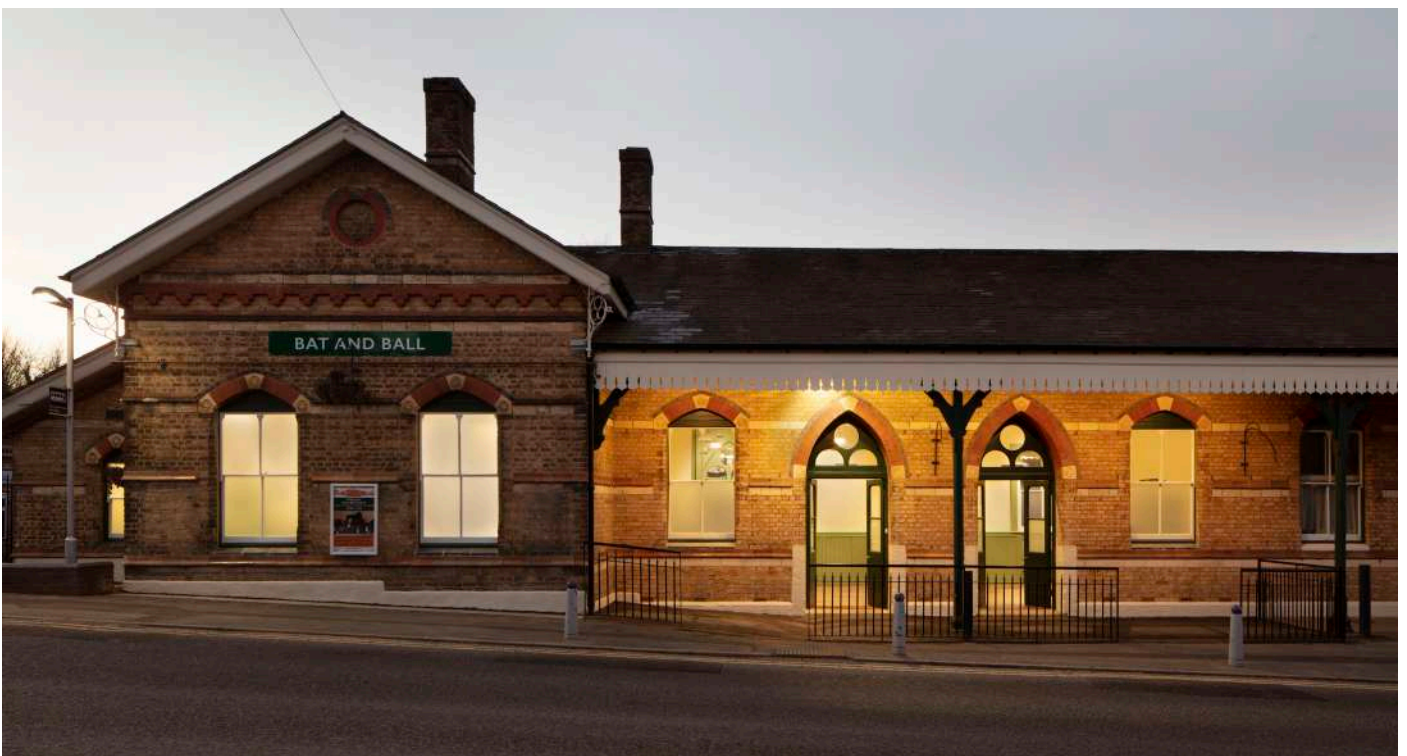
the rest of Sevenoaks town.

**Outcome:** Considering the information relating to uses of the building, **the preferred outcome is for the building to be transferred Freehold to Sevenoaks Town Council to refurbish and operate as a Community Building.**

The Town Council has extensive experience in operating such facilities.



Bat & Ball Centre (above) Bat & Ball Station (below)



## 7. Sustainability, Use and Viability

Due to the derelict and closure of the building most revenue costs for the Oast House will be unknown until it is constructed and in use.

Sevenoaks Town Council has based its outline Business Plan on the operation of two nearby community facilities – Bat & Ball Centre and Bat & Ball Station Building.

