

Design Statement and Heritage Report

Listed Wall, Old Rosings, Farley Lane, Westerham, TN16 1UD

October 2021



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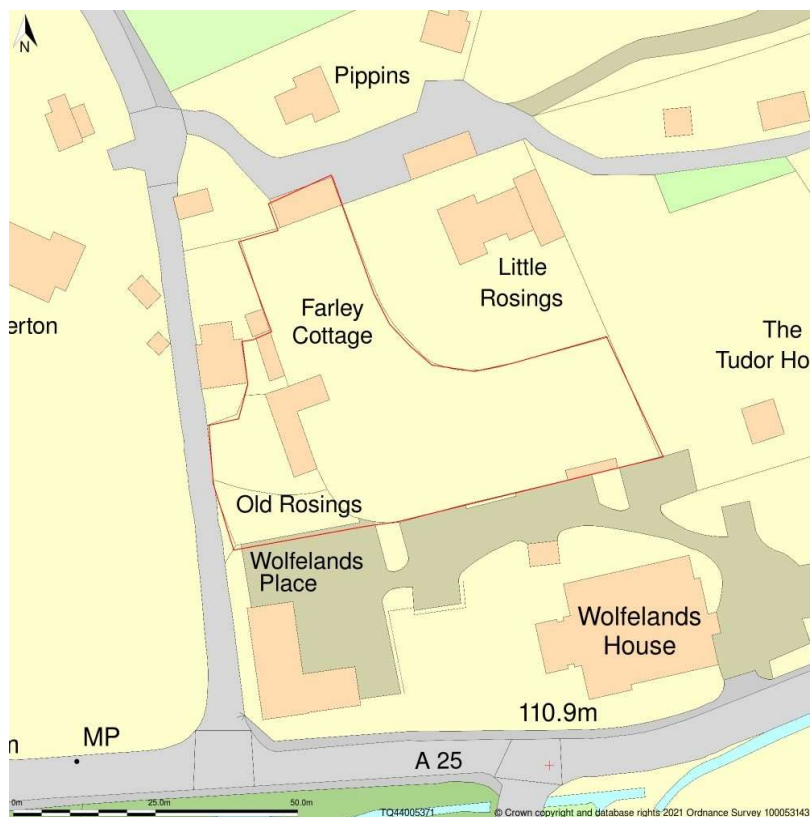
1) Introduction

This document outlines the proposed development and its design in relation to its setting, and other applicable constraints. It will consider the effects, if any, the proposed development would bring and examine the quality of the proposals and how appropriate they may be.

It describes the significance of any heritage assets affected, including any contribution made by the setting, as required by Para. 128 of the *National Planning Policy Framework* (NPPF, 2012). It will assess the significance of the heritage assets by way of Historic England guidance *The Setting of Heritage Assets* (2015) in accordance with their preferred five-step procedure, identify, assess and explore the significance of their setting and consider the proposals in relation to them.

The proposed development will show that it has taken full account of Para. 137 of the NPPF which states that

“proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.



2) Description, Setting

Old Rosings is situated on Farley Lane, on the western outskirts of the of the Westerham Conservation Area at the furthest end of the High Street and beginning of the A25 out of Westerham. The principal elevation of Old Rosings faces west overlooking the drive, Farley Road, and open land across the road. The listed wall and the buttress, which is atop the listed wall, cannot be seen from the road side or from the rear garden side by anyone else other than the occupants of Old Rosings. There are no glimpses of Little Rosings to the north east, or from Farley Cottage to the North West of Old Rosings. Wolfelands Place and Wolfelands House lie to the South and have no views. Tudor House to the North East is hidden from the site with trees and shrubs, and also has no views of the site.

3.1) Assessment of Significance

The original building of Old Rosings is not a prominent building within the setting of Westerham and is not listed, although part of the Westerham Conservation area, but noted for the grade II listed walls, that form a large portion of the property's boundary. The walls belonged to the garden originally attached to Farley House but now a separate property. Galleted random rubble of large stones with brick quoins, buttresses and sloped coping. Copings and some top courses are missing in places. Heavy stone buttresses against south wall which also contains entrance and early C19 lean-to apple store', and not simply a buttress to the current house.

However, there are no conveyancing documents in existence which indicate this part of the wall as being listed.



The wall as depicted in the picture above is sitting over an older path, which was constructed over another path all of which have been constructed over

the previous 40 years. The present owner of Old Rosings purchased the portion of land, in which the wall was located, from Wolfelands. Prior to this time the wall was beyond the present owners boundary and consisted solely of rubble. The wall in question had been reduced to rubble previous to the 1970's and therefore prior to being listed.

Old plan extracts indicate original the wall was to create a typical walled garden of its day with the usual 'service' buildings for that attached to what had seemingly been called Springfield.



The wall (subject of this report) appears to have been listed in its own right in 1975 but was probably deemed listed earlier on from 1954 when the house, by then called Farley, was listed as an important (grade II*) house, now called Wolfelands House. The walled garden seems to have been contemporary with the house and was part of the listed curtilage so it almost certainly 'benefited' from Listed status from 1954. When reviewed in the 1970s, it was felt prudent to list the wall in its own right as it was becoming less easily associated with the main house which had become sub-divided with the walled garden likely separated in terms of ownership and works around Farley giving a further sense of separation.

Farley is described as being late C17 of large proportions with early C19 left wing, divided into 2, and the eastern part, "Farley," further subdivided into flats. Built by John Price as his family seat etc. The present house, now known as Wolfelands House, has reverted to a home in one ownership.

