

Rise House

Woodland Rise, Sevenoaks, Kent.TN15 0HZ



HERITAGE STATEMENT

September 2021

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Rise House, Woodland Rise, Sevenoaks.

1.0 Introduction

Scope of report

This report gives a brief description of the Wildernesse Conservation Area.

The report will show that the proposals for works to create a small infill between the main house and the garage, and a new lean-to garage to the east of the garage with matching and appropriate materials, will not harm neighbouring amenity, privacy or the wider conservation area.

This report is intended to provide supporting information to assist in the determination of a Planning Application and should not be used for any other purposes.

The Statement provides two key elements in accordance with the National Planning Policy Framework (NPPF 2018)

- A Significance Assessment which explains and describes the relevant value of the heritage asset,

This section of the document complies with section 16 of the NPPF

- A Heritage Impact Assessment to explain and evaluate the relative impact of the proposed works on the setting of a heritage asset. This section of the document complies with the pertinent Paragraphs of the NPPF.

The intention of this Heritage Statement is to provide a context and justification for the proposed works in relation to national and local heritage policy

2.0 Conservation Area

The application site is located within the Wildernesse Conservation Area and within the wider urban boundary of Sevenoaks.

After the First World War, many of the houses were developed along Woodland Rise by several developers to meet demand for the middle class housing within travelling distance of London. They were mostly built between 1925 and the start of the Second World War.

Many were designed in the Arts and Crafts style; with six identified as being designed Baillie Scott.

Rise House is thought to have been designed by Baillie Scott's or his practice.

Trees feature prominently within the Conservation Area immediately to the east and west of the application site. Trees are a major feature along Woodland Rise, creating shelter and visually linking the roads and accesses with areas of densely planted tree groups along street boundaries and in large rear gardens. Clipped hedges behind brick front boundary walls are an important characteristic of the conservation area, contributing to the sense of pastoral enclosure and loose formality of the area. Front boundary hedges extend throughout the Conservation Area on one side of the road or the other and sometimes on both sides, providing a common unifying element in the street scene

Generally frontages along Woodland Rise are densely planted with high hedges and trees groupings, which almost completely obscure the architecture. The street scene narrative is landscape, the architectural language of buildings is lost to snap shots as the odd garage door or partial façade is exposed, some buildings can be seen, but they are diluted by landscape event and the Road experience. The experience is not therefore, of buildings, but of landscape event, with occasional gaps at each site access. It is not a landscape effect which has a spatial quality either, as all that may be appreciated is mostly to the frontage. These accesses are lost in the domino effect, as landscape merges with landscape.

3.0 The proposal

The proposals for a link between the main house and the existing garage to form a mud / boot room and all-weather covered access to the staff accommodation, is of a moistest form and scale. This link is to be carefully and sympathetically added to the courtyard between the main dwelling and garage and to the east of the garage block and deliberately designed to be subservient to the main house. The link is set back from the frontage to further reduce any impact upon the setting of the main house. Materials will match the existing house and garage with clay tiles over white painted brick elevations.

The lean-to garage will be built in the current location of the garden store, to the east of the existing garage. This structure will again be subservient to the main house and also the garage, with a simple cat slide roof covered with a grey ply membrane over black Cedral boarding on a timber frame. The dark materials will tend to blend this building into the verdant backdrop and therefore will not be readily visible from Woodland Rise or dominate the main house setting.

4.0 Heritage Planning Policy

National Heritage Policy: National Planning Policy Framework 2021 [NPPF]

The over-arching aim of the NPPF Section 16 is :

189 Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value . These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Considering potential impacts

199. 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.

5.0 Impact and Justification

The works proposed relate only to the additional subservient ancillary structures as described above and will be constructed with appropriate materials to ensure building quality and continuity within the site.

Due to their minor scale the proposed additions will not adversely affect the historic interest or significance of the Conservation Area.

6.0 Summary

The proposed minimal intervention will not have a significant impact upon the Conservation Area or the setting of the existing structure. The proposals would be completely reversible without damaged caused to Rise House.

7.0 Photographs

Figure 1 Front Elevation of Rise House



Figure 2. Rear Elevation of Rise House



Figure 3. Eastern Elevation of Rise House



Figure 4. Courtyard between the main house and existing garage.



Figure 5, View of the location for the new lean-to garage.