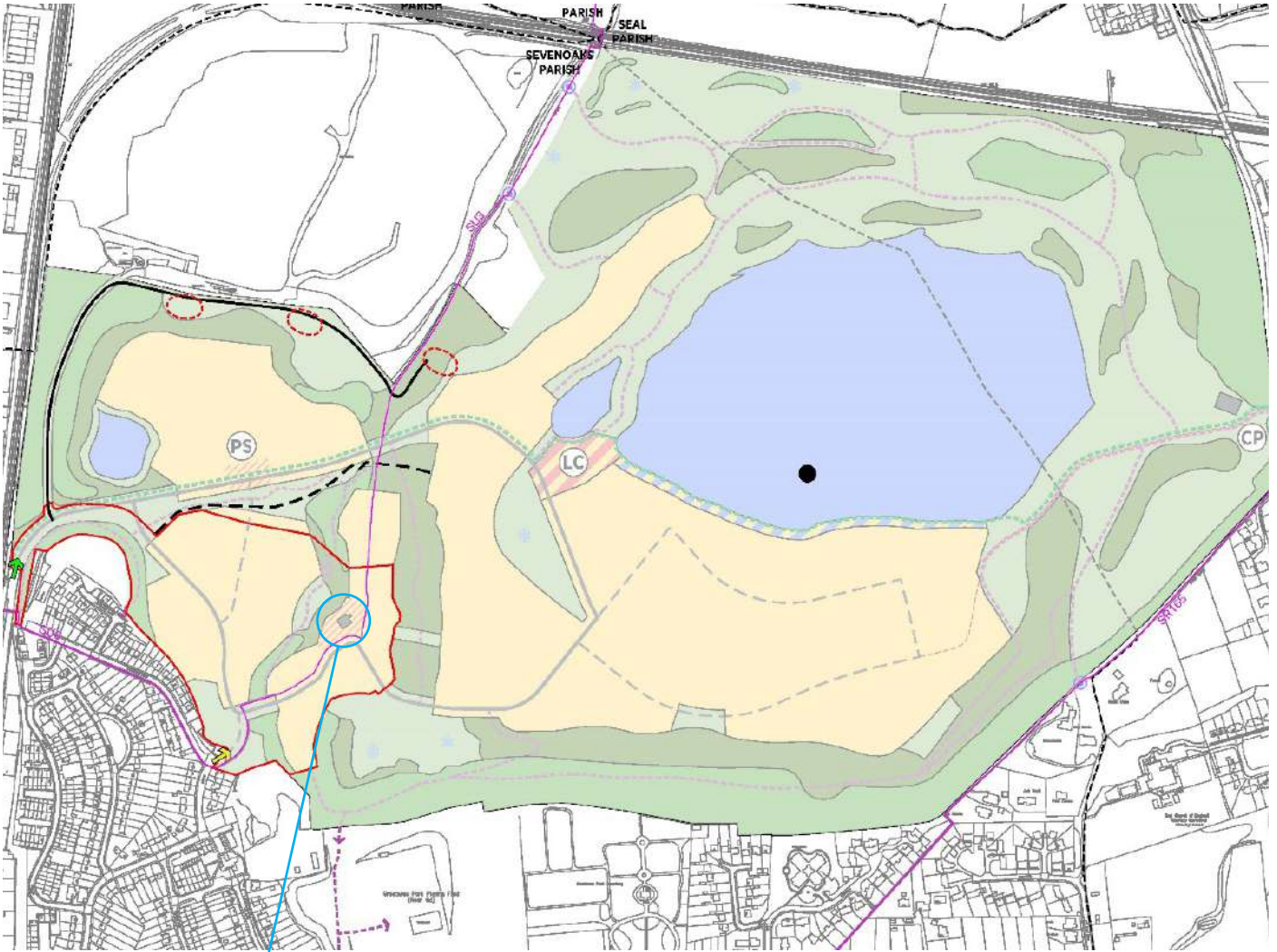


## 8. Public consultation and information

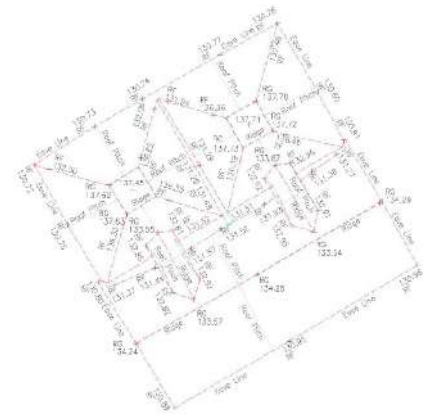
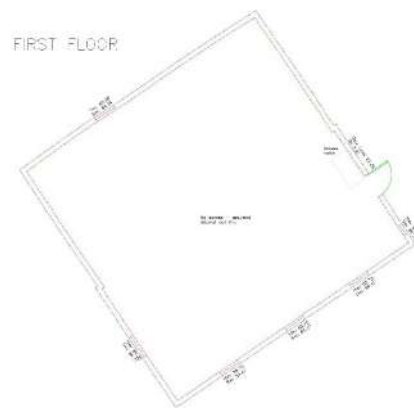
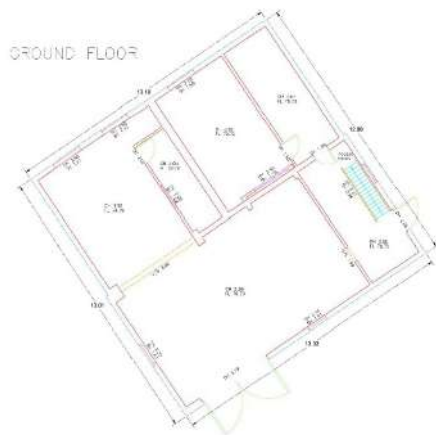
Once a draft Feasibility Study is completed, Sevenoaks Town Council is willing to carry out a more detailed public consultation exercise about the Oast House future potential community use.



## 9. Current Condition and Floor plans



Oast House site



Survey plans of existing ground floor, first floor and roof





# 10. Specification to make Structurally Sound

## Restoration Method Statement

Tarmac Sevenoaks      Classification L2 - Business Data

Item    Description

### 1.0      GENERAL NOTES

All workmanship and materials will be in accordance with and comply with the following:

- Correctly designed and built to: Support all dead, live and environmental loads; of adequate capacity to resist the passage of moisture; thermal, sound and fire resistance in accordance with building regulations; suitably protected against corrosion and decay (all timber WPA commodity code specification C8) and generally fit for purpose.
- Workmanship to BS8300, and generally be to the highest standards expected from a competent contractor using appropriately qualified trades persons. All current (BS) British Standards and (EN) European Standards.
- Good practice and any relevant trade association or advisory body recommendations or guidelines e.g. lead sheet development association (Now LSTA), glazing
- federation, TRADA etc.
- All current Building Regulations Approved Documents and District Surveyors Requirements.
- The "Regulations for the Electrical Equipment of Building", 17th Edition, issued by the Institution of Electrical Engineers. Electricity At Work Regulation
- Gas Safety (Installation and Use) Regulations 1998 Building Research Establishment (BRE) Digests. All relevant approved
- codes of practice (ACOP)
- All current statute

Terminology: LHS = Left hand side

RHS = Right hand side

w = width

h = height

d = depth

Nr = number

m<sup>2</sup> = Square metres

Lm = Linear metres

W1, W2 etc = window referenced on drawings

### ORIENTATION

As facing the building from the Tarmac site offices, the duo pitched front (south) section of the building will be referred to as 'the barn'. The two oast are to the rear (left oast = north-west and right oast = north east). The front elevation is elevation 1 on drawing J0077750-01, right elevation 2, rear elevation 3 and left elevation 4. Roof areas are referred to in the roof plan.

## HERITAGE STATUS

The building is locally (but not statutory) listed. The general principle throughout is to conserve existing fabric and undertake repairs using matching materials and to retain the appearance of the building. Where modern materials are existing, like for like replacement has been specified with an option for a historically correct replacement..

## PRELIMINARIES HIGHLIGHTS

- The contractor will read, and allow for the preliminaries and pre-construction information in full. The following are some site specific items of particular note taken from these documents:
- Building unoccupied / vacant possession.
- Speed limit when entering quarry. One way section sign posted. Steep road with slippery and uneven surface (note some delivery trucks have been unable to get to the top of the hill). Contractor to assess and allow for this during the tender stage visit.
- Full PPE to be worn on site including hi-viz vest and trousers, safety boots with steel insole and hard hat.
- Read and where applicable to the works or employment by Tarmac, comply with the Tarmac policy documents.
- A full time non-working site manager with appropriate qualifications including first aid qualification is required for the duration of the works.
- All waste must be accounted for with a waste transfer notice that must be kept onsite with a copy to Tarmac as legally Tarmac are the producers of the waste and have to demonstrate its disposal to a licensed waste transfer station, with a copy of the waste transfer station licence provided.
- Working hours as per the quarry i.e. From 6.30 am and the contractor will need to have locked and secured their site, signed out at the Tarmac site offices and left the quarry/Tarmac owned land by 4pm every day. No weekend working.
- All contractors staff (including sub-contractors) are required to sign in and sign out of the Tarmac site office every day.
- All contractors staff (including sub-contractors) are required to have a one off initial Tarmac site induction of up to 1 hour duration. The contractor will arrange for all staff who will be working on site to attend this on an TBC agreed day and time prior to starting works.
- Allow for Tarmac heavy plant and general vehicle movements on the Tarmac site and adjacent to the building site. Any vehicle movements outside the contractors site perimeter will have a banksman.
- Contractor to provide all welfare to comply with the CDM Regulations 2015, including a room and furniture sufficiently sized for site meetings (contractors staff plus 4 others) and WC provision sufficient for the maximum number of staff on site. No Tarmac site facilities are available.
- The contractor will have an electrician assess the building electrics in the lead-in period.
- The contractor will have a plumber assess the building water supply in the lead-in period.
- The site boundary must have secured Heras fencing to the perimeter. Existing Heras owned by Tarmac will be removed by Tarmac prior to the works commencing. The site including the fencing and ground floor of the building (even when the first floor is removed) must be left locked at the end of each working day.
- Sequencing requires initially making the building safe to access (shoring/structural scaffold and crash deck). The crash deck currently on site will be removed prior to possession.
- The contractor will allow within their programme for the long lead-in for Welsh Slate and windows. The contractor will be expected to measure up for windows source and order the slate and windows, immediately upon receiving an order.



## ECOLOGY

Allow general attendance of ecologist, use of access and welfare. The expectation is the ecologist will perform a watching brief and not hinder the progress of the works. The work will be subject to a Natural England protected species license for bats.

## 2.0 SCAFFOLD / ACCESS

2.01 The requirements are for:

\*Scaffold to access ALL externals elevations, gutters/fascia, all roof areas full height including ridges and flat tops to Oasts and generally to provide safe access to complete all works specified including those items marked provisional, including demolition and subsequent rebuilding.

