

Design & Access Statement - including Heritage Statement
- 7 Rumwood Court, Sutton Road, Langley, Maidstone, Kent.
ME17 3NN

1. Introduction.

TSJ Drawings hereby submit, on behalf of our client, the owner Of 7 Rumwood Court, Sutton Road, Langley, Maidstone, Kent. ME17 3NN., a Listed Building Consent Application for the Refurbishment / Internal Alterations, of the two floor property.

This is a combined Design and Access Statement including an Heritage Statement. This DAS / Heritage Statement adds further details to the specific areas being proposed / amended, with detail sketches and historical mapping.

2. Site Description and Context

This property is an elegant four bedroom apartment, set over 2 floors, with an entrance on the first floor, of a Grade 2 listed Manor House, set in 12 acres of landscaped gardens. The property is found on the South Side of Maidstone in the locality of Langley, with electric entrance gates to a winding gravel driveway to the Manor House.

Parts of the property date back to Elizabethan times, with further additions in the Victorian era.

As such, the proposed works will maintain the Heritage of the existing property and enhance the features, by updating the property, exposing the original features and maintaining them.

3. Proposed Works

General proposed works:

The current status of the property, is that it appears to have been refurbished in the 1970's by the previous owners. This is nearly 50 years old.

The recently acquired property, by the new owner, has sought pre-application advice -21/503241/PAPL, for the refurbishment of the property, with a view to expose the original features and fabric of the property, with particular attention to being sympathetic to the original building and maintaining the style and theme of the building.

Most of the walls that are proposed to be demolished are stud walls anyway and the new walls will also be stud walls with a smooth plaster finish to match the existing. The new doors will be wooden panelled doors to match existing.

The floorplans of the existing layout and the proposed layouts are attached with the Listed Building Application.

photographs of the existing property are attached:

Front Of Existing Dwelling







Internal Photographs - Existing







Historical Details

LANGLEY SUTTON ROAD TQ 75 SE (north side) 1/96 Rumwood Court
26.4.68 GV II
House, now flats. 1599, restored in C19, with additions of 1896 and alterations of 1950s. Timber framed with plaster infilling. Plain tile roof. Main range of 2 or possibly 3 unequal length bays. Projecting porch towards left end with projecting bay window to right of it. Broad projecting wing to right end. 1896 additions to left end and rear. 2 storeys, attics and cellar on stone plinth. Close-studded. Moulded fillet towards eaves of main range, with restored close-studded coving above. Strapwork decoration to bases of principal posts of porch and wing. Porch and right wing jettied to first floor and attic on moulded bressumers with carved brackets. Eaves of porch raised above attic jetty and jettied again. Gable over bay window also jettied, with moulded bressumer and brackets. Carved bargeboards and pendant to porch [restored in C19], bay window, and wing [with pendant dated 1599]. Roof abuts 1896 section to left. Brick stack with 2 fillets in front slope of roof in narrow right end bay of main range. Irregular fenestration of ovolo-moulded mullioned and transomed windows. 8-light oriel

