

## HERITAGE, DESIGN & ACCESS STATEMENT

In support of planning and listed building consent applications



*Fig 1 – Proposed new vehicular access*

PROJECT:	Removal of part of boundary wall and pedestrian timber gate and creation of new vehicular access and new timber vehicular access gate.
PROJECT REF:	18/117/PHC
SITE ADDRESS:	The Cottage at The Old Rectory, Penshurst Road, Penshurst, Kent. TN11 8BN
APPLICANT:	Mr & Mrs Wadey
AGENT:	Cyma Architects Ltd, 55 The Old High Street, Folkestone, Kent. CT20 1RN
DATE:	25/10/2021

## INTRODUCTION

This heritage, design and access statement (HDAS) has been produced to accompany a planning and listed building consent applications for the creation of a new vehicular access off Penshurst Road for The Cottage at The Old Rectory, Penshurst, which is a Grade II Listed Building in a Conservation Area. The NPPF requires the scope and level of detail of the HDAS should be proportionate to the importance of the heritage asset, the extent of the work involved and the circumstances of each application. In this case, the proposed works relate to the reconfiguring of an existing pedestrian entrance through the front boundary wall, to create a new vehicular access, with new timber gates. Therefore, the historical analysis and heritage statement is limited in scope and detail.

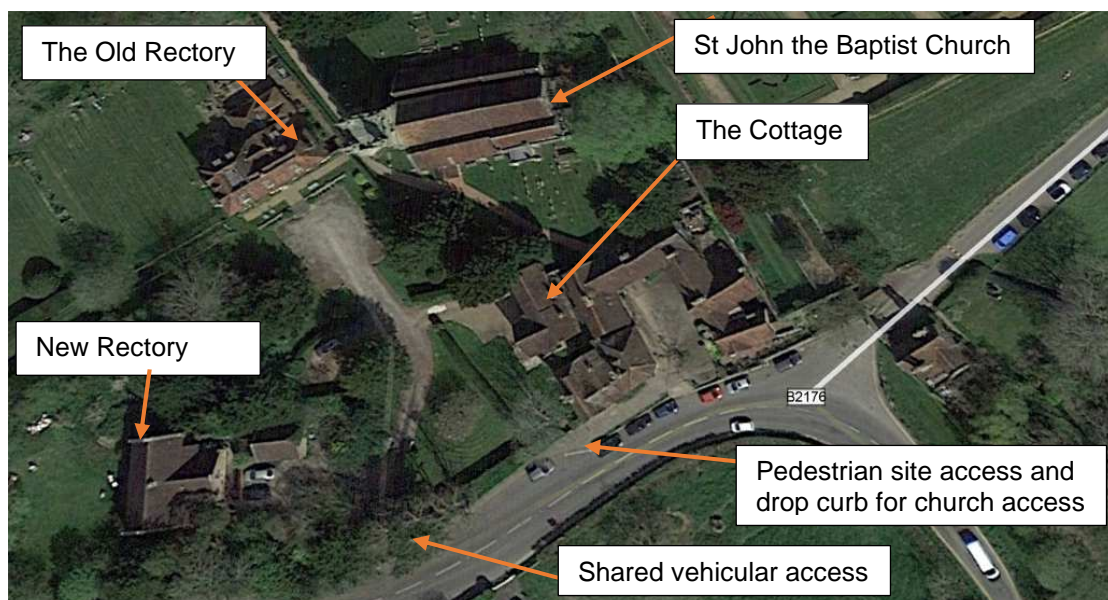
The Cottage is a converted stable and coach house, which is let as a separate dwelling and currently shares a vehicular access with The Old Rectory, and with The New Rectory. The existing access poor visibility and the applicants wish to separate out the vehicular access for The Cottage, from that of The Old Rectory.

The proposed new access would make use of an existing dropped curb opposite the existing pedestrian access to The Cottage, which currently provides occasional vehicular access to the church, which is adjacent to The Old Rectory.