\*Internal crash deck to allow for safe access to the first floor. Note the existing crash deck will be removed prior to handing over possession of the site.

\*Temporary support to allow for stability of the structure prior to and during demolition and when rebuilding prior to permanent restraint of the roof structure being provided. Temporary support/shoring to east wall when north and south walls are demolished.

2.02 Generally design, supply, erect, adapt as necessary as works progress, strike upon completion and remove from site all necessary temporary support, scaffolding, towers, ladders, hop-ups, platforms, MEWP and access as necessary to complete the works safely in particular with regard to working at height. Erection, alterations and dismantling must be in accordance with all relevant standards including but not restricted to the Work at Height Regulations 2005, NASC Code of Practice and guidance notes generally and specifically TG20:08 and TG20:13 and BS EN 12810/12811. Allow for all temporary protection. Leave scaffold secure from unauthorised access at the end of each day and at all times when not in use.

2.03 Scaffolding contractors must be full members of The National Access & Scaffolding Confederation (NASC) or audited members of the Scaffolding Association.

2.04 The contractor shall provide a design for the scaffolding and temporary structural support. Any ladder beams, cantilevers etc. beyond the competency of a competent scaffolder are to be designed by appropriately qualified engineer and backed up with calculations. The employer will employ their own structural engineer to check the contractors proposals/design, noting that the client/clients engineer does not accept / take on any design risk for scaffolding and temporary works/support, which remains fully with the contractor.

2.05 Undertake all statutory requirements including but not restricted to initial safety sign off of scaffold and a minimum of weekly safety inspections undertaken by a competent person.

2.06 There are no internal finishes to protect. A temporary roof is not required. A degree of water ingress is tolerable and expected. However, the contractor will endeavour to avoid excessive water ingress during the works e.g. by felt and battening on the same day, minimising areas stripped and where necessary using temporary protection such as tarpaulins.

2.07 Front 'Barn' section including central valley gutter for all works to include structural support/bracing to bulging walls and temporary support to roof structure for when roofs rebuilt.

2.08 Both rear 'oast' sections for all works to include structural support/bracing to bulging walls and temporary support to roof structure for when roofs rebuilt.

2.09 Internal crash deck below entire 1st floor. All other sundry access e.g. towers etc to access top floor ceiling joists. Note, the crash deck currently on site will be removed prior to works commencing.

2.10 An operational conveyor belt passes adjacent to the left side of the oast house. Allow for safe access requirements around this and beneath as necessary both for works to the building / scaffold erecting and below noting this falls within the site compound area. This conveyor 'typically' operated for a 1 to 2 week period constantly every 3 months. Allow within programme not to work in the area immediately adjacent to the conveyor whilst it is in operation - refer pre- construction information.

Item	Description
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### **3.0 STRIP OUT / DEMOLITION**

- |      |   |
|------|---|
| 3.01 | Strip out all loose and stored items including but not restricted to cabling, cable reels, shelving, furniture, rubbish and debris etc. Strip out all stud and non-load bearing partitions on ground and first floors including windows and doors within and the 'office' on first floor. All ceiling boards/linings, including those that have already collapsed and are on the floor. Skirting boards and dado panelling. Floor boards (which may be retained as a platform and disposed of later to suit works). Slates and debris generally that has fallen from the building inside and out (noting cement slates contain asbestos - see 2.03).  |
| 3.02 | Strip out all services including but not restricted to cold water tank and pipework, power and lighting, cabling, fixtures, fittings, clips, cable trays, trunking/conduit all back to main intake which is to remain. NOTE: Retain CCTV including setting aside and re-attaching where attached to items to be removed/demolished.   |
| 3.03 | Generally demolish the building down to first floor level (i.e. so the floor does not require temporary support, other than adjacent to the west elevation wall) on three sides, retaining the right/east elevation wall and 600mm brick returns. Additionally demolish the brick panel between two rear ground floor windows and the top 750mm (rounded up to nearest bed) of the spine wall between barn and oasts including steel 'wall plate' on top. To include roof structure (see below reference cement slates) and coverings, wall plate, walls, all attached lath and plaster to walls/ceilings/skeilings. Demolish in 'manageable sections' ensuring temporary support including bracing/lateral restraint is in place at all times. All as per structural engineers drawing/schedule of works. Sort items for re-use as below and dispose all items not retained and waste arising from site providing waste transfer certificates. |
| 3.04 | The contractor will assume and allow for very significant bird fouling on the high level platforms surrounding the oast fans and allow for that within this demolition. Dispose of right elevation 1st floor door frame. Do not dispose of the door which is currently at ground level adjacent to the right elevation. This will be repaired and reinstated - see joinery.   |
| 3.05 | Cement slates and flash guards identified containing asbestos are to be disposed of to a licensed waste handling site. Provide a consignment note as evidence.  |

#### **CLEAN OFF, SORT, STORE AND PROTECT THE FOLLOWING FOR REUSE LATER**

- |      |   |
|------|---|
| 3.06 | Barn trusses x2.  |
| 3.07 | Barn ridge tiles.   |
| 3.08 | Fans located at high level within the oast house x2.  |
| 3.09 | Timber framing and restraint located approximately half way between wall plate and fans within the oast house x2.     |
| 3.10 | Rafters to the front elevation of the barn.   |
| 3.11 | Rafters (generally at higher level) to the oast houses x2. Allow 50% of total length of rafters.                      |
| 3.12 | Sufficient good condition natural slates to re-roof the rear half of the barn (rear of roof B) - see roofing section. |

### **4.0 EXTERNAL WALLS / MASONRY**

#### **REBUILD WALL**

Supply and fit new or good quality salvaged imperial brick to match existing. Rebuild walls on 3 sides to match existing including corbel detail on gable end and padstones as per engineers drawing. Bed fully on all sides ensuring full load transfer. Point flush. Bedding mortar NHL5 to 2 parts well graded sharp sand. Pointing mortar NHL3.5 to 2 parts well graded sharp sand to 0.5 parts 3-4mm grit sand. Mortar to match existing colour to include tint if necessary. If a mix of salvaged and new bricks are used, these should be grouped together so each elevation is of consistent appearance. Provide samples of



Item	Description
	any proposed new or salvaged bricks for approval.
4.01	Front elevation and left elevation up to return (i.e. walls below front barn).
4.02	Rear elevation and left elevation up to and including return (i.e. walls below both oasts) including brick panels between and to the side of ground floor windows.
4.03	The top 750mm (figure rounded up to be to nearest bed) of the spine wall between barn and oasts.
4.04	Supply and build two number 440x225 (imperial equivalent using same salvaged bricks) brick piers to front elevation built off ground floor slab full height to wall plate to be below and assisting support of the two set aside barn roof trusses which are to be reinstated in same position. As per engineers drawing. Top with timber wall plate.
4.05	Where possible, existing bricks will be re-used. Where impossible due to quality, a salvaged brick shall be used, where a good match can be sourced in sufficient quantities, or failing that, a new brick utilized to match. Samples of salvaged / new bricks can be provided to the local planning authority as required.
4.06	Supply and fit new lintels above windows as per engineers drawing.

#### **REPAIRS TO RETAINED AREAS OF WALL POINTING**

Method as follows: Carefully brush away or ease out with hand tools loose mortar and dispose from site. Point flush in 1 part NHL3.5 hydraulic lime to 2 parts well graded sharp sand to 0.5 parts 3-4mm grit sand full width of joint and any depth up to 20mm (depths exceeding 20mm seek instructions). Mortar to match existing colour.

