



**HERITAGE ASSESSMENT  
for  
RENOVATION & REPAIR WORKS  
to  
SOUTH of BUILDING**

Chart Place,  
Church Road,  
Chart Sutton,  
Maidstone,  
Kent,  
ME17 3RE



**COUNTRY HOUSE  
HOMES**

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## 1 Location of Property



Figure 1 – Location Plan

**1.1** The property is located to the east side of Church Road in Chart Sutton and is accessed via Church Lane which serves Chart Place, St Michaels Church, Chart Place Cottages, The Granary and Court Farmhouse.

**1.2** Chart Place is set within its own grounds, populating the north side of Church Lane and extending to the eastern side of Church Road. The property benefits from grazing land to the south of Church Lane which extends southwards to Chart Road.

**1.3** The property has two points of access onto Church Lane, one to the south, as a formal entrance to the property frontage, framed with brick piers, gates and a dense hedgerow extending to approximately 2m in height.

**1.4** The second entrance is located on the east boundary, set within an opening in the 2m high brick walling that delineates the boundary of the property. This access point arrives within a courtyard that provides parking and access to the home and is used as the every-day point of arrival.

## 2 Background

- 2.1** The enclosed Heritage Assessment seeks to address Renovation and Repair works to the south of the home. The works come forward following wind damage to a yew tree located to the south-east of the front façade of the property. The tree fell in a south-west direction, damaging a storage building, the glass veranda to the front raised terrace, the boundary wall and the raised terrace masonry.
- 2.2** When addressing the schedule of works to repair the damage caused by the fallen tree, it became apparent that the front raised terrace and steps has significant frost damage to the masonry sub-structure. On purchasing the property in September 2022 it was noted how the raised terrace to the frontage of the property is surfaced in a mixture of York stone paving, insitu concrete and modern light pink coloured concrete slabs. After further survey it has also been noted that the York stone paving that would have previously over sailed the masonry supporting wall with a bullnosed edging have previously been cut back flush with the supporting masonry, most likely leading to the frost damage that is evident to the face brick below.
- 2.3** The tree damage has also affected the driveway surfacing, which is laid as loose shingle. In the attempt to clear all of the tree needles and wood splinters from the shingle it is apparent that the shingle is insufficient in its depth and is further contaminated by sub-stone, therefore the proposed works includes the resurfacing of the driveway.
- 2.4** In addition to the above works our client would also like to reinstate the boundary wall to the west side of the entrance gates, in order to match that to the east side. The remains of the original wall and pier are existing at a low height & the proposal is to raise the wall to its original height.



### 3 Schedule of Proposed Works

3.1 The full schedule of the proposed works to be included within a Listed Building Consent Application is set out below;

- Renovation and repair of the storage building to the east of the front façade
- Repair of the brickwork to the boundary wall on the east side of the driveway
- Repair of the frost damaged masonry to the raised terrace to the south façade of the property
- Repair and renovation of the Portland stone steps and York stone raised terrace to the south façade of the property
- Repair and renovation of the glazed veranda canopy to the south façade
- Resurfacing of the driveway
- Reinstatement of the boundary wall to the east and west of the entrance gates.