## SITE ANALYSIS

### Location

The Cottage is located within the grounds of The Old Rectory, which is a Grade II Listed Building, and the former rectory associated with Penshurst Parish Church of St John the Baptist, which is on the adjacent site to the east. The site is located within the Penshurst Conservation Area, on the north side of Penshurst Road, the B2176, just to the west of the entrance to Penshurst Place adjacent to the area known as Leicester Square.



*Fig 2 Aerial Photo*

### Existing buildings

The Cottage, for which the new vehicular access will be created, is the former stable and coach house of the original rectory that once served the adjacent church. The

main house now known as The Old Rectory, was listed under the old name of *The Rectory*. The listing for The Rectory is as follows:

*The Rectory TQ 5243 23/796 10.9.54.*

*II*

*Queen Anne. 2 storeys and dormer. Hip tiled roof with projecting moulded eaves and modillion cornice. Brick with blue headers and rubbed headers over windows. Brick plinth and band. Symmetrical elevation with centre panelled door with square lights over and fluted pilasters on either side supporting broken entablature and segmental pediment. 13 sash windows with bars (replaced). Side Elevation - facing Church. Stone laid in continuous courses with red brick dressing. Projecting later C18 wing to rear.*



*Fig 3 The Old Rectory, front elevation*

The original stable and coach house building appears on the 1869 OS map, shown in the current form. The building has been converted into two separate self-contained flats, with part of the ground floor still used as storage and garaging.



*Fig 4 Former stable and coach house*

### **Existing boundary to Penshurst Road & access**

The Old Rectory boundary to the south, adjacent to Penshurst Road is formed by a low-level sandstone wall, with an established hedge on top (Fig 5) and with a timber boarded fence with timber pedestrian gate to the front of The Cottage (Fig 6). The shared vehicular access is located towards the west of the southern boundary. The vehicular access is close to a slight bend in the road and the hedge to The New Rectory southern boundary obscures the visibility of traffic on the closest carriageway, which causes difficulty when entering the highway.



*Fig 5. Existing vehicular access to The Old Rectory, The Cottage & The New Rectory*



*Fig 6. Pedestrian access to The Cottage and vehicular access to the church*

The east end of the south boundary wall abuts the Grade II Listed post office building but is separated from the building by a timber post.

Immediately to the front of the pedestrian gate access to The Cottage is a dropped curb to the highway. This allows occasional vehicular access to the church following the path to the front of the post office building and through the square.

## **HISTORIC APPRAISAL**

The Penshurst Conservation Area Appraisal (PCAA) was completed in March 2001. The PCAA identifies the area around the entrances to the church and to Penshurst Place and the public house in close proximity as the focal point of the conservation area. One of the defining features within this area is the group of buildings to the south of the church, immediately east of the site, which are Grade II Listed and grouped with the Grade II Listed retaining wall and steps forming the north edge of the road (Fig 7).



*Fig 7. View of Leicester Square with Grade II Listed retaining wall and buildings*

The listing for the retaining wall to the front of the square is as follows;

*List Entry 1272987 - PENSHURST PENSHURST Leicester Square*

*Retaining wall in front of the square*

*II GV*

*2. C19 retaining wall in front of Leicester Square with stone steps leading up from roadway.*

*Wall Cottage, Nos 1 to 3 (consec), the Archway, the Old Guildhouse and the Post Office and Retaining Wall form a group.*

The listing for the buildings forming the southeast boundary to The Cottage at The Old Rectory is as follows;

*List Entry – 1243049*

*The Post Office and House adjoining Post Office (Formerly listed as National Provincial Bank)*

II GV

2. Dated 1850, by George Devey. Monogram in gable end - P.S.C. Irregular cottages forming corner of Leicester Square. 2 storeys. Gable ends with ornamental bargeboards and complicated picturesque tile roof and period Tudor chimney stacks. Ground floor of unevenly laid stone courses and wooden mullioned windows. First Floor oversailing and supported on carved corner brackets and exposed timber joists - half-timbered and rendered.

Wall Cottage, Nos 1 to 3 (consec), the Archway, the Old Guildhouse and the Post Office and Retaining Wall form a group.