##### **Front elevation 1**

- 4.07 Area A on drawing J0077750-01. Left corner ground to where wall is demolished x 350mm width.
- 4.08 Area B on drawing J0077750-01. Small areas >0.1 m2.
- 4.09 Area C on drawing J0077750-01. Small areas >0.1 m2.

##### **Right elevation 2**

- 4.10 Area D on drawing J0077750-01 From eaves to 'overhead height 4.8m sign' x 460mm width.
- 4.11 Area E on drawing J0077750-01 Full width between door and window x 27 brick courses (28 beds) height.
- 4.12 Area F on drawing J0077750-01 brick return plus 250mm onto 'oast side' of return and 150mm on 'barn side' of return all full height.

##### **Rear elevation 3**

- 4.13 Rear elevation: Area H on drawing J0077750-01. 9 courses (10 beds) x 700mm width.
- 4.14 Rear elevation: Area J on drawing J0077750-01. 5 courses (6 beds) full width below window and continued to wall return with left elevation plus between window and wall return with left elevation.
- 4.15 Area indicated in drawing and photo at the end of this section (up to first floor above to be demolished)

##### **Left elevation 4**

- 4.16 Left elevation: Area K on drawing J0077750-01. Small areas >0.1 m2 at low level.

#### **REPLACEMENT BRICKS**

Method as follows: Carefully remove individual brick with hand tools and drill bits and dispose from site. Clean off and fit defect free salvaged brick from demolition. Bed fully on all sides ensuring full load transfer. Point flush. Bedding mortar NHL5. Pointing mortar NHL3.5 both in 1 part NHL to 2 parts well graded sharp sand to 0.5 parts 3-4mm grit sand. Mortar to match existing colour (tint as necessary).

- 4.17 Front elevation: Area A on drawing J0077750-01. Left return/corner bricks.
- 4.18 Front elevation: Area C on drawing J0077750-01 Right return/corner bricks.
- 4.19 Right elevation: Area G on drawing J0077750-01 Piece in bricks to all pockets.
- 4.20 Rear elevation: Area J on drawing J0077750-01 Rear left return/corner bricks.
- 4.21 Rear elevation: Provisional Quantity to allow for removal of embedded roots.

Item	Description
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### **CRACK REPAIRS**

- 4.22 Supply and fit Helifix Helibars and Helibeam as per Helfix instructions as indicated on Engineers drawing. On completion point flush in 1 part NHL3.5 hydraulic lime to 3 parts well graded sharp sand full width of joint. Allow CA to inspect prior to pointing.
- 4.23 Provisionally in any location not shown on Engineers drawing Helifix detail CS05. .
- 4.24 Provisionally in any location not shown on Engineers drawing Helibeam detail LB04 (each comprising 2 bars).

### **PLANT REMOVAL AND DOFF CLEAN**

To area shown on drawing and with green staining in image below (below 1st floor, noting above is to be demolished):

- 4.25 Remove all plants including roots. Should this require removal of bricks, this will be allowed for in the provisional quantity in Item 4.21.  
Point entire area - note only see item 4.15.
- 4.26 Remove all organic matter and staining using DOFF steam cleaning system with Stonehealth approved equipment and contractor.



## **5.0 ROOF STRUCTURE**

Roof areas are shown on drawing: J0077750-03 Roof Areas, and are described as follows:

Area A: 2x 'link sections' between the barn and oasts including vertical sections.

Area B: Front 'Barn' section.

Area C: Rear left/north-west 'oast' pitched areas.

Area D: Rear left/north-west 'oast' flat top.

Area E: Rear right/north-east 'oast' pitched areas.

Area F: Rear right/north-east 'oast' flat top.

Area G: Gutters (All - between Oasts and between Oasts and Barn).

### **5.01 ROOF STRUCTURE - BARN AND LINK SECTIONS**

To the 'Barn' and 'link sections' areas A and B, supply and fit 100% new timbers (separate items below for re-using existing rafters), reusing two salvaged

trusses with new spliced end sections and connector plates, all new fixings and construct cut roof, members spacing and sizing to match existing. All wall plates renewed including steel 'wall plates' to be renewed with timber wall plates. Include supply and fitting of all additional timber structure, plates to trusses, connections, metal staples / wall straps and all items generally whether described here or not, as per engineers drawing.



Item	Description
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### **ROOF STRUCTURE - OASTS**

- |      |  |
|------|--|
| 5.02 | To remainder of roof areas C to G, supply and fit 100% new timbers (separate items below for re-using existing rafters), all new fixings and construct cut roof, members spacing and sizing to match existing. All wall plates renewed including steel 'wall plates' to be renewed with timber   |
| 5.03 | wall plates. Include supply and fitting of all additional timber structure connections, metal staples / wall straps, including structural steelwork, 3 intermediate platforms comprising structural steel and joists, lowest platform and one above connected with joists/hangers between the two and all items generally whether described here or not, as per engineers drawing. |
| 5.04 |  |
| 5.05 | Reinstate both set aside fans in top platforms in oasts.   |
| 5.06 |  |
| 5.07 | Supply and fit 18mm WBP exterior grade plywood to: Areas D and F oast flat tops and to be continued as a fascia on all sides to provide 150mm overlap minimum with top slates; Area G deck to gutters continued up rafters 150mm part bottom edge of slates; Sheaving to three intermediate platforms to each oast, providing a floor to these and lateral restraint.              |
| 5.08 | Area G supply and fit treated softwood furring's to give lead gutters above a 1:80 fall between drips.   |

### **6.0 ROOF COVERINGS**

#### **FELT AND BATTEN**

- |      |   |
|------|---|
| 6.01 | Supply and fit treated timber tilt fillet at bottom of rafters, new reinforced bitumen type 1F BS8747 felt with 3rd party accreditation, and treated battens. Install felt with 150mm minimum laps including over hips and gable walls, draped 10-15mm between rafters. Graded and treated softwood battens sized to BS 5534 (assume 50 x 25mm for pricing purposes). Allow equivalent area of 25mm continuous air gap at eaves and an 'eaves comb' to prevent ventilation path being blocked (e.g. by loft insulation which will be installed by others at a later date) and equivalent area of 5mm continuous air gap at ridge / flat top on all sides. All ventilation will have mesh to prevent insect entry. Areas broken down as follows: |
| 6.02 | Areas A and B   |
| 6.03 | Areas C and E.  |
| 6.04 | Area A, vertical sides to the 'link sections' (currently clad with felt of similar), supply and fit 1200 gauge PVC sheet, battens and counter battens ready to receive T&G cladding - see joinery item 6.10.  |

#### **NEW SLATE ROOFING**

- |      |   |
|------|---|
| 6.05 | Supply and fit new natural Welsh Slate Cwt Y Bugail Blue Grey 500x250mm County (5.5mm nominal thickness) obtained from the Welsh Slate Limited, Web: <a href="http://www.welshslate.com">www.welshslate.com</a> ; Email: <a href="mailto:enquiries@welshslate.com">enquiries@welshslate.com</a> . Fixings, laps, gauge etc all as per Welsh Slate specification. Lay a double course at the eaves/gutter with an under course of short slates. Fix with bottom edge in line and projecting over top of gutters by the lesser of 50mm or centre line of gutter. 500x375mm slates must be used at barn verges and oast house mitred hips noting cut slates of less than 200 mm are strictly prohibited. Allow for this within your pricing and within the setting out. At verges allow for new under cloak of slates butt jointed and bedded in mortar above and below. Verge to over sail gable by 38 - 50mm. To oasts form mitred hips by interleaving 500x375mm cut slates with lead soakers to form a straight, weathertight, close mitred junction. Fix soakers by turning down over the head of mitred slates. Undertake work in accordance with: BRE Good Building Guide 64, parts 1 and 3; BS 5534; BS 5250; BS EN 12326-1; BS EN 13707; BS 8000-6; BS1202; BS 5250, BS 8747, |
|------|---|

Item	Description
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## RIDGES

### To area B; 'barn'

- 6.11 Fix back salvaged ridge tiles (see item 3.06), fixed and ventilated with Marley 'universal ridgefast system' including all accessories to complete the installation in accordance with the manufacturers instructions and literature.
- 6.12 Extra/over to item 5.11 to dispose of existing ridge tiles and supply and fit new Marley '305mm two hole crested ridge 90 degrees' ridge tiles, fixed and ventilated with Marley 'universal ridgefast system' including all accessories to complete the installation in accordance with the manufacturers instructions and literature.

