

RAPLEYS

Non-Technical Summary for
AC Goatham & Sons

**ENVIRONMENTAL STATEMENT
TECHNICAL APPENDIX 14.3
HERITAGE SETTING
ASSESSMENT
LAND AT PUMP LANE
LOWER RAINHAM**



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33 Jermyn Street, London, SW1Y 6DN
0370 777 6292 | info@rapleys.com | rapleys.com

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Created by:	Conor Healy BA(Hons), MPLAN, MRTPI (Senior Planner) Conor.healy@rapleys.com
Signature:	 C Healy (May 28, 2019)
Checked by:	Sarah Smith BA(Hons) MRTPI (Partner) sarah.r.smith@rapleys.com
Signature:	 Sarah R Smith (May 28, 2019)

1 DESIGNATED HERITAGE ASSETS

1.1 This report assesses the impact of the current proposed development on designated heritage assets within close proximity to the Site. The methodology used is outlined below along with a brief policy background on heritage policies at national and local level.

METHODOLOGY

1.2 There are a total of five heritage assets identified within close proximity to the site. These are detailed below, including consideration of their existing setting. Thereafter the impact of the Proposed Development on each asset is summarised. For ease of reference the relevant listings relating to Bloors Place are assessed together.

1.3 The assets are all Grade II listed, are shown on Figure 1 and are known as:

- Chapel House, 1 and 2 Pump Lane;
- Pump Farmhouse, Pump Lane; and
- Bloors Place, Lower Rainham Road; which includes:
 - Range of outbuildings including cart lodge and granary west of Bloors Place, Lower Rainham Road; and
 - Garden walls to south and east of Bloors Place, Lower Rainham Road.

1.4 In addition, there are two Conservation Area in the vicinity of the Site:

- Lower Rainham Conservation Area; and
- Lower Twydall Conservation Area.

POLICY CONTEXT

1.5 The following section sets out the policy background of assessing heritage assets. Both within a national context via the National Planning Policy Framework (NPPF) and a local context within the saved policies of the Medway Local Plan 2003. The Historic England guidance on the Setting of Heritage Assets has also been reviewed in the context of the proposals.

National Planning Policy Framework

1.6 Relevant national planning policy and guidance is set out in National Planning Policy Framework 2019 (NPPF) below.

1.7 Paragraph 189 advises that, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. Furthermore, the level of detail should be proportionate to each asset's importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

1.8 As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

1.9 According to paragraph 192, in determining applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

1.10 Paragraph 193 states that 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.

1.11 Paragraph 194 advises that any harm to, or loss of, the significance of a designated heritage asset from development within its setting, should require clear and convincing justification.

- 1.12 According to Paragraph 196, 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.

Development Plan

- 1.13 The development plan for Medway Council comprises the saved elements of the Local Plan 2003, which were saved in September 2007.

- 1.14 Given the age of the adopted Local Plan, it is evidently out of date with reference to the NPPF. As such, its contents should carry limited weight in the consideration of this development proposal. However, for the purpose of this report the relevant policies are listed below.

- 1.15 According to Policy BNE18 (setting of listed buildings) the setting of a listed building is often an essential part of its character. Historic buildings can lose much of their interest and townscape value if their surroundings include inappropriate development. The setting of a listed building will often owe its character to the harmony produced by a particular grouping of buildings and to the quality of spaces created around them. Such areas require careful attention to the details of the proposals. Consequently, full applications will normally be required which will enable a proper assessment of their impact. Proposals which would adversely affect the setting of a listed building will not be permitted.

Emerging Policy

- 1.16 The Council is currently working on a new Local Plan. The emerging local plan is currently in the early stages of preparation. The latest Local Plan update that was submitted by the Council to the cabinet outlined the proposed timeline of the emerging Plan. The regulation 19 consultation of the draft Local Plan is expected in June or July 2019, with submission to the Secretary of State expected in December 2019 and adoption targeted for 2020.

