

**Design and Access Statement  
and  
Heritage Statement  
Revision 'A' April 2023  
for  
No.1, Clockhouse Mews, Swaylands  
Penshurst Road, Penshurst  
Kent  
TN11 8AW  
for  
Mr. & Mrs. P. Stratten**

**Location**

No.1 Clockhouse Mews is situated within the larger Swaylands School development and can be accessed from Penshurst Road that runs between Bidborough and Penshurst Village. Once passing through the electrically operated security gates, turn right, No.1 Clockhouse Mews can be found approx. 80m along the estate road on the right.

**Background – Evolution**

**Swaylands** overall is a private park that consists of three main buildings, Drummond Hall, Swaylands House and Woodgate Manor. The tithe map for 1840 shows that a farm (Workhouse Farm) originally occupied the site of Swaylands House. William Woodgate bought the farm in 1835 and Swaylands House was built between 1837 and 1842. The estate was later sold to Edward Cropper in 1859. After Edward Croppers death the estate was sold in 1877 to George Drummond, who had the house extended to form the building that can be seen today. The estate was sold to Sir Earnest Cassel in 1919 whereupon it was adapted for use as a hospital which, at the advent of the second world war, was requisitioned by the government to be used as a military hospital. In 1948 the estate was purchased by Middlesex County Council and the house used as a Special Needs Residential School for Boys, which subsequently closed in 1994 and was sold to developers. The main house now comprises 28 apartments, Woodgate Manor and Drummond Hall, each comprising 10 apartments, and the former stables, now Clockhouse Mews, consisting of 6 residential units.

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**Clockhouse Mews** is a small development within the larger development of Swaylands School, consisting of six converted former stables, all of which are now grade II listed. It is believed that the stable block was commissioned by the then owner, Edward Cropper, and was the work of architect George Devey. The conversion to residential accommodation for nurses was originally carried out in 1927 when the main house was being used as a hospital for patients suffering from mental health issues. The six Mews units are arranged in a typical 'horseshoe' format, or courtyard. The six units underwent updating and modernisation that was completed in 2011.

### **Background - Context**

No.1 Clockhouse Mews occupies a dominant position on the south-west corner of the courtyard, with its principal elevation facing south-east into the courtyard, and its rear elevation facing north-west towards the car parking and garaging area that is largely screened from the rest of the Swaylands development. Its side, or south-west, elevation faces the estate road and the larger Swaylands developments.

It is interesting to note that whilst the main house was built from red brick, the exterior of stable block that is now Clockhouse Mews was built using local sandstone. This is laid to course with blocks of random sizes and the gable ends have parapets with coping stones over, as do the gabled dormer windows. There is a combination of gabled, pitched roof and flat roof dormers facing the courtyard.

All doors and windows (Georgian style casements) are white painted softwood that date from the later improvements carried out in 2011, as do the interiors. Today there is little to show that this was indeed a stable block apart from the plan form and written evidence.

### **Design proposals**

No.1 Clockhouse Mews has a single storey infill extension to the rear, with a lead flat roof that the current owner would like to access to use as a private sitting area with a glass balustrade overlooking the parking and garaging area. This would be achieved by the addition of a timber framed lead flat roof dormer with lead covered cheeks and white painted joinery that would be similar to the dormers on the south-east range. The new opening would have a fully glazed door that would match the adjacent joinery.

The purpose of the additional dormer, as well as allowing access to the existing flat roof would also be to allow the part removal of the existing internal valley timber which projects across the top of the existing stair to a dangerously low level, creating a situation that can only be described as 'an accident waiting to happen'. The alteration would allow for the ceiling (plasterboard and skim) to be raised at the head of the stair that would provide a safer circulation space.

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The purpose of the proposed new window to the kitchen on the south-east elevation would to allow natural light into an area that currently relies on 'borrowed' or artificial light. The stone removed from the new door and window openings, will be reworked to form chamfered quoins to match the adjacent window that serves the sitting room. This would also provide a perfect match.

The decking structure to the existing lead flat roof would be laid over the lead work on neoprene strips, rather than being fixed to the existing structure, and the stainless steel newels supporting the glass balustrade would project back along the decking joists so as to avoid any mechanical fixings to the existing roof structure.

The new double glazing to the modern doors and sidelight can be carried out with very little modification to the existing joinery sections.

### **Effect of the design proposals on historic significance**

The significance of the building lies in its relationship to, and historical association with, the wider group of buildings, particularly Swaylands House, and these would be unaffected by the proposed alteration. The change would consist of a low-key, sympathetic addition to the rear of the host building that would not be seen in the wider context of the site and which is only visible from the parking and garaging areas.

The addition and alterations would respect and preserve the historic interest of the building whilst allowing the current and future owners to enjoy modern and safer standards of living. The internal plan form has already been altered and the proposed scheme would not affect the current layout. Externally there would be no change to the existing historic context and the additional dormer would be seen as subservient to the gabled stonework dormer and the new window would be in keeping with, and preserve, the architectural character of the listed building.

### **Additional Information**

It should be noted that this application is similar to that previously approved under references 22/01750/FULL and 22/01751/LBC, except that a new window has been inserted into the south-east elevation (kitchen) and the gabled dormer has been substituted for a lead covered flat roof dormer.

These approvals have already established that the principle of a new dormer is acceptable but the cost of sourcing and using matching stonework has proved prohibitively expensive (lowest quote received £27,000+VAT). Upon reflection and with this factor in mind, the use of a simple design that matches others in the complex would seem preferable in proximity to the more elaborate gabled version against which it would be seen.

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The main reason for the dormer has always been to provide a safer access to the first floor and the revised design achieves this without the need for the external stonework.

The client has consulted the other freeholders of Clockhouse Mews and they have given the proposals their approval.