

Heritage Statement to support the application for Listed Building Consent for proposed works at 37 High St, Shoreham.

Please note there is some overlap with information in Design and Access Statement.

The proposed works fall into two categories

1. The laying of a bespoke solid oak floor by expert craftsmen
2. The creation of a trap door to access the basement cellar.

Impact of the works on the significance of the property

The property is significant within the High St for its frontage. It has architectural and historic interest. Preapplication advice from the Conservation Officer confirms that *No.35 and 37 High Street are an early 18th century house. Built out of brick with clay tiled roof. It has classical detailing with sash windows and dentilled and moulded eaves cornice. To the left there is a two storey rendered extension dating early-mid 19th century which serves as the village shop. No.37 is the right hand part of the building.*

Within the High St itself, this is one of a number of listed properties contributing to the significant architectural and historic interest of the village and in particular the High St.

The current works make no impact on its appearance nor to its internal layout and therefore make no impact on its significance.

1. The laying of the floor upgrades the current hotch-potch of materials resulting from changes of ownership of parts of the room over time. The current state of the floor results from the last changes made in 2007 as per application below. The choice of solid wood rather than engineered wood provides the most authentic material to enhance the space.

LLCL: Search Reference: 15/00275 Date: 17/03/15

Sevenoaks District Council Register of Local Land Charges
Schedule to Official Certificate of Search

Part 3: Planning Charges
(b) Other planning charges

Description of charge (including reference to appropriate statutory provision)	Originating Authority	Place where relevant documents may be inspected	Date of Registration
Application Number: 07/01665/LBCALT Address: 35-37 High Street Shoreham Sevenoaks Kent TN14 7TB	Sevenoaks District Council	Local Land Charges	30/07/2007
Conditional Planning Permission dated 30/07/2007 Internal re-positioning of walls that separate the two addresses designated by virtue of Town and Country Planning Act 1990 TLC Ref AP117811 Application Number: 04/00096/HST Address: 37 High Street Shoreham Sevenoaks Kent	Sevenoaks District Council	Local Land Charges	02/08/1994

Page 3 of 6



We believe that the new floor will considerably enhance the internal aspect in a sympathetic manner complementing the splendid inglenook fireplace in the room.

2. The creation of the trap door will enhance the property because access to the basement will facilitate proper stewardship and conservation of the subterranean fabric. This will reduce the risk inherent in the current access position (slithering through an external air vent) and provide the opportunity for any conservation work needed to take place by qualified contractors, thereby reducing or removing risks to a heritage asset. In time, once the state of the room has been assessed by experts we would like to secure it for use as a storage room for wine and will put in appropriate consent requests to enable its use, thereby securing the optimum viable use of a heritage asset in support of its long term conservation.

Justification of the works

1. The current floor is an unsightly mix in places of concrete, old but we understand not original boards, screeding and modern repair boards.



It has different height levels according to the previous ownership of parts of the floor as per the internal modifications granted permission in 2007. A deed of release and substitution (which appears in the appendix) allowed the owners of number 37 to acquire two spaces from the shop next door during a short period when it closed and its future was uncertain. Internal modifications were then made to incorporate a store room /cupboard downstairs into the corner of the lounge to create a rectangular room, and a bedroom from next door became part of this side of the house. The reconfiguration received planning approval on 30th July 2007 SE/07/01665/LBCALT. By this acquisition the downstairs room became a logical shape which restored what had been the original cottage room, but the work revealed a mixture of old and new wood floorboards, none we understand of historical significance, together with concrete and screeding and parts of the floor which are not at the same levels as the rest of it. The existing floor does not warrant reconditioning and preserving. This would have been our preferred option. The use of bespoke natural flooring created for that space enables traditional materials of high quality to be laid to create a levelled solid wood floor. Preapplication advice from the Conservation Officer was to detail the preservation of any historic features such as joinery given that laying a floor on top of a floor will raise the height so that the council can be sure that this can be achieved without causing harm.

There is one outstanding historical feature, which will be preserved and enhanced (text colours match arrow colours). The original lintel into the next room has a natural worn dip through use and footfall and will be preserved and the later added pine board at its base will be removed and replaced with oak as the lintel itself is made from. Both these are already raised above the floor level and we understand that the new floor will be at the level of the pine addition to the lintel.