2 DESIGNATED HERITAGE ASSETS

CHAPEL HOUSE, 1 AND 2, PUMP LANE

- 2.1 The Grade II listed Chapel House is located at the northern extent of the site, on the western side of Pump Lane at the corner of Lower Rainham Road.
- 2.2 The Historic England Listing (1259635) notes the following:

House, now two, Mid-late C15, altered early-mid C16, altered early C20. MATERIALS: timber-framed, rendered rear and weatherboarded left-hand end, with a large right-hand brick external stack, rear left-hand gable stack and rear central external stack, and a half hipped tiled roof with left-hand hipped cross range. PLAN: 3-room parallel plan with a right-hand rear outshut to No.1. EXTERIOR: 2 storeys, attic and basement; 9-window range. A close-studded front has a continuous jettied first-floor in three sections, the left-hand one projecting and with a jettied return, and a hipped roof front and rear. Mostly late C16 windows with flanking clerestory windows, blocked on the first floor, mostly C19 casements; right-hand and left side of middle section have ground-floor 3-light transom and mullion windows with small flanking lights, with C20 first-floor window above; left-hand 1-window range section has C19 cross windows, and a curved brace with a moulded base to the corner post. Large right-hand stack has offset toward the front and ridge section of roof connecting to the house; to the rear is a plain C20 door, with C20 windows above and to the side of the outshut. Left-hand return is weatherboarded to upper floor, with C20 windows, and a rear C20 extension with a gable stack and C20 door. Rear has a central single-storey gable with a stack, and a shallow raking dormer to the attic. INTERIOR: not inspected.

Existing Setting

- 2.3 Chapel House has a frontage on to Pump Lane and is contained within its own land parcel which includes a garden area with mature vegetation and a garage to the rear. The land parcel is adjacent to the Lower Rainham Road to the north-east, the Proposed Development Site to the north and the south-west.
- 2.4 The immediate setting of Chapel House is characterised as roadside linear development with a garden area at the rear. The primary view of Chapel House comes from Pump lane itself and on approach from the south-east on Lower Rainham Road. The proposal site is not immediately visible from Chapel House due to the vegetation surrounding the rear garden area of Chapel House; similarly the Chapel House is not immediately visible from the proposal site.

Potential Impact

Construction

Whilst it is acknowledged that the proposal will have an impact on the Chapel House during the construction phase, the current setting of the Chapel House is not tranquil given the close proximity of the Lower Rainham Road and Pump Lane. Notwithstanding this the disturbance created by the construction of the proposal is short term and would have an indirect impact on the setting of the Chapel House. Therefore the impact of the proposed development will have a short term, moderate adverse impact on the setting of the Chapel House.

Operation

- 2.5 The proposed development will not involve significant changes to this part of Pump Lane which is among the main characteristic of the setting of the Chapel House. The retention of the existing planting and vegetation at the boundary of the properties will help reduce the impact of the development to moderate/minor adverse impact.

Mitigation

- 2.6 Existing boundary planting will be retained as part of embedded mitigation principles both during construction and operation of the development. The masterplan further responds to the Chapel House land parcel by including enhanced green buffer planting around its boundary with the Site. This will help retain the existing character of the land adjacent to the rear of the property, reducing the impact to minor/negligible.

Conclusions

- 2.7 Any residual impact on the setting of the building is considered to be indirect and long term, although the maturing of the buffer planting and landscaping will reduce the impact in the longer term.
- 2.8 With the inclusion of additional boundary planting, which will mature over time, the Proposed Development will not have a significant impact on the Grade II listed Chapel House.

PUMP FARMHOUSE, PUMP LANE

- 2.9 The Grade II listed, Pump Farmhouse is located on the western side of Pump Lane at approximately the halfway point of Pump Lane between Lower Rainham Road to the north-east and Beechings Way to the south-west.
- 2.10 The Historic England Listing (1259637) notes the following:

Farmhouse, Late C18 extended and remodelled early C20. Rendered brick with brick end lateral stacks and a left-hand rear external stack, and a tiled hipped roof. PLAN: double-depth plan with right-hand single-room extension. EXTERIOR: 2 storeys; 3:1-window range.