### To area A; 'link sections'

- 6.13 To area A; 2x 'link sections' between the barn and oasts, supply and fit new Hogsback Ridge in Dark Antique from Tudor Roof Tiles, Dengemarsh Road, Lydd, Kent TN29 9JH; Tel 01797 320202; Web: <https://www.tudorrooftiles.co.uk/index.html>. Fully bed and point in NHL 3.5 mortar: 2 parts well graded sharp sand.

## OAST TOPS

- 6.15 Areas D and F: Supply and lay reinforced polyurethane waterproof coating (Sika liquid plastics Decothane or equal approved) over roof dec and continued down

fascia to bottom edge and continued 30mm up inner face. Waterproofing to come with a minimum 20 year manufacturers guarantee coving material and workmanship and (where necessary to obtain the guarantee) will be installed by a manufacturers approved installer.

## LEADWORK

Supply and fit new lead in accordance with Lead Sheet Training Academy (LSTA) recommendations and the LSTA publication 'Rolled Lead Sheet – The Complete Manual' and BS EN 12588, BS 5250 and BS 6229.

- 6.17 To weather Area A: 2x 'link sections' to barn area B and oasts areas C and E with code 4 soakers at (eight number) valleys and saddles at (four number) junctions of ridges with roof slopes.
- 6.18 Area G: All gutters supply and fit new lead gutter lining with 55mm minimum height drips (and a minimum 5mm higher than any rolls) without splash laps and generally in accordance with pages 92 - 105 and pages 114 - 115 of 'Rolled Lead Sheet – The Complete Manual'. Lead thickness to suit lengths and girths with all lead to be a minimum of code 6 regardless and all to be laid upon building paper conforming to BS 1521 Class A (do not continue roofing felt under lead). Contractor to assess gutter girth at tender stage and allow for wood core roles if necessary. Allow for chute outlet into cast iron hopper (see rainwater goods)

Carried to collection

## 7.00 WINDOWS AND MISCELLANEOUS JOINERY

### FIRST FLOOR TIMBER

- 7.01 Remove and dispose of existing and supply and fit new floor joists with treated softwood timbers, sized as existing.
- 7.02 Supply and fit additional 250x50C24 side lapped joists to all existing as per engineers drawing.
- 7.03 Strengthen the whole of the 1st floor with noggins, straps, packers and pockets in wall to accommodate straps, pockets back infilled with concrete all as per engineers drawing detail 02/07. Note wall taken down to this level so completing this item before reconstructing the wall is likely to be more efficient.
- 7.04 Where floor joists abut left flank wall, renew (skewed) timber bearing for joists and fixings. Connect ends to rafters to extend rafter to bear off new timber. Strap end of joists to wall. All as per engineers drawing.



Item	Description
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- |      |   |
|------|---|
| 7.05 | Remove and dispose from site all boarding to 1st floor. Supply and fit 18mm plywood to entire 1st floor, leaving perimeter expansion gap in accordance with board manufacturers instructions. |
|------|---|

**MISCELLANEOUS RESIN AND SPLICE REPAIRS**

Allow for the following general joinery repairs in any location to retained joinery, generally doors or window subframes where retained. Not, it is likely most or all of these repairs will be omitted if the windows are renewed. All repairs are provisional TBA on site..

Remove paint at least 10mm from the area to be treated. Renew decayed wood, undertaking the following repairs with Dry Fix primer followed by matching Dry Flex two part resin from Repair Care International ([www.repair-care.co.uk](http://www.repair-care.co.uk)), in accordance with their standard specification and literature or preparation, application and finishing.

**FASCIA / MISCELLANEOUS**

- |      |   |
|------|---|
| 7.13 | Supply and fit new Cembrit cement board fascia and soffit including grille over with insect mesh to vent roof void and batten void (see roofing section), to all eaves.   |
| 7.14 | Supply and fit softwood tongue and groove cladding to Area A - 4x vertical sections below roofs linking oasts to front barns. Cladding to be pressure treated with a 30 year guarantee against timber decay.            |
| 7.15 | Supply and fit 6 Number loft hatches. Three per oast comprising insulated hatch to part L in ceiling level 'platform' (level 02/01 engineers drawing), uninsulated hatches in levels 02/02 and 02/03 engineers drawing. |

**WINDOWS / GLAZING**

- |      |   |
|------|---|
| 7.16 | Existing windows will be retained and repaired where possible. Where to be replaced, window details and justification for replacement will be provided to the Local Planning Authority. |
|------|---|

**FIRST FLOOR DOOR**

- |      |  |
|------|--|
| 7.17 | Supply and fit new timber frame for door match existing. Seal gap between frame and brickwork with neatly tooled Arbosil1096 S - Silicone Sealant. Remove and dispose of existing and supply and fit new Suffolk latch to match existing. Re-hang door. See item 8.02 for decoration of door and frame and decoration of hinges include in 8.04. |
|------|--|

**8.0 RAINWATER GOODS**

- |      |   |
|------|---|
| 8.01 | Contractor to undertake design to BS EN 12056-3 to confirm gutter and downpipe sizing / capacity required.  |
| 8.02 | Supply and fit new half round gutters to all eaves drained by 3 round down pipes topped with 3 number hoppers draining the rear and side elevation gutters and two downpipes draining running outlets to the front elevation gutter (5 total) as per drawing J0077750-02 Rainwater Goods. Include all necessary accessories (brackets, fixings, offsets, outlets, shoes etc) all in cast iron with a full factory paint finish (colour black) from one of the three manufacturers and ranges below. Selected manufacturer to be agreed prior to placing order. Fix to all eaves as per rainwater goods drawing. Sizing as per design item 8.01.<br>Yeoman Rainguard: <a href="https://www.rainguard.co.uk/guttering/cast-iron-guttering">https://www.rainguard.co.uk/guttering/cast-iron-guttering</a> or; Saint Gobain Classical: <a href="https://www.saint-gobain-pam.co.uk/catalogue/our-solutions/soil-drain-rainwater/rainwater/classical.htm">https://www.saint-gobain-pam.co.uk/catalogue/our-solutions/soil-drain-rainwater/rainwater/classical.htm</a> or;<br>Alumasc Apex Heritage standard range: <a href="https://www.alumascwms.co.uk/media/3883/alumasc-cast-iron-rainwater-oct-15.pdf">https://www.alumascwms.co.uk/media/3883/alumasc-cast-iron-rainwater-oct-15.pdf</a> |
| 8.04 | Supply and fit two additional cast iron downpipes connected to gutters with running outlets adjacent to each rear elevation corner as per drawing J0077750-02 Rainwater Goods. Same size, range, finish as item 7.02 and to include all necessary accessories (brackets, fixings, offsets, outlets, shoes etc).   |