2. The basement is currently inaccessible and has been closed to the owners of the property since the shop owners sold and separated off the house with the installation of a basement brick wall in 1994. We cannot guarantee to maintain the structure for which we are responsible without access to our own basement. The preapplication advice from the Conservation Officer stated; *The ventilation grill would have not been intended for providing access and using it risks damaging the fabric and the person. As the historic access has been lost and the provision of safe access into the basement is important for the long term care and maintenance of the building...*

Current access through grille isn't a safe route



The previous entrance is bricked up as is shown on next page



Shop side (no 35)



Our side (no 37) Door is bricked in and unattached

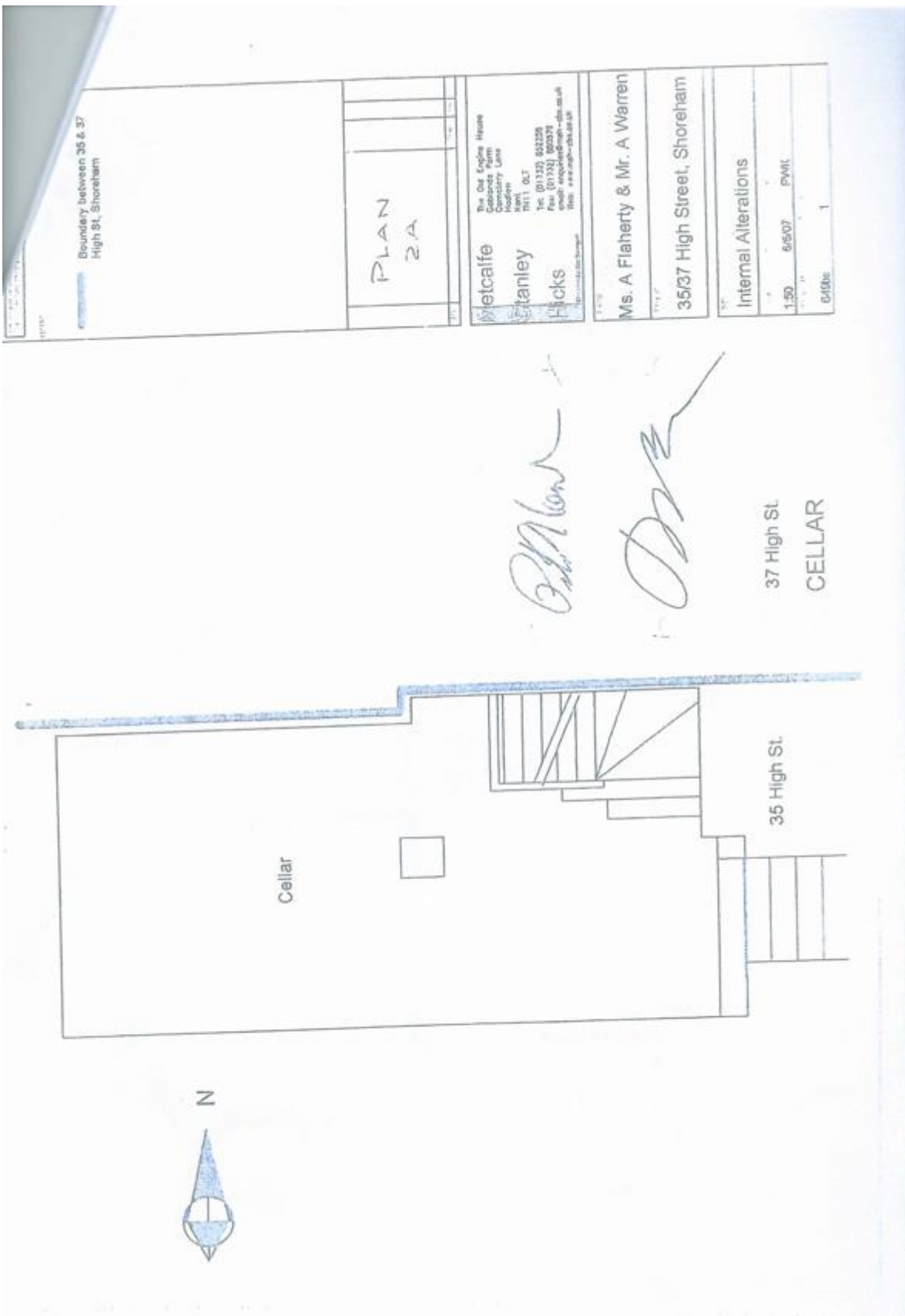


This photo shows the opening to street level through which access has been gained..

The works proposed have no archaeological impact.

Minimisation of Harm, Negative Impact and Mitigation Strategy

From exploration and measurements undertaken in situ we are aware that the location of the cellar is different from the way it is indicated on the floor plans included at the time of purchase. This plan suggests that the cellar sits underneath the whole of the sitting room above.