Double-fronted, a timber doorcase with a small canopy and door with 6 flush panels, late C20 15/15-pane ground-floor and three 9/9-pane sashes; similar right-hand 1-window block with matching glazing. INTERIOR: altered, contains a central C20 dogleg stair, rear fireplace with possibly re-set 4-centre arched bressumer.

Existing Setting

- 2.11 Pump Farmhouse is situated towards the rear of a relatively large land parcel which includes surrounding mature vegetation and a garage at the rear. The Farmhouse is set back from Pump Lane itself and is almost surrounded by a recent residential development at Russett Farm. The land parcel is bounded to the east by the access lane to Pump Farm which is the site of the current proposal.
- 2.12 The setting of the plot at Pump Farmhouse has already been impacted by the surrounding Russett Farm residential development; however the immediate setting of the Farmhouse itself remains unchanged and is characterised by the mature vegetation within the garden.

Potential Impact

Construction

- 2.13 Whilst it is acknowledged that the proposal will have an impact on Pump Farmhouse during the construction phase, the current setting of Pump Farmhouse is not considered to be that tranquil given its close proximity to other residential development at Russett Farm and the main farm buildings of Pump Farm. Notwithstanding this, the disturbance created by the construction of the proposal is short term and would have an indirect impact on the setting of Pump Farmhouse. Therefore the impact of the proposed development will have a short term, moderate/minor adverse impact on the setting of Pump Farmhouse.

Operation

- 2.14 The proposed development will not involve significant changes to the setting of Pump Farmhouse. There is no proposed development within the environs of Pump Farmhouse. Once the development has been built the development will have a minor adverse impact on Pump Farmhouse due to the maintained 'barrier' of the existing vegetation on the boundary with the proposal site to the east of Pump Farmhouse.

Mitigation

- 2.15 Existing boundary planting and vegetation will be retained (embedded mitigation) both during construction and operation of the development. In addition the masterplan responds to the Pump Farmhouse land parcel by including a community orchard area buffer around the boundary and further enhanced planting of existing boundaries further reducing the impact on the setting of Pump Farmhouse. As noted above the character of Pump Farmhouse has been substantially altered by the Russett Farm development which is in close proximity to the Farmhouse.

Conclusions

- 2.16 Any residual impact on the setting of the building is considered to be indirect and long term, although the maturing of the buffer planting and landscaping will reduce the impact in the longer term.
- 2.17 With the inclusion of additional boundary planting, the Proposed Development will not have a significant impact on the Grade II listed Pump Farmhouse.

BLOORS PLACE, RANGE OF OUTBUILDINGS INCLUDING CART LODGE AND GRANARY WEST OF BLOORS PLACE AND GARDEN WALLS TO SOUTH AND EAST OF BLOORS PLACE, LOWER RAINHAM ROAD

- 2.18 The Grade II listed, Bloors Place, the range of outbuildings including the cart lodge, the granary west of Bloors Place and the garden walls to the south and east are assessed together as they form part of the same land parcel, referred to as Bloors Place. Bloors Place is located on the southern side of Lower Rainham Road to the north-west of the site.
- 2.19 The Historic England Listing (1267763) for Bloors Place notes the following:

Hall house, now house, 1470-1510, for Christopher Bloor, rear wing early C16 truncated and rebuilt late C17, partly destroyed by C18 fire. MATERIALS: timber-frame, clad in red brick to ground floor and tile-hung above, galleated limestone rubble rear wing extended in English bond brick, and the right in Flemish bond brick, brick rear external stacks, and a tall octagonal stack with crenellated cap to the rear wing extension, and a hipped roof with left-hand gable. PLAN: Wealden-type 3-room hall house of which the left-hand section destroyed in C18 fire, extended to rear C16. EXTERIOR: 2 storeys and attic; 4-window range. Former hall recessed at left-hand end has chamfered curved brackets from sides and projecting lateral beam under the overhanging eaves, a right-hand 4-centre arched moulded doorway with ribbed door and a rectangular overlight with margin panes, and a late C19 left-hand casement and first-floor casement over the entrance. Long right-hand bay refaced late C19 has C20 fenestration with a left-hand canted bay and mullion, and mullion and transom casements, with hipped dormers to the middle and left-hand return. A deep C20 weatherboarded eaves band extends along the front. The rear of the hall and the rear wing has C16 Perpendicular moulded stone mullion windows with shallow pointed heads and small panes. The hall has a rubble rear with a large external stack with a C19 star-shaped shaft, and a wide 2-storey bay in the outer corner with a hipped roof, 3 ground-floor and 5 first-floor lights, the latter leaded casements, and to the inner side of the stack are single 2-light windows to each floor; the left-hand return a 1-window range with a C19 doorway with 4-pane overlight, C18 8/8-pane first-floor sash and a C20 attic casement. Rear wing has a weathered stone plat band, with 5 irregularly spaced windows to the E with an off-centre 4-centre-arched door with moulded surround and boarded door, and arched lights as the previous section; a C19 doorway as the end of the hall. The W side has 2 paired windows,