3.2 Images of the tree damage to the property and pre-existing condition of the schedule of works are shown below.



**Figure 2 – Tree Fallen Over Wall**

**Figure 3 – Damage to Wall**

**Figure 4 – Damage to Glass Canopy**

**Figure 5 – Damage to Glass Canopy**

**Figure 6 – Frost Damage to Steps**

**Figure 7 – Modern Pink Slabs to Terrace**

**Figure 8 – Damaged Storage Building.**



## 4 KCC Historic Environment Record

4.1 Being a Grade II Listed Building, the property is recorded on the Kent County Council HER with the following entry;

### **CHART SUTTON CHURCH ROAD TQ 8049-8149 (east side) 7/34 Chart Place 20.10.52 GV II**

House. C16 or earlier core. Partly rebuilt 1708 by Sir Christopher Desbouverie. Refaced early and mid C19. Rendered, with plain tile roof. 2 storeys and attics. Banded rustication to ground floor. Narrow painted string above ground floor windows, moulded string above first floor windows. Balustraded parapet. Rendered coping to gable ends. Gable end stacks and one rear stack to left. 3 flat-roofed dormers. Regular 7.window front of 12-pane sashes with moulded rendered architraves, the 3 to the right more closely spaced. Half-glazed door up 4 stone steps slightly off-centre to right, with decorative rectangular fanlight and fluted wooden pilasters. Mid C19 rendered porch with balustraded balcony. Single-storey extensions to right and left in same style, each with 2 blind windows and balustraded parapet. Narrow terrace to each side of porch, with 4 steps to each end. Interior not inspected.

Listing NGR: TQ8038749457

## 5 Chart Place Planning History

5.1 From checking the Maidstone Borough Council Planning Database we have established the following planning history of the property;

- Erection of new boundary fence Ref. No: 89/1736 - Status: Approved
- Listed Building Consent to paint rendered front and part rendered side elevations as validated by agents' letter and colour schedule received 13 March 1990 Ref. No: 89/2257 - Status: Approved
- Alterations to insert one window and erect a chimney stack Ref. No: 94/1291 - Status: Approved
- Reinstatement of existing brick boundary wall/fence Ref. No: 89/0192 - Status: Approved
- New front entrance piers and gates Ref. No: 89/1193 - Status: Approved
- Listed Building Consent for demolition of front porch construction of veranda on front elevation and erection of conservatory Ref. No: 91/1300 - Status: Approved
- Listed building consent for alterations to install one window and erect a chimney stack Ref. No: 94/1292 - Status: Approved
- Construction of veranda on front elevation and erection of a Conservatory Ref. No: 91/1299 - Status: Approved
- New boundary fence modifying plans approved on MA/89/1736 E Ref. No: 90/0835 - Status: Approved

5.2 We believe that there will be a greater planning history than that noted above and have made a freedom of information request to the Council asking for full details of the properties planning history, however these details have not yet arrived.

## 5 Chart Place Planning History - cont

5.3 The key items of the properties planning history in regard to the proposed works and this assessment are;

- Reinstatement of existing brick boundary wall/fence Ref. No: 89/0192 - Status: Approved
- New front entrance piers and gates Ref. No: 89/1193 - Status: Approved
- Listed Building Consent for demolition of front porch construction of veranda on front elevation and erection of conservatory Ref. No: 91/1300 - Status: Approved
- Construction of veranda on front elevation and erection of a Conservatory Ref. No: 91/1299 - Status: Approved

5.4 Whilst the full extent of the properties planning history is yet to arrive from the Council, analysis of the above planning history descriptions against the current physical condition of the property highlights that the permitted works have been applied.

5.5 The existing boundary walling shows various signs of modern reinstatement works and the front entrance gates and piers have the visual appearance of having been repointed and repaired within recent times. We are aware from analysis of historic imagery that the front of the property has been subject to various works in recent times where a former portico was removed (noted in the planning history as a front porch) and the addition of a glazed veranda canopy. The images and details within Section 7 of this documents seeks to demonstrate the understanding of the evolution of the property frontage.

## 6 Current Appearance of South Facing Facade

6.1 The frontage of Chart Place is comprised of a rendered façade with tall formulaic windows set in a symmetrical fashion around the front entrance, however the three windows to the right of the façade are more tightly spaced. There is a balustraded parapet and a plain tiled roof behind with three flat lead-dressed dormer windows. To the left and right flanks of the front façade are two single storey elements, again with balustraded parapets on top, with the one to the right hand side being a false wall concealing an enclosed garden behind.

6.2 There is a raised terrace to the front entrance sitting above the ground level, with the walls made of red facing brickwork in Flemish bond and with York stone tiles to the top of the terrace and Portland stone to the 3 separate sets of steps. Sitting on top of the terrace are fourteen iron posts holding up a roof canopy glazed with modern Georgian-wire glass, which covers the entire terrace.

6.3 Much of the front of the property is finished in a ochre coloured render, with white painted timber doors and windows. The main frontage of the building has a gable at each end with parapets above and chimneys in the same ochre coloured render. The chimney to the left is set with the outer side flush with the gable wall and the right hand chimney is set to the outside of the gable wall.