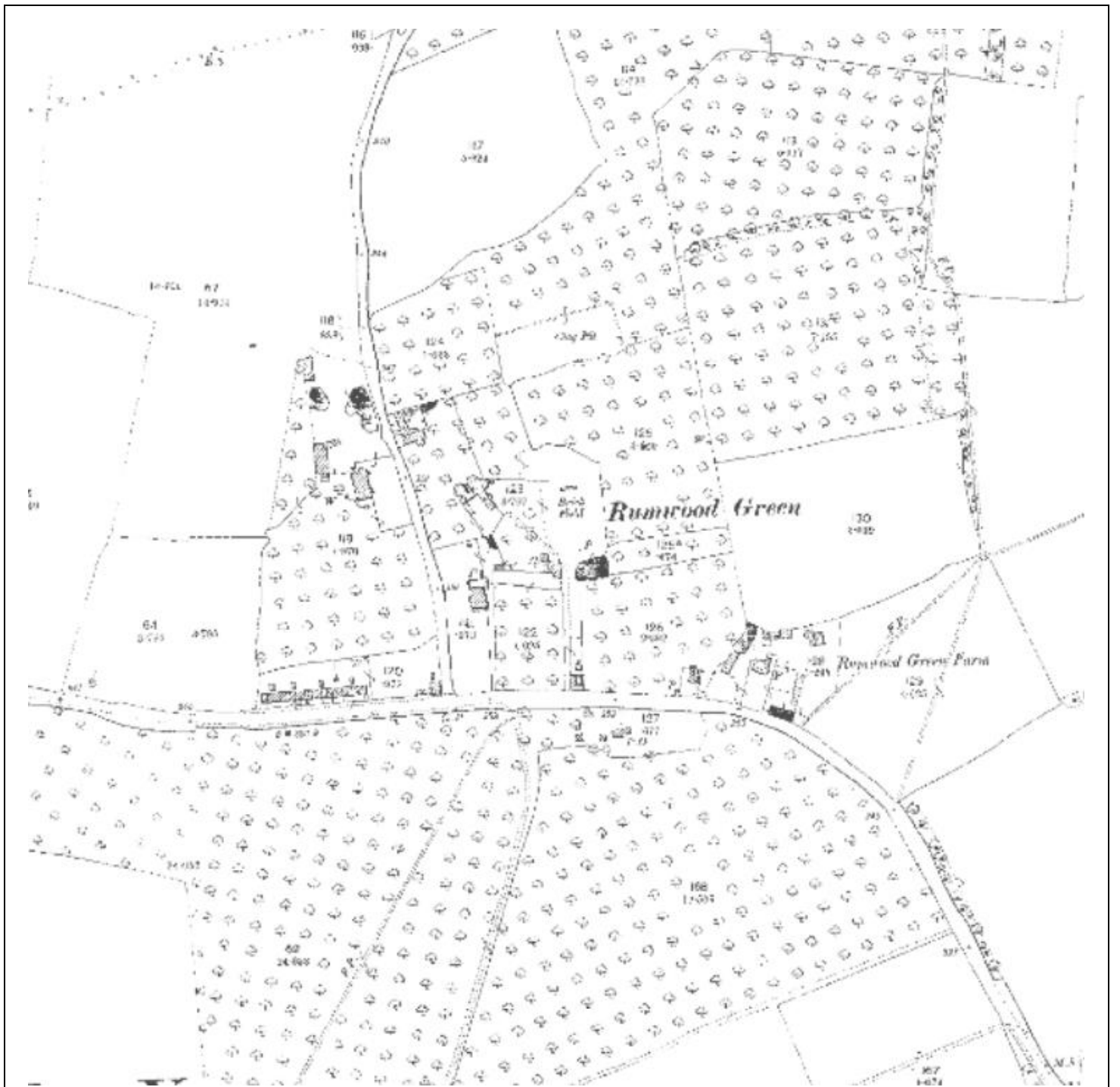
window with side lights to first floor of porch, on carved brackets, with moulded cill, jambs and head. Mullioned 3-light attic window. Bay has stone base and 18-light ground-floor window with side lights, and with head higher than jetty of wing; "first floor" close studded. 3-light mullioned window within gable. Cross window immediately to right of bay and small inserted 3-light window to right end of main range. Wing has 10-light rectangular oriel to first floor, on carved brackets, with side lights, and with frieze window to each side, that to left returning along left side of wing. Similar canted bay window to ground floor, also with frieze windows returning to left. 8-light attic window. Various windows to right side of wing. C16 ribbed outer door to porch in architrave with moulded jambs. Inner doorway has moulded jambs with decorative chamfer stops. Small gabled bay and gabled cross-wing added to left end 1896 in similar style. Interior not inspected but said to have much altered late C16 fireplace, and panelling. [Illustrated, with measured details, in *Examples of Carved Oak Woodwork of the 16th and 17th Centuries*, William Bliss Saunders, 1883].