that to the left higher to a possible stairwell, a single paired first-floor window, and a hipped dormer, with a flat-headed door in the window-less rear.

Section C20 lower porch and probable stair well in the SW re-entrant. INTERIOR: not inspected but recorded by RCHME as having much evidence of timber-framing including heavy jowled posts in front range; original C16 4-centre arched doorways at S end of former screen passage and in first floor stair well, the latter with enriched spandrels and moulded stops; crown post collar purlin roof in front range with octagonal crown posts with bases and capitals and arched braces. Rear wing first-floor chamber has clustered roll-moulded ceiling beams. C18 panelling in front right-hand drawing room.

HISTORY: an unusual plan in having a very long W service bay, formerly jettied but the floor altered. The roof shows no evidence of smoke blackening, and believed to be a rare example of a hall with an original rear stack. A fine and unusual complex with group value with the rear walled garden walls and cart lodge and outbuildings (qv). (Survey of Kent Buildings: 1991-: 40264).

- 2.20 The Historic England Listing (1267769) for the range of outbuildings including the cart lodge and granary west of Bloors Place, notes the following:

Cart shed and granary with adjoining cattle shed converted to coach house. Probably C18 with late C19 alterations to cattle shed. The cattle shed has a late C19 or C20 roof. Red brick in various bonds and partly weatherboarded timber-frame, and tiled roof. PLAN: rectangular. EXTERIOR: 2-storey; 7-bay cart lodge has open ground floor with timber posts and small curved braces to wall plate and longer braces to inner posts, with first-floor granary weatherboarded with open central and right-hand doorways and small boarded windows between. Rear has a first-floor loft door and window, with ground-floor window with boarded shutters. Lower left-hand brick single storey former cattle shed probably originally open-fronted, now brick-fronted with a right-hand vehicle entrance and louvred window. INTERIOR: not inspected.

- 2.21 The Historic England Listing (1267767) for the garden walls to south and east of Bloors Place, notes the following:

Garden walls. Mid C17. English bond brick and limestone rubble and dressings. Brick walls have plinth and angled brick beneath a weathered brick coping; stone walls have a moulded stone 4-centre arched doorway. Walls enclose E garden and S kitchen garden.

Existing Setting

- 2.22 Bloors Place is situated within a large land parcel, which contains each of the listed structures; the land parcel also includes a large amount of mature vegetation, some other unlisted structures, a large green space and a pond to the north of the land parcel. The structures are within the centre of the land parcel and are hidden from surrounding views by the site vegetation.
- 2.23 Therefore the existing setting of the heritage assets at Bloors Place is characterised by the physical features of the land parcel itself as they are not readily visible from the public highway.

Potential Impact

Construction

- 2.24 Due to the significant distance between Bloors Place and the proposed development area, the proposed construction of the development is not considered to have more than a minor adverse impact on Bloors Place during the construction phase.

Operation

- 2.25 With the retention of the existing boundary planting (embedded mitigation) around the site and Bloors Place, the development will have a negligible impact on Bloors Place.

Mitigation

- 2.26 The Bloors Place land parcel and its associated vegetation cover remains untouched by the development proposals. Any existing boundary planting within the proposed development site will be retained and enhanced through further planting, further reducing any impact on its setting.