6.4 To the front entrance of the property, there is a three metre high wall formed in red stock facing bricks laid in a mixed Flemish bond, mostly masked by hedgerows and planting to both sides of a pair of white painted entrance gates leading into a large shingle driveway stretching the entire width of the house frontage. To the left and west of the house there are some lawns with a central water feature and several large trees.



## 6 Current Appearance of South Facing Façade - cont

6.6 Images of the front façade of the home, taken prior to the recent tree damage is shown below;



## 7 Brief History of Chart Place and Images of Property Frontage

- 7.1 In 1708 Montague Gerrard Drake, being of a young age and under the conservatorship of his stewards, sold all the farming lands of Chart Sutton to Sir Christopher Des Bouverie, knight, the youngest son of Sir William Des Bouverie, the first baronet.
- 7.2 It is at this point in 1708 that the main portion of the house was is believed to have been built. As written in 1798 by Edward Hasted in “The History and Topographical Survey of the County of Kent: Volume 5” – “...down to Sir Christopher Desbouverie, who soon after his coming into the possession of it in 1708, on a spot which he had purchased of others, on which there was then only a mean cottage, built for himself a mansion near the church here, where he afterwards resided.”
- 7.3 Some time after the building work was complete, Chart Place was featured in a book by John Harris titled “The History of Kent Volume 1” published in 1719 with an etching of the house and estate completed by Thomas Badeslade (noted as Figure 11 below). This is the earliest depiction of the property.
- 7.4 As you can see in Figure 11 the properties frontage appears similar as it does today, with a few major changes however. There seems to have been two storey wings to either side of the front seven windowed portion of the building, with slightly wider arched windows on the ground and first floors. These wings are also set back from the front façade, with balustraded parapets atop the walls creating a flat terrace area to either side of the building. The dormers to the second floor in the main roof of the building seem to have had a mixture of arched and gabled roofs to them, opposed to the flat roofs they currently have. The windows to the ground floor seem to be shown slightly shorter than they currently are, stopping before they reach floor level.

## 7 Brief History of Chart Place and Images of Property Frontage - cont

7.5 The Thomas Badeslade etching is shown at Figure 11;

7.6 In terms of the property frontage and details that are pertinent to this application & assessment, the property does not have any formal portico to the entrance, however it does have a detailed framing around the entrance door that appears to be formed with pilasters to each side of the doorway and a carved pediment above.

7.7 The front doorway is approached via three steps which sit atop a flagstone pathway level with a front lawn. The pathway extends to the front boundary wall which appears as a brickwork wall with gate piers and round finials atop the gate piers.

7.8 To the east of the front façade there is a boundary wall separating the front of the property from what is now a kitchen garden, at the east end of this wall is what appears to be a flat roof of a building, which coincides the location of the damaged storage building subject to this application.

7.9 The flat-roof building is set within a small garden, separated from the front of the property by a boundary wall.

7.10 To the west of the main gates the boundary walling continues to Church Road, before turning to the north and extending up Church Road until the bend that turns westwards. Punctuating the wall in three locations there are gates framed with piers, topped with pointed finials.

7.11 Outside of the front boundary wall there is the alignment of the access road that leads to the Church, the rear of Chart Place and what are now adjacent properties formed from original ancillary buildings to Chart Place.

7.12 To the foreground of the access way are estate railings positioned between brick piers with pointed finials, matching the pointed finials to the gateways to the west side of the property and to those on the east side where an additional accessway lies to gain entry to the rear of the property and Coach House.