Listing NGR: TQ7997552229

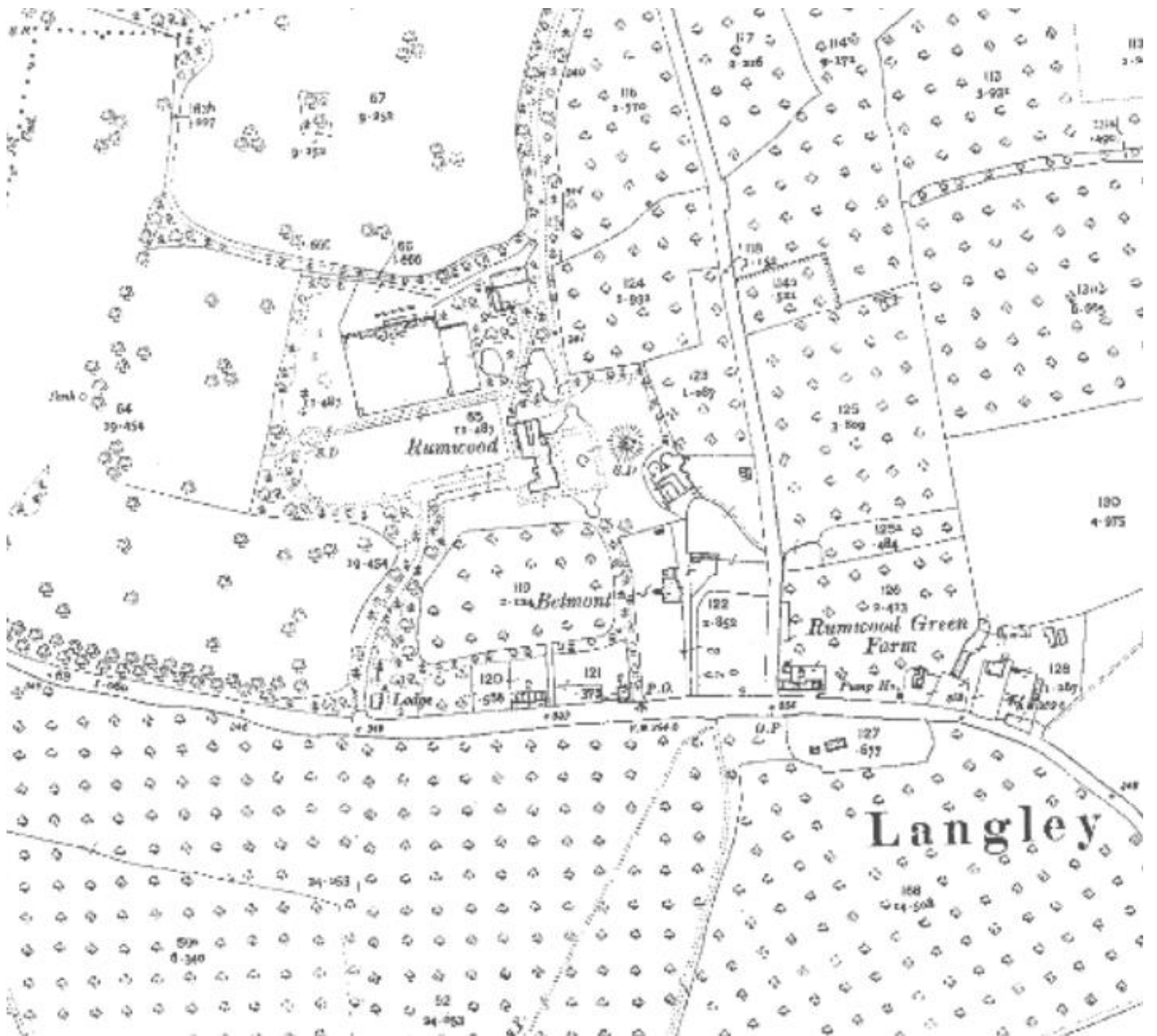
1871 - 1890



1897 - 1900



1907 - 1923



Aerial Photograph 2008



See detail Sketches/sections of proposed amended areas at scale 1:10

4. Conclusion

From the Pre-application advice and subsequent Refusal Notice - requesting further historical details (Historical details and mapping included in this DAS/Heritage Statement) and also details of areas being proposed (provided by the sketches at scale 1:10) , it appears that the principle of re-furbishment is acceptable and it may be best to arrange a site visit, so that the various elements of the internal alterations are explained and viewed on site, by the Conservation Officer, for the record.

The new owner is taking all the steps necessary, to ensure compliance with planning and Grade 2 Listed Building consent and in these circumstances,

we can see that the original features being exposed will enhance the property and its surroundings.

