

**Rumwood Court,
Langley**
Heritage Statement

Client: MR. HOWARD MURPHY

AB Heritage Project No: 62193

Date 26th April 2023

Rumwood Court, Langley Heritage Statement

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Rev Number	Description	Undertaken	Approved	Date
1.1	Draft	EW	DD	21/09/2022
2.0	Final	EW	AB	22/09/2022

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EXECUTIVE SUMMARY

AB Heritage Limited has been commissioned by Mr. Howard Murphy to produce a Heritage Statement covering proposed works at Apartment 7, Rumwood Court, Langley, Kent ME17 3NN.

Rumwood Court is a substantial Grade II Listed historic property with 16th century origins now converted into use as seven residential apartments. The proposed development seeks to update the living accommodation within Apartment 7 and the proposals include changes to the internal room layouts within the apartment.

No other heritage assets have been identified as having the potential to be affected by the proposed development and as such the impact assessment in this report focuses solely on Rumwood Court.

While the oldest parts of Rumwood Court can be dated to the 16th century this report demonstrates that the part of the building where Apartment 7 is located dates wholly from the 1896 restoration and extension of the building, and that the proposed changes would not affect the surviving 16th century elements of the building.

The main heritage interest of Apartment 7 has been assessed to arise from the way the external built fabric of the flat is a harmonious part of the overall Grade II Listed Rumwood Court. The external built fabric of the Apartment is therefore assessed to be of High significance.

The interior of Apartment 7 has been found to be no earlier than 1896, with none of the very old fabric found elsewhere in Rumwood Court present, and for this reason the interior fabric of Apartment 7 is assessed to be of limited or negligible heritage interest and has been assessed to be at Low level of significance.

This report identifies heritage impacts ranging from 'Not Significant' to 'Low' degree of adverse impact and as such these are found to be at the level of 'Less than Substantial Harm' in the context of the NPPF.

As the proposed changes would ensure the future use of Apartment 7 in manner that is conducive to the long-term preservation of Rumwood Court as whole, the proposed level of intervention is deemed to be justified and compatible with the requirements of local and national policy and legislation governing the management of the historic environment and the cultural heritage resource.

No further works pertaining to the cultural heritage have been recommended.

INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Mr. Howard Murphy to produce a Heritage Statement covering proposed works at Apartment 7, Rumwood Court, Langley, Kent ME17 3NN. It was requested as part of a Listed Building Consent application.
- 1.1.2 This report includes a description of the baseline conditions, from an examination of readily available sources on the history of the site, identifying any known and potential heritage receptors subject to potential impact. It proposes a suitable mitigation strategy, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 Rumwood Court is a substantial Grade II Listed historic property with 16th century origins now converted into use as seven residential apartments. The property is in substantial landscaped private grounds with gated access from Sutton Road (A274).
- 1.2.2 The house is located at NGR reference: TQ 79986 52221. The site is c. 5km southeast of Maidstone town centre (Figure 1).
- 1.2.3 Apartment 7 of Rumwood Court occupies the first and second floors of the southern wing of this Grade II Listed building (First and second floors of the jettied cross-wing on the left on Photo 1).



Photo 1. Rumwood Court; south-east corner / east elevation, view west

1.3 Overview of Proposed Development

- 1.3.1 The proposed development seeks to update the living accommodation within Apartment 7 and a number of interventions affecting the internal built fabric are proposed.

1.3.2 The proposals include changes to the internal room layouts within the apartment, including combing the existing kitchen and dining spaces,

1.3.3 New central heating and improved insulation are proposed

1.4 Planning Background & Consultation

1.4.1 The current owner has submitted a previous Listed Building Consent application with Maidstone Borough Council for the proposed development under reference 21/506733/LBC.

1.4.2 That application (Listed Building Consent for internal alterations to provide new layouts to two floors, and loft extension with 2no. side dormers; Apartment 7 Rumwood Court Sutton Road Langley Maidstone Kent ME17 3NN; REF: 21/506733/LBC) was refused on the 29th of March 2022 on the following grounds:

(1) There is insufficient heritage assessment and detail within the submitted application to demonstrate that the significance of the grade II listed building would be preserved, including its historic fabric, contrary to policies DM4 and SP18 of the Maidstone Local Plan 2017 and paragraphs 189, 194, 199 and 202 of the National Planning Policy Framework.