Figure 11



## 7 Brief History of Chart Place and Images of Property Frontage - cont

- 7.13** The image at Figure 12 dates from 1880 and reflects the home following significant changes to the property where additions to the front and rear of the home were applied.
- 7.14** In terms of the property frontage, the pilasters and pediment to the front door have been removed, a raised terrace with one set of centrally located steps has been added, a covered veranda has been added, the central window has been lowered, the ground floor windows are lowered and the two-storey set-back sections to the east and west of the main façade have been reduced to single storey's. The covered veranda appears to be solid, presumably dressed in lead and the supports to the veranda roof appear as panels, framing the window openings behind.
- 7.14** The degree of differences between the 1719 Thomas Badeslade etching and the 1880 drawing also shows that the Dutch gables to the east and west ends of the home have been removed, that both east and west chimneys sit inside the wall alignments and that the structures to the rear at the west end of the building have changed in their arrangement.
- 7.15** It is interesting to note that the changes in this period did not result in the addition of the colonnade balustrade at the eaves level or at the roof level of the east and west single storey elements. The steps to the east and west of the raised terrace that exist today are also not evident in this drawing.
- 7.16** Another item that is missing from the drawing is the flat roof storage building to the south-east of the home. Whilst one might expect that this ancillary building would not be shown on the elevation drawing of the building, it seems a little odd that it is not shown on the floor plan when the boundary walling that the building sits against and the kitchen garden that it serves is shown on the floor plan.
- 7.17** In focussing on the raised terrace and covered veranda, the drawing shows the returning around the east and west ends of the building which is not evident in the current arrangement. It is unclear from the drawing as to how the supports of the covered veranda are formed. The elevation shows them as shaded panels framing the windows behind, which does not clarify if the panels were formed in masonry or timber. The floor plan shows these panels as solid structures, shaded in the same manner as the masonry walls, however it would be unsound to assume that these panels were also formed in masonry. The centrally located steps serving the raised terrace are shown as being progressively narrower with each rising step, which is also not evident in the current steps serving the raised terrace which are a straight flight with curtail steps at the base.

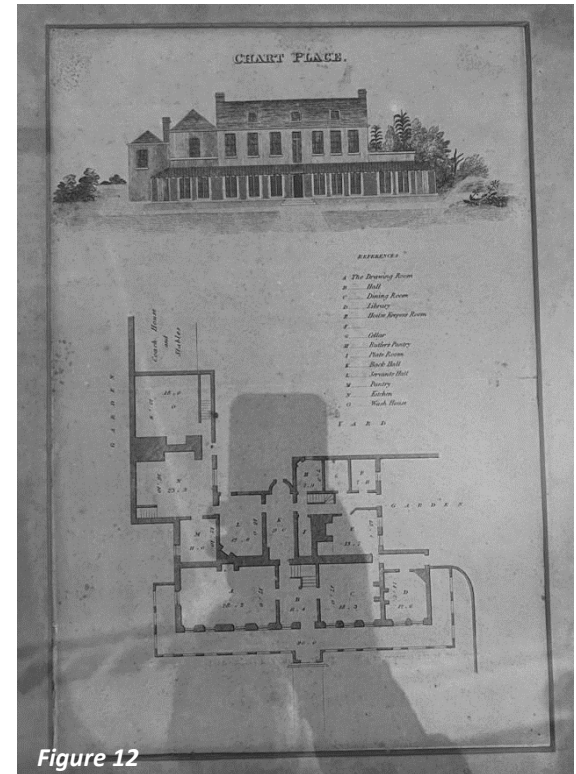


Figure 12

## 7 Brief History of Chart Place and Images of Property Frontage - cont

7.18 The image at Figure 13 dates from 1947 and shows significant differences to the front of the home.

7.19 Given that the image is taken post WWII we assume that the lead work that would have dressed the veranda canopy has been removed to aid the war effort and has been replaced with corrugated metal sheeting.

7.20 The property now has a central portico that interrupts the alignment of the veranda canopy. The central window above the portico appears to be wider than that shown in the plans at Figure 12. The roofing detail that abuts the side of the portico appears to be formed in a tarpaulin, looking temporary in its arrangement and supporting the view that the former lead covering had recently been removed.

7.21 The raised terrace is now served by three sets of steps and the central steps appear similar as they do today, being a straight flight with a curtail to the bottom step. Presumably the addition of the central portico also gave rise to the addition of the colonnade balustrade at the eave of the main roof where a pediment line extends across the frontage, supporting a raised parapet and stone balustrade above. The single storey sections to the east and west have also been raised in height with additional pediments and stone balustrades.