The description of this area contained in the PCAA is as follows;

*Leicester Square and the church behind occupy a dominant position adjacent to the lodge (to Penshurst Place), emphasising the link between the ecclesiastic life of the village, and their interdependence in former years.*

*Turning the ninety-degree bend in the road adjacent to Leicester Square gives the first glimpse of the cluster of historic buildings at the village centre.*

*The eye is drawn past the mature trees in the grounds of the Rectory, up a rise in the road towards Rectory Cottages and the Leicester Arms Hotel. There is much vegetation to soften the outlines of the buildings and the Hotel itself provides a visual stop at the next bend in the road (Fig 8).*



Fig 8 Google Earth image of the view into the village

The PCAA suggests that potential enhancements to the Conservation Area would include removing car parking from in front of the retaining wall to Leicester Square and changing the existing tarmac surface of the approach to the square and within the square to a more sympathetic surface such as brick pavements, cobbled setts or flagstones.

## DESIGN

The existing vehicular access is shared between four separate properties, The New Rectory, The Old Rectory and the two flats in The Cottage, the converted stable and coach house building. The Cottage, which is let as two separate properties, also shares the Old Rectory drive. The owners of The Old Rectory, who also own The

Cottage would like to create a separate vehicular access for The Cottage, so that the existing drive is no longer shared, and to create a safer vehicular access for existing flats at The Cottage.

### **Proposed access**

The proposed vehicular access would make use of the existing cross over for the vehicular access to the church via Leicester Square. The cross over is marked with a white line and has a dropped curb (Fig 9). The vehicular access to the church has much better visibility than the existing vehicular access to The Old Rectory.



*Fig 9. Location of proposed access gates*

The layout of the proposed vehicular access has been developed with the help and advice of Kent County Council Highways (KCCH), who have approved the submitted proposals. The layout required by KCCH is for the new gates to be setback 5m from the back of the highway, with 2m visibility splays above 600mm to either side of the access.

The creation of the new access in lines with the approved layout will require the removal of the existing timber pedestrian access gate and a small section of the adjacent timber boarded fence and sandstone wall. New sandstone walls would be constructed to either side of the access to create the set-back, with angled timber boarded fences above, creating the visibility splays. The small triangular areas between the low-level walls and timber fences would be utilised as small planting areas and a new hedge would be planted behind the timber fence to maintain the softening effect described in the PCAA. There is a slight rise in level between the pavement and the land to the front of The Cottage, which will be accommodated by the new ramped drive at the entrance, which will be finished with brick pavements and cobble setts as recommended in the PCAA. The new gravel drive will then lead to the existing parking area to the front of The Cottage (Fig 10)

The new gates would be copies of the existing gates to the entrance of The Old Rectory (Fig 11)



*Fig 10. The Cottage garden area opposite the proposed new access*



*Fig 11. Existing vehicular access gates to The Old Rectory and The Cottage*

#### **PRE-APPLICATION ADVICE WITH KENT COUNTY COUNCIL HIGHWAYS**

Pre-Application advice was sought from Kent County Council Highways under the planning reference PAP/2021/20. The allocated case officer was Laura McKenzie. The layout of the proposed new vehicular entrance was agreed with her on behalf of KCC Highways in relation to location, dimensions and visibility splays as shown on the submitted drawings.



## **IMPACT ON THE HERITAGE ASSET**

The proposed work will improve the safety of vehicle movements associated with the two flats in The Cottage. The creation of the new vehicular access will require the alteration of the existing pedestrian access onto the site, which will result in the widening of the existing opening and the in-setting of the new gates, which is within the boundary wall of a Grade II Listed building, within the Penshurst Conservation Area and adjoining a group of Grade II listed buildings and structures. This is therefore a sensitive site and requires a sensitive solution.

The proposed new work would make use of the same materials as the existing and surrounding structures, with stone walls, with timber boarded fencing above, of the same height and style as the existing and, with the new gates matching the existing gates to The Old Rectory and ground finishes as recommended in the PCAA.

The proposed changes will have a minimal impact on the setting of the conservation area and adjacent listed buildings, preserving the overall character of these heritage assets. The benefit to the public will be an improvement to highway safety.