



**Heritage Impact
Assessment
&
D&A Statement**

for

**Repairs to Vehicle impact
damaged building**

at

**99 High Street
Westerham
Kent
TN16 1SF**

for

Mr & Mrs Taylor

October 2021

Introduction

We have been commissioned by Mr & Mrs Taylor and their Insurers to provide a heritage assessment intended to inform and accompany an application for listed building approvals concerning 99 High Street, Westerham. Mr & Mrs Taylor wish to carry out repairs to reinstate their property further to it being damaged by vehicle impact. The external features of the north elevation have been damaged, and it is sought to obtain authority to repair these areas in a like for like manner. However, as the property is listed as having architectural or historic interest, we are required to understand the impact of works on the remaining historic fabric of the structure.

National planning policy requires applicants for heritage-related consents to provide information on heritage significance to help local planning authorities make decisions on the impact of proposals to heritage assets. An appropriate level of specialist expertise is expected to be applied in assessing the significance of the heritage assets involved. It is also a requirement to present an understanding of the impact of any proposals on that significance and it is necessary to consider ways of avoiding, minimising, and mitigating any impact, and looking at opportunities to better reveal or enhance heritage significance.

NPPF section 189 states the following.

189. 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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Property Listing Description

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1244032

Date first listed:

10-Sep-1954

Statutory Address:

OLD FORGE INCLUDING FORMER NO 99, 97, HIGH STREET

District:

Sevenoaks (District Authority)

Parish:

Westerham

National Grid Reference:

TQ 44336 53712

Details

SW 73 NW STITHIANS HENDRA

No 97 (Old Forge) (including the former No 99). No 101 (including Former Stables).
TQ 4453 36/1400 10.9.54.- II

2. Antique shop with living quarters; and another dwelling. Rambling irregular building of varying dates but mainly C16. North elevation. 2 gable ends (to right 1/2 hipped) connected by ridge tile roof with centre stack. Exposed timber framing with plaster infilling and partly painted brick. In centre, one storey with 2 half dormers with tiled gable ends. Various lattice casement windows with plain boarded door in centre with bracketed hood over. (Ground floor windows with boarded shutters). To right, oriel shop window with square leaded panes and supported on carved wooden brackets with C18 glazed door to right, and continuous moulded hood projection over door and oriel. Facing West. Irregular elevation with centre tiled gable end brought down as lean-to and C18 painted brick portion to left. To

extreme right painted brick and stone with tie hanging above and ridge tile roof. Various odd windows including modern oriel shop window and C18 panelled door with bracketed hood over. 2 half dormers containing replaced sash windows with bars in exposed frames. Various weatherboarded additions to rear

Listing NGR: TQ4433653712

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

448705

Legacy System:

LBS

Existing

The Listed building occupies a compact corner site to the Southern side of the High Street passing through Westerham. No. 99 is enclosed to the East by the Old Forge and to the South by No. 101. The property is within a Conservation Area.

The asset has a small external area at the front and to the Western side there being a garden and parking area. Further designated parking is in the communal drive and parking area to the Western side of the site.

There is a small rear courtyard with access to Mill Lane.

No. 99 High Street comprises an historic two bay, peg jointed Oak framework, the Northern end frame forming the elevation presented to the High Street whilst part of the Southern end frame forms the party wall with No. 101. The framework is enclosed upon to the Eastern side by a later timber framework forming the Old Forge, part of which is included in the living accommodation.

The elevations are timber framed and infilled with painted historic brickwork in part together with rendered and painted panels. The framework is exposed at first floor level to the Northern elevation, the upper part of which to the half gable is tile hung using handmade clay plain tiles. Tiling hanging is also provided to the rear gable overlooking the courtyard.

Pitched clay plain tiled roofs are provided these being continuous with the attached properties either side.

The existing use is as a private dwelling; however, the historic uses include as an Antique Shop and subsequently a Solicitor's Office until 1995 when the property reverted to residential accommodation.