7.22 The support to the veranda canopy is now provided via 13 metal posts which appear to have decorative bases mounted on stone blocks atop the raised terrace. The raised terrace itself has a clear overhang with what appears to be a bullnose edge.

7.23 The central steps now appear to access a driveway rather than paving and lawns as shown in Figures 11 and 12, denoting the change in characteristics after the advent of the motorcar.

7.24 As a collective the changes to the front façade from those shown in the 1880 drawing are significant and changes the character from that depicted at Figure 12. It remains unclear at this time as to exactly when the portico, stone balustrade, additional steps and veranda canopy supports were changed in the period between 1880 and 1940, however this is a matter for further research.



## 7 Brief History of Chart Place and Images of Property Frontage - cont

**7.25** The image at Figure 14 dates from circa 1955 and shows further changes to the front of the property. The image has a Morris Minor postal van parked in the rear courtyard. The Post Office first introduced these vans to their fleet in 1953, indicating that the image dates from this period.

**7.26** The former covered veranda has been removed although the west return of the former veranda has now been enclosed with glazed panels, providing a conservatory style structure connected to the drawing room.

**7.27** The raised terrace appears to have an overhang to the supporting wall below although the image is not sufficiently clear enough to determine the profile of the overhang.

**7.28** There appears to have been recent repairs to the building where new sections of render to the west end pillar of the front stone balustrade, the coping stone to the west gable at the parapet to the west additions are evident.



**7.29** The front facing driveway is now shown larger than previously and extends up to the central steps. The steps leading to the raised terrace appear to be the same as those in the Figure 13 image.

**7.30** The east chimney stack is now clearly outside of the flank of the building. In the Figure 11 image, the drawing clearly shows the chimney stack as being inside of the east flank wall. Whilst not entirely clear in the Figure 13 image, the chimney stack appears to be identical to that shown in Figure 14. Therefore this chimney stack appears to be changed in the 1880-to 1940 period. The further historical analysis will hopefully narrow down the date period in which this change occurred. For the time being we assume that it was carried out at the same time as the addition of the portico and stone colonnade balusters.

**7.31** From this image it is apparent that the later single storey kitchen and bathroom addition to the rear of the home on its west side are not evident, however this does not concern the works subject to this assessment.



## 7 Brief History of Chart Place and Images of Property Frontage - cont

**7.32** The image at Figure 15 dates from 1963 and shows the home in a rather wild condition. The portico has been taken over by climbing plants, the front driveway is encroached by grasses, the rear garden and walled garden are densely populated with fruit trees and there is a chicken coop located within the Coach House courtyard.

**7.32** To the front of the raised terrace to the west of the portico there are flower beds positioned in front of the brick walling that supports the terrace.



*Figure 15*



*Figure 16*

**7.33** Figure 16 is believed to date from 1965. Here one can see that the encroachment of grasses over the shingle driveway has extended and has taken over the hole of the driveway area. The overgrown climbing plant to the portico no fully envelops the structure. The front boundary walls are covered by dense hedgerows and there are no driveway gates visible in the image.

**7.34** The Figure 16 image shows that the rear garden and walled garden remain as rough grass with fruit trees within the walled garden. The chicken coop within the Coach House courtyard remains and a new structure with a white, shallow pitched is located behind the Coach House wood shed.

## 7 Brief History of Chart Place and Images of Property Frontage - cont

**7.35** The image at Figure 17 dates from 1992 and shows the home following changes by the properties former owners Mr & Mrs Day.

**7.36** The property has significant changes to that shown at Figure 14 & 15. The render detailing is painted in an ochre colour with white painted ashlar lines. The former portico has been removed and a new covered veranda is in place, formed with decorative metal supports and finished with Georgian-wire glass.

**7.37** The covered veranda connects to a west facing lean-to that is connected to the Drawing Room, however this structure is much smaller than that seen in Figure's 14, 15 & 16.