(2) The proposed dormers would appear as over scaled, incongruous features which would harm the character, appearance and significance of the grade II listed building, contrary to policies DM4 and SP18 of the Maidstone Local Plan 2017 and paragraphs 189, 199, 200 and 202 of the National Planning Policy Framework. There are not considered to be any public benefits which would outweigh the harm.

1.4.3 The decision notice does however highlight that there is no in principle objection to proposed scheme.

1.4.4 Mr. Murphy has since sought to provide the additional information and detail as outlined in the refusal decision of March 2022 and a new currently under review by the LPA. This report has been commissioned to provide a suitable Heritage Statement for that case to be determined.

1.5 Project Qualifiers

1.5.1 This report has been prepared under instruction and solely for the use of Mr. Howard Murphy, and any associated parties they elect to share this information with.

1.5.2 Measurements and distances in this report are approximations only and should not be used for detailed design purposes.

1.5.3 All work undertaken is based upon the professional knowledge of AB Heritage and relevant standards, technology and legislation at the time of writing. Changes in these areas may occur in the future, causing changes to the conclusions, recommendations or advice given. AB Heritage is not responsible for advising any parties on the implications of such changes.

1.5.4 This report utilises information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information.

- 1.5.5 Where recommendations are provided these need to be approved by the Local Planning Authority and do not themselves comprise mitigation of impacts.

AIMS & METHODOLOGY

2.1 Aims of Report

2.1.1 Early assessment of the implications of proposed development on the heritage resource is key to informing reasonable planning decisions. Indeed, NPPF 194 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

‘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’.

2.1.2 This assessment therefore has the following objectives:

- To provide sufficient evidence on the heritage of the site and any potential impacts on such a resource, to inform the Local Planning Authority’s decision-making process in relation to the current planning application; and
- To develop appropriate recommendations / mitigation responses, where necessary, to assist the work of the planning team.

2.2 Methodology

Study Area

2.2.1 Rumwood Court is sited within secluded private grounds with no immediate neighbours and with a substantial perimeter wall and planting defining the property boundaries. The proposed changes are limited to Apartment 7 only, featuring changes to the internal room layouts

2.2.2 In consideration of these factors, it is assessed that the proposed development would not have an impact on any other heritage assets, and as such this assessment focuses on Rumwood Court only.

Standards & Guidance Used

2.2.3 The assessment has been carried out in line with the following guidance:

- *Standard and guidance for historic environment desk-based assessment* (CIfA, 2020).
- *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings and Structures* (CIfA, 2020).
- *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (Historic England, 2008).
- *Understanding Historic Buildings* (Historic England, 2016).
- *The Setting of Heritage Assets* (Historic England, 2017).

- *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
- *Local Heritage Listing: Identifying and Conserving Local Heritage - Historic England Advice Note 7 (Second Edition)* (Historic England, 2021a).

Selection and Assessment of Sources

2.2.4 In line with para 3.3.6 and Annex 1 of the Chartered Institute for Archaeologists' (CIfA) *Standard and Guidance for Historic Environment Desk Based Assessment*, this report considers appropriate sources of information and a rationale behind their use. These have been detailed in Table 1:

Table 1: Examination of Appropriate Sources

SOURCE	TYPE OF EVIDENCE	CONSULTED	COMMENT
Kent Historic Environment Record	The primary source of information concerning the current state of archaeological, heritage and architectural knowledge in this area. Contains published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area.	20/08/2022	The on-line version of the Kent HER checked for outline information in the vicinity of the Site to assess the level of HER information available for the site and its vicinity.
Consult Maidstone Conservation Officer	Early discussion with the Local Planning Authority Planning Archaeologist and / or Conservation Officer is key to understanding the significance of an area and creating a tailored approach most appropriate to assessment of a site.	n/a	Pre-application consultation undertaken by the client.
Site Walkover	This task allows for development of a greater understanding of the on-site heritage resource, or any historic issues of the site, including information the general condition and setting of the area of proposed development and the site in which it stands.	24/08/2022	A site visit was undertaken by Elli Winterburn of AB Heritage on 24 th of August 2022.
National Heritage List for England	Information on statutory and non-statutory designated sites, including Listed Buildings and Scheduled Monuments.	20/08/2022	Rumwood Court Listed Building description reviewed, mapping checked for further LBs in the vicinity.
Kent Archive and the Local Studies Library	Readily accessible information on the site's history from readily available historic documentary sources, maps and photographs.	23/08/2022	Archives visited for documentary material relating to the development of Rumwood Court.
Local Historic Societies	Using the British Association for Local History (https://www.balh.org.uk/) list of local societies, checks were made with relevant organisations where there was a specific and obvious benefit to consulting local expertise on the history of the proposed development site.	n/a	As Kent Archives were visited this was seen as surplus to the requirement.
Rumwood Court 'house papers'	During the Site Visit Peter Murphy also provided EW access to 'house papers' (quoted as 'pers.comm' in this report).	24/08/2022	Rumwood Court 'house papers' is a small private archive of documents and copies of original documents providing valuable information about the property and which had been purchased by Mr. Howard Murphy as part of the purchase of the property.

Assessment of Receptors Significance

2.2.5 Assessment of the heritage significance of a heritage asset is judged upon various factors, including any existing designation, plus information on any relevant architectural, archaeological, or historical factors. Considering these criteria, each identified feature is assigned a level of significance in accordance with a five-point scale (Table 2, below).

Table 2: Assessing the Significance of a Heritage Asset

SCALE OF ASSET SIGNIFICANCE	
VERY HIGH	Sites of exceptional interest that reflect the highest qualities of evidential, historic, aesthetic, or communal value. These can include Scheduled Monuments, Grade I and Grade II* Listed Buildings, Conservation Areas containing very important buildings, or undesignated structures / landscapes with exceptional coherence, time depth, or other critical factors.
HIGH	Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance. Examples may include areas containing buildings that contribute significantly to its historic character.
MEDIUM	Buildings / Structures / Landscapes with coherent historic merit or value, reflected in sites such as 'locally designated' buildings or 'non-designated heritage assets', albeit ones with clear survival of key elements, historic interests and/or context associations.
LOW	Heritage assets with very little or no surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.2.6 The significance of known assets is typically determined by reference to existing designations. **Where a heritage asset's interest or value covers a range of the above possibilities or, for previously unidentified features, where no designation has yet been assigned, the significance of a heritage asset is based on professional judgement.** For example, while all nationally registered, Listed Buildings can range in scale and importance from a single milestone to the site of St Paul's Cathedral. For this reason, adjustments are made on a case by case basis.

Impact Assessment Criteria

2.2.7 The degree of impact upon the heritage resource is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the level of impact are set out in Table 3 (below).

2.2.8 It is not always possible to confirm the degree of impact. However, where possible a professional judgement as to the scale of such impacts is applied to enable the subsequent 'Magnitude of Effects' to be established (Table 4). It should be noted that an

impact level of 'uncertain' is included for those situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 3: Criteria for Determining Degree of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key heritage baseline elements that leads to total or almost complete alteration of a features physical structure, or almost comprehensive variation to other aspects such as noise, access, or visual amenity of the asset.
MEDIUM	Changes to many key materials / historic elements, such that the baseline resource is clearly modified. This includes considerable change to the heritage asset / historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
LOW	Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNKNOWN	Extent / nature of the asset is uncertain, or magnitude of change can't be ascertained.

2.2.9 The overall Magnitude of Effects from the proposed development upon the resource is determined by correlating the significance of a heritage asset against the degree of impact it may be subject to. Table 4 highlights the criteria for assessing the overall Magnitude of Effects. Where effects are moderate or above these are classified as Substantial Harm, terms of NPPF.

Table 4: Magnitude of Effects

SIGNIFICANCE	DEGREE OF IMPACT			
	HIGH	MEDIUM	LOW	NEGLIGIBLE
VERY HIGH	Severe	Major	Mod	Minor
HIGH	Major	Mod	Minor	Minor / Not Sig.
MEDIUM	Mod	Minor	Minor / Not Sig.	Not Sig.
LOW	Minor	Minor / Not Sig.	Not Sig.	Nt.