Conclusions

- 2.27 Any residual impact on the setting of the buildings is considered to be indirect and long term, although the maturing of the buffer planting and landscaping will reduce the impact in the longer term.
- 2.28 With the inclusion of additional boundary planting, the Proposed Development will not have a significant impact on the Grade II listed Bloor's Place.

LOWER RAINHAM CONSERVATION AREA

- 2.29 The Lower Rainham Conservation Area runs along Lower Rainham Road, and contains at either end Chapel House to the northwest and Bloors Place to the southeast, these sites are the closest areas to the proposal site. The Conservation Area was designated in March 1989; however a Conservation Area appraisal is not available on the local authority's website.

Existing Setting

- 2.30 There is no document appraising the setting of the Lower Rainham Conservation Area and its features. However, the Lower Rainham Conservation area is centred on the Lower Rainham Road which can be characterised as a linear village like environment with a number of low density buildings of mixed use but is largely within residential use.

Potential Impact

- 2.31 The areas of the Conservation Area which are the closest to the proposal site are Chapel House and Bloors Place, which have been assessed above.

Construction

- 2.32 There is not likely to be a significant impact on the Conservation Area as a whole during the construction phase. Notwithstanding this, the areas closest to the site within the Conservation Area have been assessed above and it is concluded that at these sites there will be a short term, indirect, minor adverse impact.

Operation

- 2.33 There is not likely to be a significant impact on the Conservation Area as a whole during operation. The sites closest to the Conservation have been assessed and it has been concluded that once the development has been built the development and the retained and additional landscaping and planting has matured, there will be a minor/negligible impact on Chapel House and Bloors Place. The operation of the proposal is not considered to have a significant impact on the Lower Rainham Conservation Area.

LOWER TWYDALL CONSERVATION AREA

- 2.34 The Lower Twydall Conservation Area runs along the southern end of Lower Twydall Lane, and contains five Grade II listed buildings, which have not been assessed due to their location in relation to the site, which will not have an impact on these Listed Buildings. The Conservation Area was designated in August 2014 and does not have a Conservation Area appraisal.

Existing Setting

- 2.35 The part of the Conservation Area in proximity to the development site is characterised by farmhouses surrounded by large parcels of land and substantial mature vegetation along the boundaries. Only one farmstead has a direct boundary with the development site.

Potential Impact

- 2.36 The parts of the Conservation Area which are the closest to the site are substantial are bounded by areas of vegetation which are to be retained.

Construction

- 2.37 There is not likely to be a significant impact on the Lower Twydall Conservation Area as a whole during the construction phase, not least given the distance of the proposal and the Lower Twydall Conservation Area boundary. The impact on the setting is therefore considered to be minor adverse.

Operation

- 2.38 There is not likely to be a significant impact on the Lower Twydall Conservation Area as a whole during operation, not least given the distance between the development proposal and the conservation area. The existing boundary planting is to be retained and enhanced with additional planting vegetation. As such the overall impact on the conservation area is considered to be negligible.

Overall Impact Summary on Conservation Areas

- 2.39 With the retention of existing boundary planting, and further enhanced planting proposed within the Masterplan, it is considered that the development will not have a significant impact on the setting of the Lower Rainham or Lower Twydall Conservation Areas.

3 CONCLUSIONS

- 3.1 This short heritage setting assessment has had regard to both national and local planning policy and the guidance provided by Historic England.
- 3.2 The designated heritage assets, both listed buildings and two conservation areas , do not lie within the proposed development site, but do abut it to varying degrees.
- 3.3 Presently, the boundaries of the proposed development site are characterised by mature hedgerow/tree planting. This protects the both the site and the designated heritage assets. There does not appear to be any direct historic linkage between the heritage assets and the site, although it is acknowledged that the site does currently provide a wider 'open' /undeveloped setting to the assets.
- 3.4 Development of the site will inevitably erode this wider 'open' setting, but the retention and enhancement through further planting and landscaping of the existing boundary vegetation, will help reduce the level of impact to the setting of the heritage assets.