**7.38** The front driveway has been renovated and is of similar extent to that shown at Figure 13. The flower beds to the front of the raised terrace appear to be deeper than previous arrangements, the entrance gates are now evident and the front boundary hedgerows sitting in front of the boundary walls now appear to be well managed. The rear gardens are now well managed and the rose garden to the north and west of the yew hedgerows are established. We are aware from discussion with Mrs Day that she planted the rose garden in 1982 shortly after her and her husband bought Chart Place.

**7.39** We are aware from the Planning History noted at Page 5 of this document that Mrs & Mrs Day administered a number of planning applications in the 1989 to 1992 period, the majority of which relate to the frontage of the property where the former portico was removed, the covered veranda was installed and the render was refurbished and painted.

**7.40** It is evident from the existing condition that the works in the 1989 to 1992 period resulted in insitu concrete and pink coloured concrete slabs being installed to the raised terrace and that the overhang to the terrace paving was lost.





## 8 Assessment of The Proposed Works

- 8.1** In assessing the proposed works, noted at Para 3.1 of this document and re-noted below, this section seeks to understand the potential harm of the works on the Heritage Asset and legibility of historic fabric and its future interpretation.
- 8.2** The proposed works are;
- Renovation and repair of the storage building to the east of the front façade
  - Repair of the brickwork to the boundary wall on the east side of the driveway
  - Repair of the frost damaged masonry to the raised terrace to the south façade of the property
  - Repair and renovation of the Portland stone steps and York stone raised terrace to the south façade of the property
  - Repair and renovation of the glazed veranda canopy to the south façade
  - Resurfacing of the driveway
  - Reinstatement of the boundary wall to the east and west of the entrance gates.
- 8.3** To take each item in turn; The renovation and repair of the storage building damaged by the fallen tree would appear to affect a building that has origins to the 1708 creation by Sir Christopher Desbouverie, given that the 1719 etching by Thomas Badeslade shows a single storey flat roof building in a similar location to the existing structure. However, as can be seen at Figure 8, this existing structure has Flemish bond brickwork of a later period and has a modern flat roof structure, indicating that the building has been subject to rebuilding and renovation several times over the years. Indeed there is no evidence that the building is the same structure as that shown in the 1719 etching. Therefore the works to repair the building following the tree damage, using bricks reclaimed from the damage and building in the same style/bond, does not harm the heritage of the property and does not result in any loss of legibility.
- 8.4** The repair of the boundary walling to the east of the entrance gates following the tree damage seeks to reinstate the walling, using bricks reclaimed from the damage and laid in the same style and Flemish bond. Given that these works seek to reinstate and repair damage with works of the same style and quality there is no significant harm to the heritage asset or its legibility.
- 8.5** The raised terrace was first introduced around 1880 which is consistent with its current appearance, formed in red stock facing bricks with Flemish bond brickworks. However the existing structure is crumbling and decaying with frost damage and requires rebuilding in order to continue to provide structural support to the raised terrace. Given that the works will be carried out with reclaimed red stock facing bricks, lime mortar pointing and in Flemish bond, the reinstatement will continue to represent the same heritage detail of the original structure, therefore minimising harm to the Heritage asset and its future understating.
- 8.6** The Portland Stone steps and York stone raised terrace have been subject to various works, the latest being during the 1989 to 1992 period where much of the original stone was lost, being replaced with insitu concrete and pink coloured concrete slabs. Additionally the overhang of the York stone to the supporting brickwork has been lost, most likely during the 1989 to 1992 refurbishments. Consequently the proposed reinstatement of the steps and terrace will not result in any harm to the Heritage assets.