Mod = Moderate; Not Sig. = Not Significant; Nt. = Neutral

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Heritage Legislation

- 3.1.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments.
- 3.1.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest, under the Planning (Listed Buildings and Conservation Areas) Act, 1990. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.1.3 The categories of assets with some forms of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions.

3.2 National Planning Policy Framework 2021

- 3.2.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.2.2 The level of detail required in the assessment should be 'proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.
- 3.2.3 Paragraph 201 explains that 'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.2.4 Paragraph 202 advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, Paragraph 203 states that a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.3 Local Planning Policy

3.3.1 The local planning context of the proposed development is formed by Maidstone Borough Council's Local Plan (2017) and specifically Policy DM4 for *Development Affecting Designated and Non-Designated Heritage Assets* which outlines:

- 1) *Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.*
- 2) *Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:*
 - i. *Any heritage assets, and their settings, which could reasonably be impacted by the proposals;*
 - ii. *The significance of the assets; and*
 - iii. *The scale of the impact of development on the identified significance.*

HERITAGE REVIEW OF THE SITE

4.1 Historic Development of the Site & Surrounding Area

- 4.1.1 The oldest parts of Rumwood Court are dated to the 16th century and this timber framed former hall house was part of the property and landholdings of the Filmer family from the 17th century to the end of the 19th century. Sir Robert Filmer (b. c. 1622) was created a baronet in 1647 and the main family residence was at East Sutton Place (c. 4km to the southeast of Rumwood Court).
- 4.1.2 The Rumwood Court and its agricultural lands were certainly tenanted out by the time of the 1814 Parish Map of Langley, when Mr. Betts is listed as the occupier of Rumwood Court (Kent Archives; Plan not shown here).
- 4.1.3 Based on the information from the Tithe apportionment of 1844 (Plate 1) and subsequent census returns through the 19th century several generations of the Betts family were the farmers at Rumwood Court.

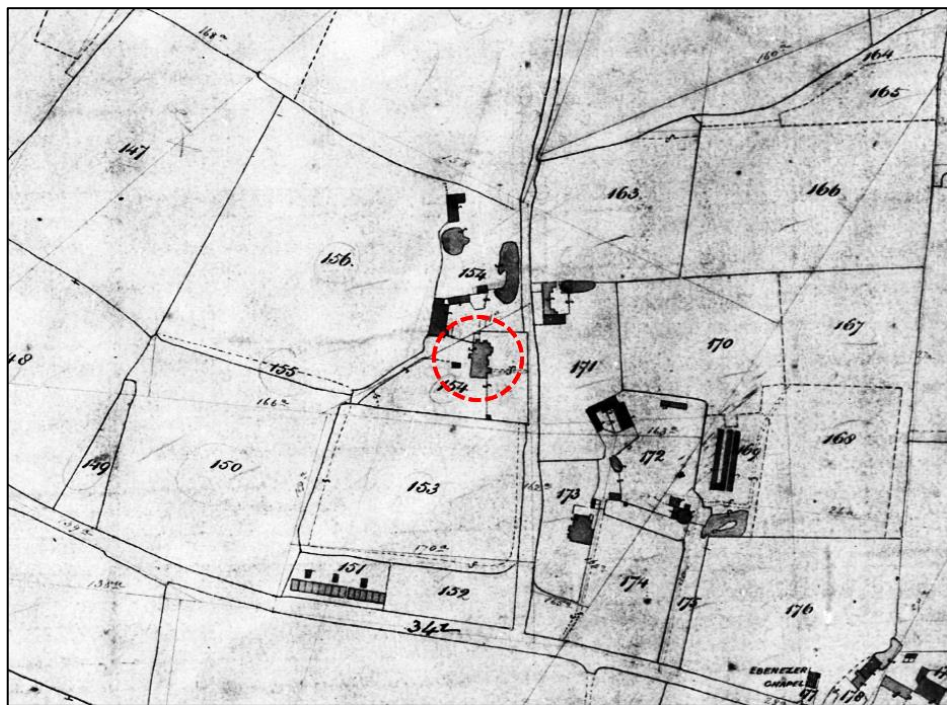


Plate 1. Rumwood Court on the 1844 Tithe Map of Langley

- 4.1.4 The pre-1890s extent of Rumwood Court is depicted not only on historic mapping (such as on Plate 1) but also in a number 19th century illustrations, including the 1880s watercolour by Helen Allingham (Plate 2; Peter Murphy, pers.comm).