Boundary between 35 & 37
High St, Shoreham

PLAN
2A

Metcalf
The Old Engine House
Coombe Lane
Shoreham
West Sussex BN11 6LT
Tel: (01323) 662208
Fax: (01323) 622028
Email: metcalf@shoreham-district.gov.uk
Web: www.shoreham-district.gov.uk

Ms. A Flaherty & Mr. A Warren
35/37 High Street, Shoreham

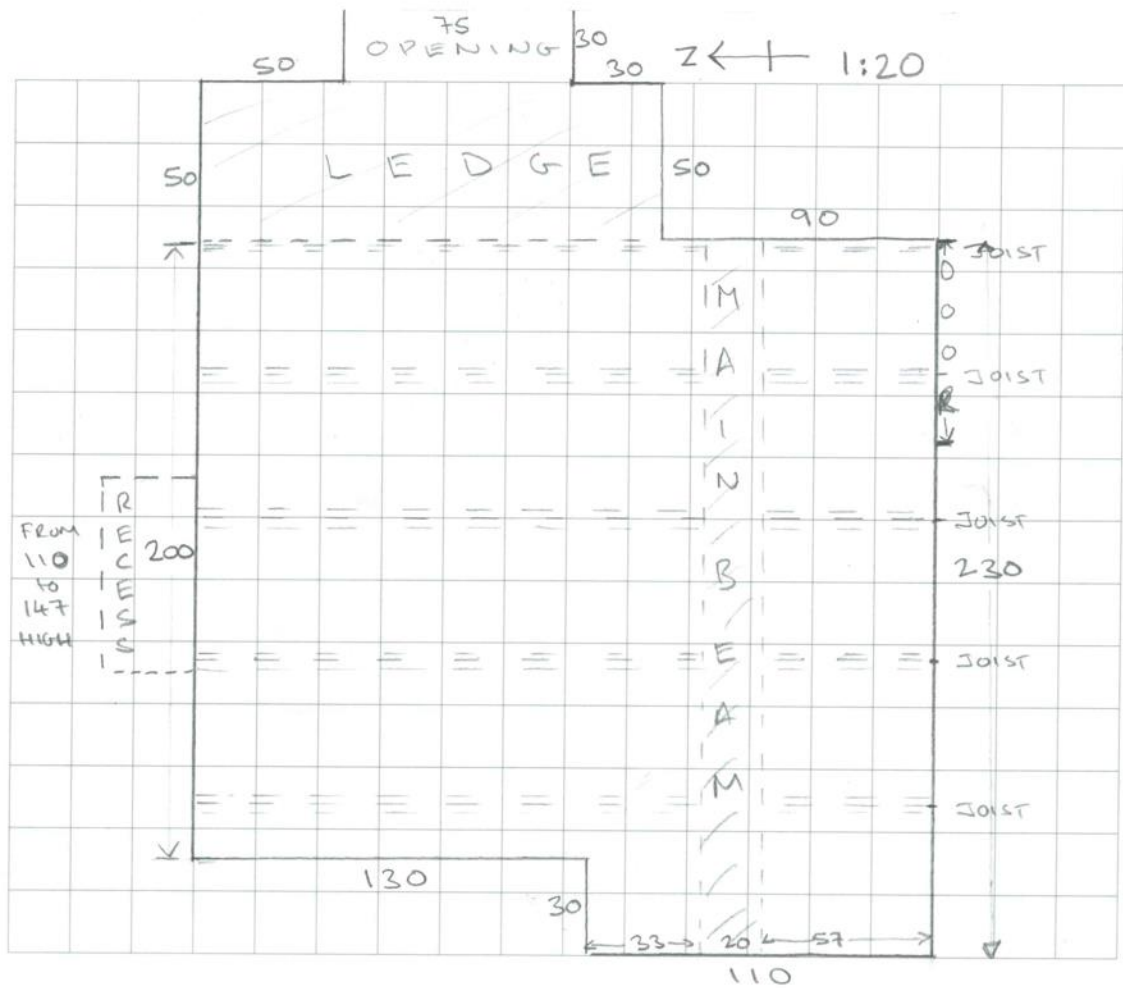
Internal Alterations
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0/10/06 1