## 8 Assessment of The Proposed Works - cont

- 8.7 As established at Paras 7.35 to 7.40, the existing glazed veranda canopy is a modern structure erected in the 1989 to 1992 period and is glazed in Georgian-wire glass, which is visually detracting from the overall quality of the frontage. The reinstatement of this structure following the tree damage and the reglazing of the structure using toughened safety glass will serve to improve the visual appearance and does not result in any harm to the surrounding Heritage structures.
- 8.8 As demonstrated at Figures 13 to 17, the property has had varying states of external driveway over the years. The extent and shape of the driveway has changed on numerous occasions. Therefore its reinstatement and renovation which includes the installation of Victorian rope-style edgings where it abuts the grassland and ragstone edgings where it abuts planting areas will not result in any direct or visual harm to the Heritage assets.
- 8.9 The reinstatement of the boundary walling and repointing of the piers supporting the entrance gates is proposed to be carried out sympathetically, using red stock facing bricks that match the existing brickwork and is to be laid in a Flemish bond with lime mortar pointing to match the original boundary walling that remains to the east. We have established at Figure 11 that this walling once extended to some 6ft above ground level and the walls are already existing, as evidenced by the topography survey. Therefore the proposal to reinstate these items will not cause any loss or harm to the Heritage assets and their reinstatement serves to reinforced the understanding of the arrangement shown in the 1719 etching shown at Figure 11. bases of the



*Current images of Chart Place*

## 8 Assessment of The Proposed Works - cont

**8.10** The proposed works are set out in the table below, noting the description of the works, the age of the structure/detail, the significance of the structure/age and any mitigation required for the works.

Description of Works	Age	Significance	Mitigation
Renovation and repair of the storage building to the east of the front façade – Flemish bond brickwork with modern repairs & modern roof	1837 - 1901	Medium	The building has modern repairs & replacements but the main masonry structure appears original – carefully apply repairs in matching materials and style. Reuse existing materials as much as possible.
Repair of the brickwork to the boundary wall on the east side of the driveway – base of wall appears original English Garden Bond, upper later addition in Flemish Bond.	Lower Wall 1710 Upper 1837-1901	High	Base of wall appears original, later additions with modern repairs – carefully apply repairs in matching materials and style. Reuse existing materials as much as possible.
Repair of the frost damaged masonry to the raised terrace to the south façade of the property – Flemish bond brickwork with 1990's roof construction and window.	1837-1901 & 1990's	Medium	Later addition to home with modern repairs – Carefully apply repairs in matching materials and style. Reuse existing materials as much as possible.
Repair and renovation of the Portland stone steps and York stone raised terrace to the south façade of the property – Original steps with modern repairs, paving in part original but with considerable modern repair, original overhang detail has been lost.	1837-1901 & 1990's	Medium	Modern alterations has weakened fabric significance, repairs would provide a heritage benefit – repurpose existing stone where possible, use new stone of same quality/style with the correct overhang detail to terrace and construction details to steps.
Repair and renovation of the glazed veranda canopy to the south façade – modern structure	1990	Low	Modern structure replicating previous detail of similar nature. Repair to same condition/quality.
Resurfacing of the driveway – altered many times since 1930's.	1930 -1940	Low	Modern addition, ensure alterations & repairs provide same quality appearance. Edgings to match former materials.
Reinstatement of the boundary wall to the east and west of the entrance gates – base of wall appears in Flemish Bond – possibly replacing original wall from 1710 period.	1837-1901	High	Base of wall appears in Flemish bond, walling known to be older in this location but not evident - Reinstatement works benefits the heritage asset, ensure matching materials, bond & style. Reuse existing materials as much as possible.

## 9 Summary

- 9.1 This Heritage Assessment is focused on the frontage of Chart Place where various works are proposed to repair, renovate and rebuild elements of the property frontage that have recently been damaged by a falling tree and frost damage. In respect of the boundary walling to each side of the entrance gates the works propose to reinstate structures that previously existing.
- 9.2 The Assessment has established the evolution of the property frontage and has included evidence of how the frontage of the property has been subject to various works over the decades that has changed the character and appearance of the home.
- 9.3 The Assessment has noted how the most recent works, permitted by the Council in the 1898 to 1992 period largely relates to the same works that are submit to the current proposal and that these works will not result in any loss or harm to Heritage Assets.
- 9.4 Where the proposed works relate to older structures of greater significance, such as the boundary walling, the proposed details and works seek to respect the heritage detailing, replicating that which previously existed and providing construction details that will result in the long terms survival of the Heritage Assets.
- 9.5 Given the level of understanding and evidence provided through this document we are of the view that the proposed works are appropriate and acceptable for Listed Building Consent.

12<sup>th</sup> December 2022  
**Country House Homes Ltd.**



  
**COUNTRY HOUSE**  
HOMES