Item	Description
<b>9.00</b>	<b>DECORATION</b>
<b>9.01</b>	Assume all existing paints to joinery and metal contains lead and treat with suitable precautions in accordance with M60/440A.
<b>9.02</b>	Existing door and new frame: Strip all paint from door. Prepare as per paint manufacturers instructions. Prime door and frame, inside and out including concealed surfaces of frame prior to fitting. Supply and apply one coat of Dulux Trade Weather Shield Quick Dry Exterior Undercoat followed by one coat of Weather Shield Quick Dry Exterior Satin to edges and external surfaces only. Preparation and paint application in accordance with manufacturer's guidelines. Colour: Black.
<b>9.03</b>	To new T&G cladding: To vertical sections below roof A (see item 6.13), supply and apply three coats of clear preservative stain, including 1 coat to rear prior to fitting.
<b>9.04</b>	All steel beams and columns inside and out and 1st floor door hinges: including but not restricted to above window and door openings, supporting the first floor and 1st floor door strap hinges and pins. Remove all paint and surface corrosion prior to decoration. Supply and apply 1 coat appropriate zinc rich Metal Shield primer to bare surfaces followed by two coats Dulux Trade Metal shield Gloss in accordance with manufacturer's guidelines. Colour: To match existing. Decoration of stair case excluded. .
<b>9.05</b>	New structural steel to oast house roofs: As per engineers drawing. To all surfaces supply and apply intumescent paint to manufacturer instructions, to a sufficient thickness / number of coats to provide 30 minutes fire protection.
<b>10.0</b>	<b>COMPLETION</b>
<b>9.01</b>	Undertake own snagging and ensure the works are as far as practical defect free before offering to Contract Administrator for snagging. Handover all documentation including The Building Manual and Health and Safety file to include all guarantees and consignment notes for all waste (including asbestos). These documents are required to achieve practical completion. The Building Control completion certificate may follow separately. Contractor to give Contract Administrator two weeks notice for handover meeting.
<b>9.02</b>	Clear site of all remaining tools, scaffold, access, materials, rubbish/debris/spoil, skips, welfare, Heras, protection etc. clearing from site and reinstate any damage caused by the works. Clean windows including glazing and framing and rainwater goods inside and out as scaffold is struck. Leave doors and windows shut and secured.

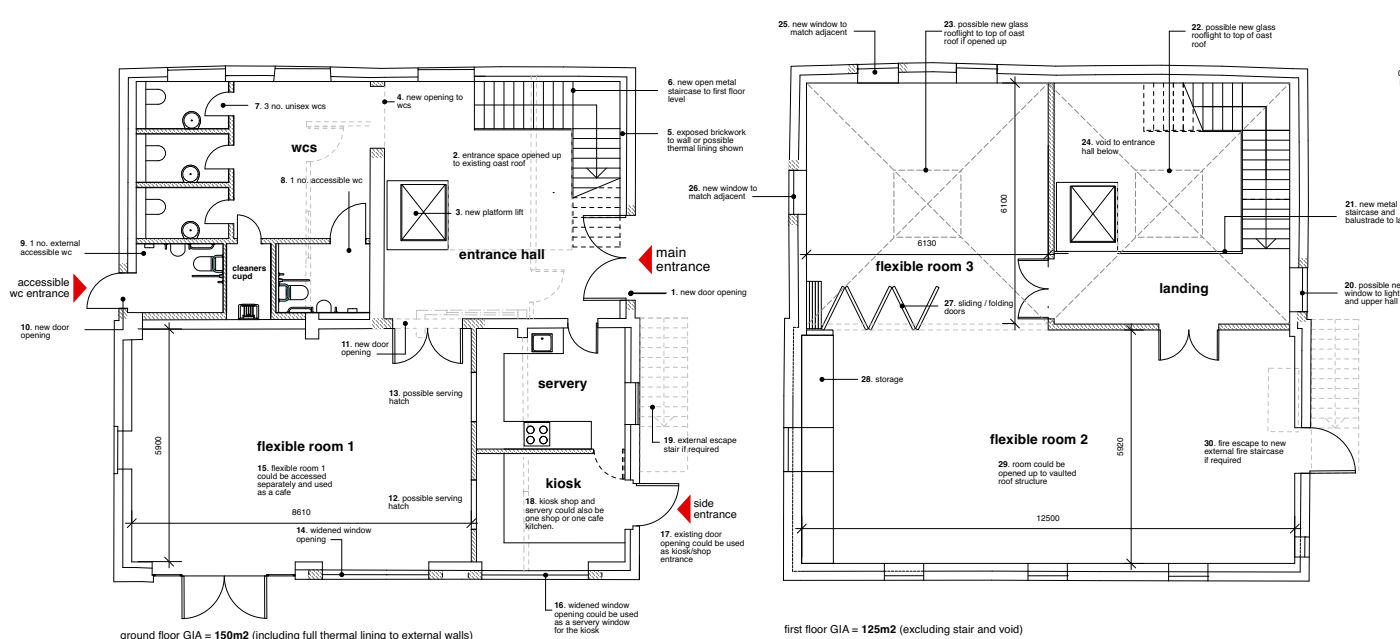


# 11. Outline feasibility to refurbish for Community use

Sevenoaks Town Council commissioned Theis + Khan Architects to produce a high-level feasibility review of how the building could be used to meet aspirations outlined in item 6 of this report. Sevenoaks Town Council would follow its normal statutory procurement process for obtaining detailed design, QS costings, planning etc if Tarmac approve transferring Freehold of property.

The proposals enable the provision of the identified needs in section 6 of this report including 3 separate community spaces, a 'community shop' space and ancillary provision including internal and external wcs.

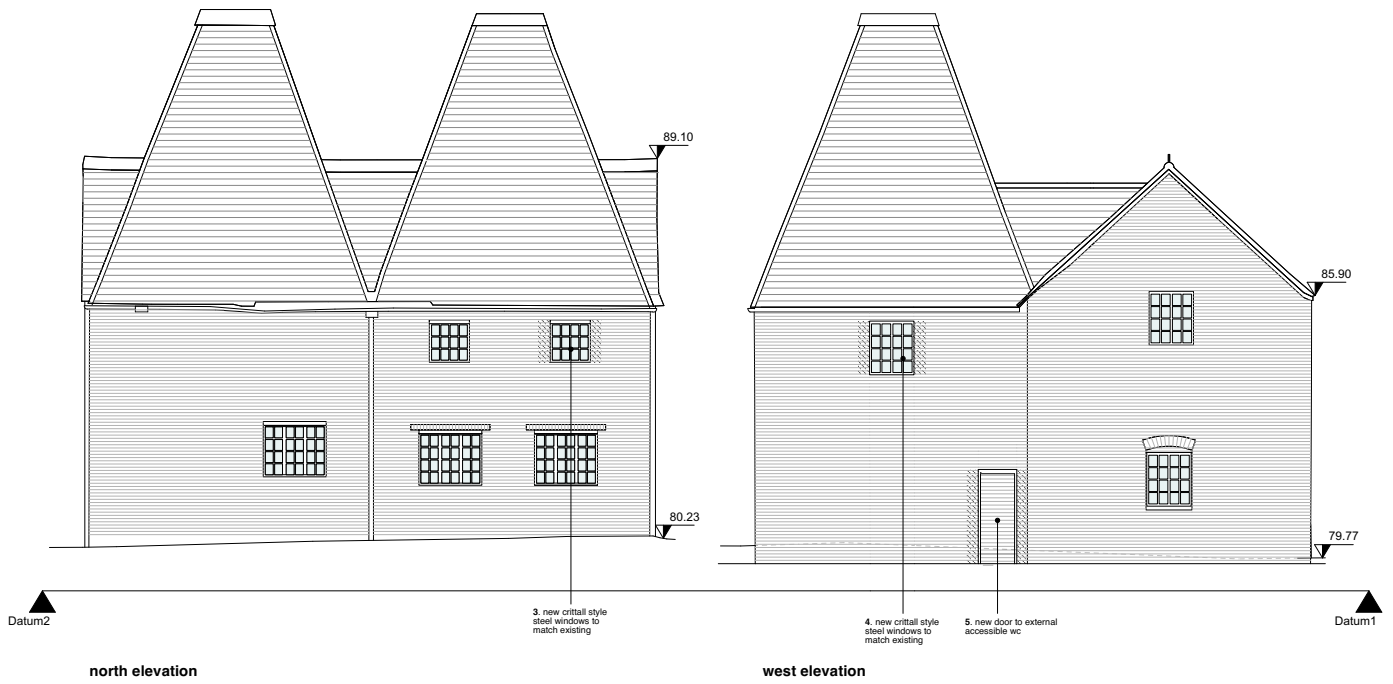
Although the facility is a heritage building the interior will have a contemporary feel, utilising the brick wall and contemporary fixings.