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37 High St.
CELLAR

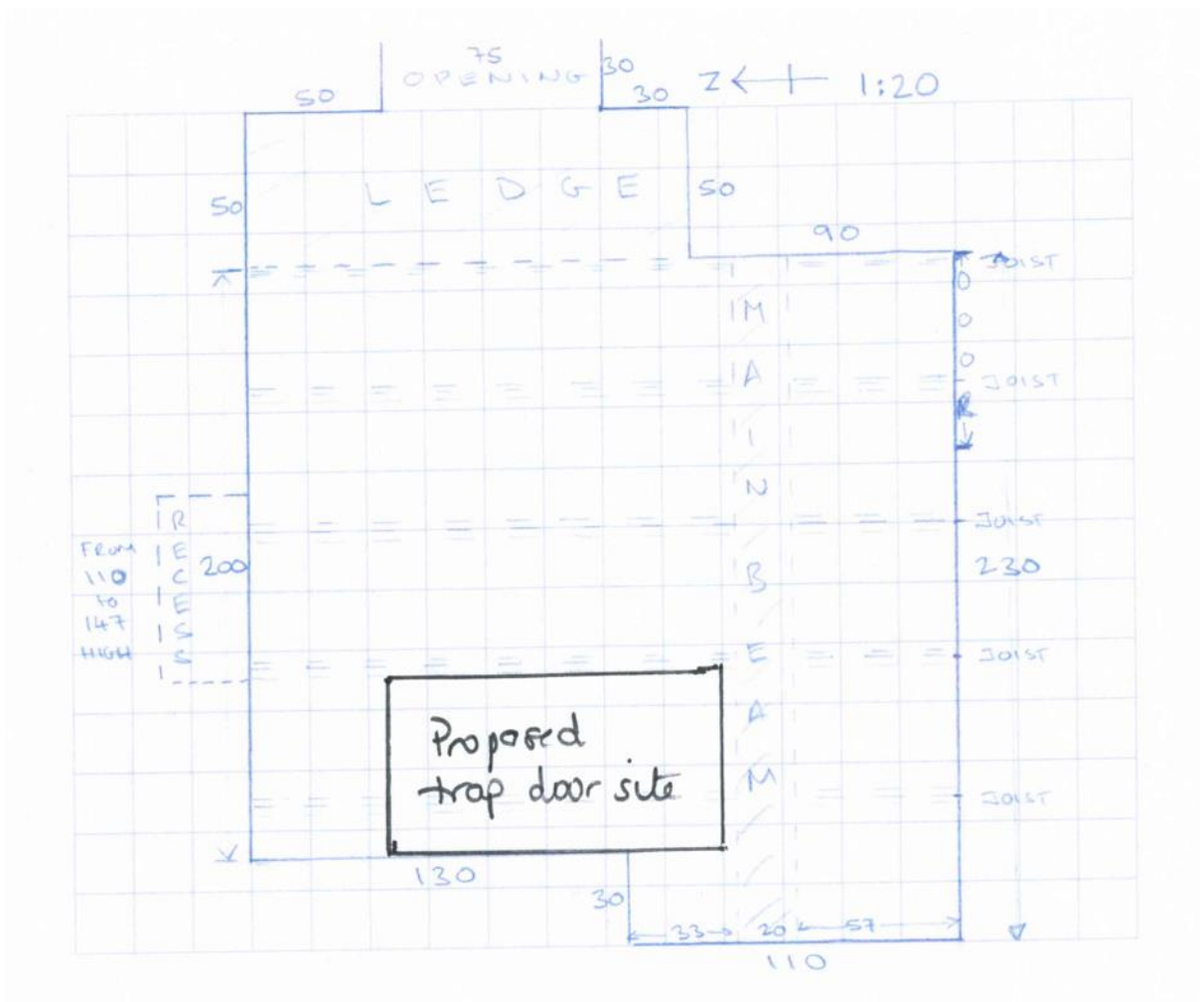


The space is as follows. The top of the picture below shows the opening of the grille at street level. Directly below this is a ledge (shown in photo on page 6).



This plan of the sitting room shows the location of the cellar beneath it.





We propose to create the hatch as indicated on the plan thus, so as to enable a second consent to be sought in future years to be able to run a staircase down to the floor along the wall edge. We have not begun to cost or design this and cash flow does not permit us to do so at present.

The dimensions of the hatch 110 cm x 60 cm are so as to permit someone to descend a notional staircase without hitting their head on the edge of the hatch. This future proofs the health and safety aspects of harm to persons using the trap door. In the meantime and in the event of such a second consent not being forthcoming, it will allow a person to descend a ladder placed at a safe angle without hitting their head on the trap door.

In order to create the trap door it will be hinged so that it can be opened up to sit above the part of the floor where there is no cellar. This means that the weight of the opened trap door will not cause harm to the ceiling of the cellar. However the location of the trap door cannot be completely discreet as the layout of the walls and space beneath our lounge do not correspond to the space above it. Although we are likely to continue to have a rug on the new floor, its location is unlikely to cover the trap door. We do not believe that it is possible to design a location which

minimises harm to the structure and is totally discreet from view. We realise that we can only mitigate this, we cannot achieve both objectives given the very different layouts above and below. It is however the case that the current floor if uncovered is much more unsightly than a visible trap door in a beautiful floor will be.

We are not planning to add insulation under the floor because we believe that the building should breathe as intended at the time of construction.

J and J Aisher.