From reference to historic photographs, it is evident that the ground floor oriel window in the Northern elevation is a period modification when the property was used as a shop. The elevation also included an entrance door directly off the High Street; however, this has been infilled. The existing entrance door is in the Western elevation facing the car park. This is a modification as there is evidence internally

of a Tudor style external door opening in the Eastern elevation. This is now an internal partition as the Old Forge is now enclosed upon the former East facing side. The Tudor entrance door now connects the right-hand reception room with the stairway and main living area.

At first floor level above the Tudor entrance door, an opening is formed in the former Eastern elevation to provide access to the front bedroom and bathroom with separate w.c. The latter has been formed relatively recently using modern materials by conversion of a bedroom.

At the rear, a single storey outshot is formed this being a later enclosure with mono-pitched roof now forming the kitchen and utility area but may have been associated with the forge use as an ancillary area for livestock.

(D A Vanns, BSc, Dip Bldg Cons, P.G. Dip – Historic impact statement-Jan 2021)

Repairs and Repair Philosophy

The repair of any heritage asset should aim to remove harm when any works or repairs are under consideration. The works associated with this impact statement are of a repair approach in accordance with this philosophy.

The works associated with the consolidation and repair of this structure are proposed under a strict conservation philosophy to perform any works under an honest and clear approach to provide works in a like for like manner.

All repairs and materials used will have associated with the original materials used and methods of construction associated with the period constructed.

The repairs to the external damaged sections of the structure are sympathetic and are a direct like for like replacement.

The lead to the flat roof over the bay window is proposed to have a welded lead insert applied so as to repair the damage and retain the original material.

The timber repairs will be carried out by removal of the damaged sections with new timber installed with the existing profile retained.

The new bollard will be installed in the same place and form as that of the existing and new timber cladding to match.

The damaged section of cobbles will be repaired to match those existing and suitable materials to match will be sought.

The existing render to the external of the structure is a sand and cement finish and the property owners are keen to replace this damaging material with a lime putty based render. This may result in minor repairs being carried out to the underlying brick infill panels and these will be carried out using the existing materials. All works to these infill panels will be carried out with using a non-hydraulic lime putty and sand mortar.

The decoration of the externals will be carried out using a Beek or similar mineral based paint finish to masonry finishes and traditional paints to timber.

Planning history

The property was first Listed on 10th September 1954 being designated Grade II. Since Listing various Planning Applications have been made all of which are recorded under the History of the Site, Reference: 95/00574/HIST. The most significant Application was with respect from offices to living accommodation, approval being made on 12th June 1995.

Summary

This Heritage Assessment comes at an optimum stage. Historic England have pointed out that where the significance of a heritage asset is known before a proposal is planned it can influence the design, offset impacts on significance, and show how impacts on the significance are justified.

In this instance much of the historic fabric has principally been retained due to the ability to reuse original materials which are integral to the aesthetic and historic integrity that will remain. With the available retention of the original materials the proposals are of limited impact to the historic context of the structure.

A final assessment of any proposed works at the property are of a thoughtfully prepared scheme which breathes new life into the property which will fit neatly within the aims of the NPPF to sustain and enhance the significance of heritage assets by putting them to viable uses consistent with their conservation. Although the subject building has only low to middling heritage significance, the emerging scheme should aspire to repair and upgrade the property so that it can be re-occupied as a single dwelling which would be the optimum viable and original, use of the building. This should future-proof and conserve the main items of heritage significance.

In this instance it is our opinion that the repairs are sympathetic to the existing structure. The removal of the sand and cement render to the external of the building would hugely benefit the status quo of the passage of moisture throughout the structure and prevent any further damage that is currently being caused by the existing sand and cement finish.

Photographs



Photograph 1

North elevation further to impact



Photograph 2

Temporary repair to existing lead



Photograph 3

Damaged render to north west corner



Photograph 4
Existing west elevation



Photograph 5
Damaged timber to flat roof



Photograph 6

Damaged Bollard and cobbles to north elevation

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