3.2) The Existing Remains

The walls belonged to the garden originally attached to Farley House but now a separate property. Galleted random rubble of large stones with brick quoins, buttresses and sloped coping. Coping and some top courses missing in places. Heavy stone buttresses against south wall which also contains entrance and early C19 lean-to apple store'.

Approximately a two-metre length and one-metre-high portion of the listed wall remains in the area the proposed extension is to be constructed. This small portion of wall is topped by the buttress which is constructed on of the original wall, and which has aided the protection of this wall from the elements. The wall has been protected by a course of red rubbed bricks, which have deteriorated, with coping and top courses missing in some places.

4) Impact Assessment

4.1

The proposed development will see a 1st floor extension, constructed on piers, one to each outer corner. The extension will be used for a bathroom and dressing area for the adjacent bedroom. The design allows for minimal disturbance of ground adjacent to the proposal as the piers will be constructed on pads corner pads. The 1st floor construction requiring only the least amount of ground disturbance. The extension has been designed to over sail the listed wall and pass behind the buttress. The listed features will be retained and appear as enhancements to the proposed extension.

4.1

The proposed extension will use stone to rear 1st floor elevation to match the stone of the listed wall, and have reclaimed clay tiles to match those of the existing house. The design of the extension is to echo that of the existing house and to place the listed wall and associated buttress in a protected situation which is both in keeping with its location and that of the new extension.

4.2

Although the proposed development will have no material or physical change to the two Grade II* listed wall, the proposal has taken full account of Historic England guidance *The Setting of Heritage Assets* (2015) which observes that the: -

“setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset”.

The proposal is mindful of the largely rural setting, both it and the surrounding buildings continue to enjoy and has therefore been designed to be sympathetic to the heritage assets. The proposed design will use materials that are sensitive to the heritage assets to ensure that the proposed building will not challenge the pre-eminence of the listed assets

The proposal has been carefully designed to be subservient to the existing house and the listed walls to ensure that it does not compete with their significance.

It will occupy the same location of the listed wall, but is designed and constructed to include the in the design off e rear elevation. The wall, at the same time embracing the setting of the wall. The new building has been designed to be not at odds with the listed wall, and will be set back from the frontage of the dwelling, and set at 1st floor level further reducing its perceived aspect from the listed wall as they will be in open view.

In assessing the significance of the setting, the proposal has also taken account of Para.137 of the NPPF which states that

“proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

This is particularly acute in the case of Grade II* listed assets. The setting around a heritage asset is of particular significance and any proposal that can better enhance that should be looked at favourably. In this instance the setting of the proposed new building and that of the grade II listed wall are important to each other and their shared significance.

The proposal will therefore be fully capable of enhancing the significance of the heritage assets.

4.3

As identified in 3.2, the existing remains of the former walls are of significance in relation to the use of that site, forming a prominent feature in the landscaped aspect of the garden. But, taking account this, the proposed development will not be harmful to the listed wall, and will see the site of the wall reinstated whereby the lower part of the wall will remain fully visible, and protected, at ground level, and the buttress which will be fully visible from the rear of Old Rosings, remaining untouched by the proposed development.

The proposed new extension will be a positive contribution to the heritage asset and will better reveal its significance within its setting, as directed by the NPPF.

4.4

Old Rosings and the associated heritage assets share boundaries with other dwellings to the north, south and east. Although some of these dwellings have glimpses and views over parts of the proposed site, they are distant and will not have a harmful impact upon the significance of them or their wider settings. Some of these buildings including the house now called Wolfelands which was once associated with the proposed site are now neighbours separated with boundary fences, and limited views. Other properties which bound the site of Old Rosings have no views whatsoever of the heritage assets, or the proposed new construction.

5) Conclusions

5.1

The proposed development will not compete with the special architectural and historic significance of the listed assets or their settings and will not have an adverse effect upon the significance of the heritage assets. The proposal will ensure that the listed assets and their shared setting is preserved and further enhance their significance as heritage assets by improving the current setting (**see 4.2 and 4.3**). This therefore meets with the requirements set out in NPPF 7 and NPPF 12.

5.2

The proposed development will not cause any material or physical change to the listed assets (**see 4.2**). The proposal is therefore deemed acceptable having due regard to NPPF 12 (2012).

Prior to this application, there have been many other applications where the significance of the remains of the wall have not been considered significant and approval has been given for its demolition in entirety.

Approvals have also been given, as part of previous submissions, for new window and door openings to be constructed in various parts of the wider ranging existing listed walls that enclose the garden.

5.3

The proposed development is mindful of Historic England guidance which observes that

“setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset”.

As a result, the proposed development has been designed to preserve those elements of the existing landscape that are of the most importance to the significance of the heritage assets and take full account of their setting in its proposed design (**see 4.2**). It therefore complies with Para. 109 and Para. 115 of the NPPF (2012).

5.4

The NPPF makes clear in para. 137 that local planning authorities should

“look for opportunities for new development... within the setting of heritage assets to enhance or better reveal their significance”

(**see 4.2**) signifying that not all development can be deemed as harmful. It points out that

“proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably”.

The proposal fully meets with this requirement.

5.5

The proposed new extension will be a positive contribution to the heritage asset and will better reveal its significance within its setting, as directed by the NPPF. **(see 4.3).**

5.6

The proposed building will not have an adverse effect upon dwellings or heritage assets within the wider setting or upon the streetscape of the Conservation Area. The proposal has been thoughtfully designed to make use of the site and has been designed to sit in harmony with the Grade II listed wall. **(see 4.4).**, and will ensure that the remains of the listed wall, and the unlisted buttress will remain preserved forever, as it has been included in the design of the proposed extension,