Proposed **Ground floor plan**

Proposed **First floor plan**

**THEIS  
+KHAN**



### Proposed **North** and **West** elevations



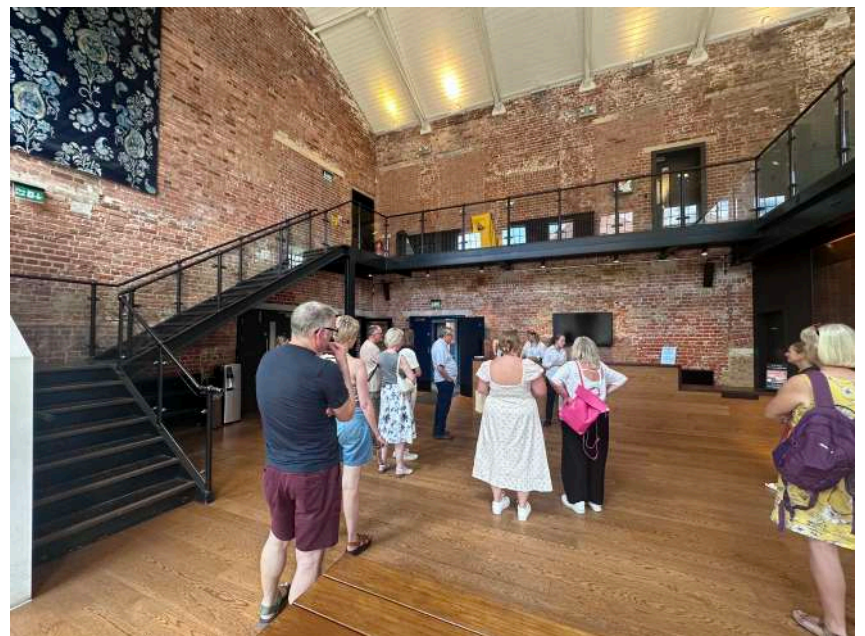
### Proposed **South** and **East** elevations

## Proposed North, West, South and East Elevations





Sketch of the proposed interior of the new Oast House above  
with views of the Bombay Sapphire Distillery for reference below



# Sketch views of proposed Oast House Renovation

Assumptions and current unknowns.

1. **First Floor** - it has not been able to survey but the assumption is first floor can be utilised.
2. **Internal Walls** - thermal lighting/lining to be used but also expose some brickwork to retain character.



Alternative sketch views of the proposed exterior of the Oast House

## 12. Outline Budget

Once schematic drawings are complete a QS will be appointed to provide an initial outline budget.

## 13. Sevenoaks Town Council

Sevenoaks Town Council is a medium sized Town Council. It has Quality Gold Award and holds Investment in People status. It has good experience of managing capital projects and has received national awards for this. Also, considerable experience in managing sustainable community assets.

## 14. Tarmac

Tarmac, a CRH company, is the UK's leading sustainable building materials and construction solutions business. With 150 years of experience and heritage to our name, we're a national network of local businesses, combining the knowledge and expertise of two of the construction industry's most iconic brands: Tarmac, pioneers and inventors of the modern road, and Blue Circle, the company that patented Portland Cement.

Our quarries, such as the one here in Sevenoaks, provide vital national resources for the construction, infrastructure, and transport sector.

For more information about Tarmac visit [www.tarmac.com](http://www.tarmac.com)



## 15. Planning Obligation

Planning Permission and Conservation Officer approval would need to be obtained.

It should be noted that there is a Local Government Reorganisation being processed and relevant Local Authorities would need to be confirmed.

Deed of Planning Obligation by Agreement – 2024 – below is an extract in rela-



## Pg. Requirement

7 Approved Body - Means a company charitable trust, Town Council or other body experienced in the management and maintenance of relevant facilities and to be approved by the Council.

13 Oast House – for use as a community café, affordable office space and / or co-working space for the benefit of the local community.

-

14 Where the Oast House or the Barn or the Water Sports Centre are transferred once the required works have been completed, the date of the transfer of the Oast House or the Barn or the Water Sports (as relevant) during which the Owners will use all reasonable endeavours to procure all defects identified during this period are remedial as soon as reasonably practicable given the nature of the defect and the availability of relevant labour and materials or

Where the Oast House or the Barn or the Water Sports Centre are transferred prior to required works being completed, (or where the required works have been carried out by the party to which the transfer is going to be made prior to the transfer) the date on which the works to the Oast House or the Barn or the Water Sports Centre (as relevant) have been practically completed, during which the Owners will use all reasonable endeavours to ensure that the party that had procured or undertaken the works will remedy all defects identified during this period as soon as reasonably practicable given the nature of the defect and the availability of the relevant labour and materials.

## Draft STC Recommendation

Sevenoaks Town Council (STC) meets the requirements of an Approved Body.

The Oast House to meet the needs as identified in the Feasibility Study (see section 6) – subject to public consultation:

- Flexible space – small and large gatherings (e.g. movable walls, tech capability)
- Kitchen, (bar area?)
- Kiosk Area – enable commercial use e.g. small One Stop Shop enabling local supplies – newspaper, bread, potentially a sub post office.
- Storage
- Public Toilets
- Ecological and sustainable as possible
- Allocated time slots for co working opportunities
- Information Boards relating to social history of the building and surrounds

