

Pump Farm & Bloor Farm, Lower Rainham, Kent

Heritage Addendum – February 2020

- 1 This Addendum Note is intended to address the points raised by Medway District Council in their email of 31st October 2020. We also note that Historic England have sent a subsequent letter although this does not provide any detailed response to the submitted Heritage Review.
- 2 The email identified a number of heritage assets that it felt should have been included in the Heritage Setting Assessment which, due to their relatively indirect connection with the application site, were not considered in detail in the first instance. For completeness these are either addressed below or in the Heritage Review.

‘Old House’ and 497-501 Lower Rainham Road
- 3 These properties, located on the northern side of Lower Rainham Road are all Grade II listed and lie within the Lower Rainham Conservation Area. They are of largely timber framed construction and date originally from the late 15th century with later alterations. In the case of Old House, these alterations were in the late 16th century. The house is of the Wealden-type plan that is visually apparent in its framing and form. 497-501 Lower Rainham Road was built as a single house, later becoming a shop and now 3 houses. It has a rendered front elevation with visual reminders of its timber frame visible to the side.
- 4 All of these buildings have considerable architectural and historical interest and are positive contributors to the character and appearance of the conservation area. However, their immediate setting relates directly to their village setting rather than the site to the south. To the east is The Three Mariners pub, and to the west and south residential buildings (of varying age and quality). Many of the buildings along Lower Rainham Road are either built close to the road, or have boundary fences tight up against the pavement giving the village and road an enclosed semi-urban feel. Where views between buildings to the south are possible they tend to be filled with mature, often ‘suburban’ planting that blocks views beyond.
- 5 Therefore we do not believe the proposals will have an impact on their significance.
- 6 With regard to Chapel House, whilst we recognise that the building forms the outer edge of the hamlet and currently backs onto open agricultural land which therefore

forms part of its visual setting this is not, in itself, necessarily directly pertinent to the significance of the listed building. Thus, we do not believe that this element of its setting forms a sufficient contribution to the significance of Chapel House that the proposals would cause harm to, or loss of, the significance of the building.

- 7 We acknowledge the image provided by the Council (google streetview May2019), but believe the setting is already more mixed than that. The images below (google streetview May2019), taken only yards from the other are not meant as a tit-for-tat, but to show that it is a mixed semi-urban environment, with housing on the eastern side of the road. The development surrounding Pump Farm can be glimpsed in the distance and the high hedge along Pump Lane as well as the mature planting to the rear of Chapel House also adds to the separation of the site from both Pump Lane and Chapel House.





Lower Twydall Conservation Area

- 8 With regard the Lower Twydall Conservation Area, whilst views of fields can be experienced within the conservation area to the West, we disagree that they can be readily experienced between the buildings to the East. The conservation area is tightly drawn around the built form of the hamlet – which is made up, particularly on the eastern side of the lane, of farms and buildings that multi-layer back from the road interspersed with planting and mature trees. When the distance of the proposed development is considered behind the conservation area, it is unlikely there would be any intervisibility.
- 9 Overall, we remain of the view that whilst the setting of many of the heritage assets in the vicinity of the proposal have historical association with an agricultural past, in reality most of them are now surrounded by mature and often dense planting and thus it is a perceived rather than actual connection with any remaining rural surroundings that is important to their setting. This does not mean that views out and beyond – or from outside, towards the heritage assets – are not possible, but any proposals in the vicinity of these assets should be considered in this context.
- 10 Although the setting of each conservation area will be altered (Lower Rainham to a greater extent), the character and appearance of each conservation area would be preserved by the proposals and their self-contained nature should not be adversely affected. The proposals site is already barely visible due to the extent of existing mature vegetation and this will be further augmented by the proposals through a series of buffer zones, ponds and planting.
- 11 Similarly, the setting of the listed buildings would not be harmed by the proposals. The majority already have an enclosed character through existing planting and in the case of Chapel House is a semi-urban building already – an important element

of the Lower Rainham Conservation Area. The proposals intend to provide a deep buffer that is properly planted to further mitigate against any impact of the development and ensure the sense of separation is retained. This would also mitigate against any perceived loss of historical association between the assets and a rural context.