<p><b>23</b> Means a marketing strategy for the Barn or Oast House prepared in consultation with the Community Development Officer and Council's Health and Communities team which will incorporate details of the proposed Oast House Operator or Barn Operator and the agreed Marketing period. and materials.</p>	<p>STC has proven experience of producing marketing and practical arrangements for developing a new community facility.</p> <p>The Community Development Officer to have a percentage of time allocated to working with STC for development of any facilities it will operate as an Approved Body.</p>
<p><b>23</b> Means company trust or other appropriate body corporate established or appointed by the Owners to carry out the long term management and maintenance of any or all of the facilities or areas to be managed by it and whose objectives shall include (but not limited to)</p> <p>a) Setting the level of a Management Company Service Charge for funding the running of the Management Company and collecting such charges from residents of the Development and Ensuring accountability to residents of the Development.</p>	<p>STC meets these requirements.</p>
<p><b>24</b> Means a single payment in the sum of £3,000 (three thousand pounds) Index Linked as a contribution towards the Council's costs of monitoring (twice a year for 15 years) the management and maintenance of any facilities or areas transferred to the Management Company.</p>	<p>The £3,000 would be for SDC to monitor STC in providing community facilities in relation to the Oast House?</p> <p>It is thought that these funds could be put to better use.</p>
<p><b>26</b> Means the building to be provided for a Community Use, with the location shown on Plan 2 and the extent of associated area of land to be fixed by way of condition on the Planning Permission</p>	
<p><b>26</b> Means a detailed scheme for the provision of the Oast House and which shall include:</p> <p>a) Confirmation of the intended use of the Oast House</p> <p>b) A timetable for the opening of the Oast House</p> <p>c) Detailed provision for the future management and maintenance of the Oast House following opening, including regular inspection and reporting, and A Defects Liability Period following completion of the Oast House</p>	<p>STC are preparing an Oast House Feasibility Study in consultation with the Tarmac Steering Group.</p> <p>It is thought if handed to an Approved Body e.g. STC the additional SDC regular inspection and reporting would not be required.</p>
<p><b>26</b> Means a community group or organisation responsible for the future operation, management and maintenance of the Oast House and who the</p>	<p>STC meets this definition.</p>



Council agree are capable of securing the Community Use for the Oast House and 'Oast House' shall be constituted accordingly.

**40** Means Sevenoaks Town Council of Town Council Offices, Bradbourne Vale Road, Sevenoaks TN13 3QG

**40** Means

a) In relation to the Barn, Oast House and Water Sports Centre a transfer of the unencumbered freehold or a long leasehold of the Barn and or Oast House to an Oast House Operator or Barn Operator or Alternative Operation and / or the Water Sports Centre to the Water Sports Centre Operator or Alternative Water Sports Centre Operator in consideration of the sum of £1.00 (one pound) but otherwise at no cost (including legal costs) by the Oast House / Barn Operator or Alternative Operator or the Water Sports Centre Operator or Alternative Water Sports Centre Operator such transfer to be with full title guarantee, vacant possession on completion, where the Barn and or Oast House and or Water Sports Centre has been completed prior to such transfer free of defects and rights of access for the general public as agreed with the District Council

Lease Heads of Terms to be agreed, this is noted.

**88** The Owners covenant with the Council as follows

**88** That prior to Commencement of Development of the Phase containing the Oast House to submit the Marketing Strategy for the Oast House and Oast House Management Scheme to the Council for approval in writing.

If handing to another local authority e.g. STC would approval of a Marketing Strategy and Management Scheme still be required by SDC?

**88** The Owners shall be permitted to seek to amend the approved Oast House Management Scheme PROVIDED ALWAYS that further amendments shall be submitted to the Council in writing for approval and IT BEING AGREED THAT the Council shall not be obliged to accede to any such request provided such action would not be unreasonable

If handing to another local authority e.g. STC would the amendments to any Oast House Management Scheme still need SDC approval?

**88** That upon approval of the Marketing Strategy for the Oast House to market the Oast House in accordance with that Marketing Strategy for the Marketing Period.

If handing to another local authority e.g. STC would the amendments to any Oast House Management Scheme still need SDC approval?

**88** To procure the Completion of the Oast House in accordance with the Planning Permission

and any Reserved Matters Approval prior to the Occupation of no more than 150 Residential Properties and thereafter to implement the approved Oast House Management Scheme in accordance with the programme set out therein.

**88** The Owners and the Council acknowledge and agree that if on the expiry of the Marketing Period the Owners have not entered into the Transfer for the Oast House with the Oast House Operator the Owners will submit for approval in writing by the Council an alternative marketing scheme (the alternative marketing strategy) for delivery of the Oast House which may include an Alternative Operator for the Oast House and / or an alternative Oast House Management Scheme.

It is recommended that STC would be the Approved Operator and therefore this would not be required.

**88** The Owners covenant with the Council that upon approval of the Alternative Marketing Strategy for the Further Marketing Period.

It is recommended that STC would be the Approved Operator and therefore this would not be required.

**88** The Owners and the Council acknowledge and agree that if on the expiry of the Further Marketing Period the Owners have not entered into the Transfer for the Oast House with the Oast House Operator or an Alternative Oast House Operator the Owners shall:

It is recommended that STC would be the Approved Operator and therefore this would not be required.

**88** Write to the Council to inform them that they propose to pay to the Council the Alternative Oast House Community Contribution, specifying a proposed quantum (with accompanying details to support the assessment of quantum) for the Alternative Oast House Community Contribution.

It is recommended that STC would be the Approved Operator and therefore this would not be required.

**88** Provide the Council with details to confirm that the Oast House has been Completed in accordance with the Planning Permission and any Reserved Matters Approval

**89** The Council shall confirm in writing whether they agree with the Owners assessment of the quantum of the Oast House Community Contribution or propose an alternative quantum for the Alternative Oast House Community Contribution, such response not to be unreasonably withheld or delayed. Following the written agreement of the Council and the Owners in respect of the quantum of the Alternative Oast House Community Contribution the Owners shall pay the Alternative Oast House Community Contribution; and

It is recommended that STC would be the Approved Operator and therefore this would not be required.

**89** On written confirmation from the Council

that the Alternative Oast House Community Contribution has been received the Owners may dispose of the Oast House fee from the restrictions and obligations contained in this Schedule.

**89** PROVIDED ALWAYS THAT the Owners shall not Occupy more than 500 Residential Properties until either the Owners have entered into the Transfer for the Oast House with the Oast House or Alternative Operator, or details have been provided to the Council to confirm the Oast House has been completed and the Alternative Oast House Community Contribution has been paid to the (SDC) Council.

**89** The Owners covenant with the Council to maintain the Oast House to its original completed standard to the reasonable satisfaction of the Council and in accordance with the Oast House Management Scheme until the date of completion of the Transfer for the Oast House or payment of the Alternative Oast House Community Contribution referred to in paragraph 12.7 above.

**89** The Owners covenant with the Council that where there has been a Transfer of the Oast House to the Oast House Operator or Alternative Operator and the Owners have carried out the works to the Oast House prior to completion of that Transfer, the Owners will procure that the Oast House Operator or Alternative Oast House Operator (as appropriate) has the benefit of a Defects Liability Period for the Oast House. If the Transfer of the Oast House to the Oast House Operator or Alternative Operator is completed before any works to the Oast House are carried out (or if otherwise, it is the Barn Operator or Alternative Operator that procures the carrying out of works to the Oast House), the Owners will procure that the relevant party undertaking the works has an obligation to procure the Completion of the Barn in accordance with this schedule and enters into a building contract with a Defects Liability Period.

**101** Barn Community Contribution and Oast House Community Contribution

**101** Where the Owners have informed the Council in accordance with paragraph 11.7.1 Part 2 of Schedule 4 that they propose to pay the Council the Oast House Community Contribution, the Council covenants not to unreasonably withhold or delay its written responses in relation to the quantum of the Oast House Community Contribution.

It is recommended that STC would be the Approved Operator and therefore this would not be required.

It is recommended that STC would be the Approved Operator and therefore this would not be required.

Typo error noted.

It is recommended that STC would be the Approved Operator and therefore this would not be required.



## 16. Legal Requirements

Sevenoaks Town Council are requesting the transfer of the Freehold of this future community asset.

Heads of Terms – To Be Agreed