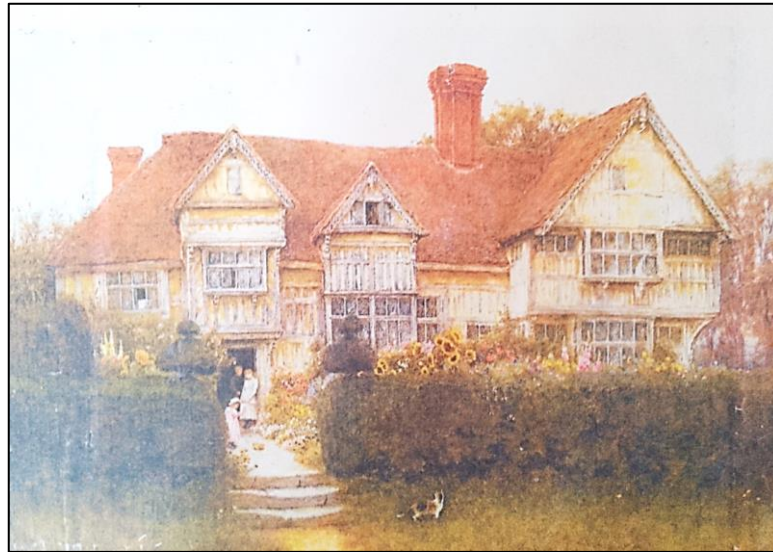


Plate 2. Rumwood Court as depicted in a watercolour by Helen Allingham in the 1880s

- 4.1.5 The long association with the Filmer family as the owners of Rumwood Court came to an end towards the end of the 19th century when the 9th baronet Sir Edmund Filmer passed away in 1886 and the Rumwood Estate was sold on to William Stewart Forster (1834-1911) who proceeded to have Rumwood Court restored and substantially enlarged.
- 4.1.6 The rebuilding scheme enacted by W.S Forster is noted by Pevsner who states in his description of the building that the portion to the left (south) of the east facing doorway dates from the 1890s (Pevsner, 2012, p.351).
- 4.1.7 A black and white photograph of the 1890s showing the workforce posing on the scaffolding along Rumwood Court's east elevation is displayed in the communal hallway of the house (Plate 3). The photo shows the newly constructed south extension wing (where Apartment 7 of Rumwood court is sited) to the left of the picture.



Plate 3. Rumwood Court, repair and extension in progress in the mid-1890s

- 4.1.8 The 1890s phase of works substantially increased the size of Rumwood Court with additional wings added to the north and south of the original 16th century timber framed

structure and along the western elevation. The late 19th century construction uses some timber-framed and stone elements but is by and large of brick-built construction.

- 4.1.9 The indicative extent of the 16th Century building (outlined in red and with orange semi-transparent over-lay) in the context of the adjoining 1896 works to its south, west and north is shown on Plate 4.



Plate 4. Oblique aerial image of Rumwood Court west elevation

- 4.1.10 The additional 1896 features include:
- The entire three storey southern cross wing
 - The west facing main entrance bay
 - The west facing Portland stone portico with first-floor balconies above; as well as the two-element associated with the portico
 - The entire tree storey northern cross-wing
- 4.1.11 It is also assessed that the current oak-framed windows throughout the building are likely to be of late 19th century date. The much-extended footprint of Rumwood Court is depicted on the 1956 auction plans (Plate 5).
- 4.1.12 Following the death of William Stewart Forster his son Arthur was a resident at Rumwood Court until his death in 1934 when the whole Estate was put up for sale. In this sale much of the surrounding farmland, associated farmsteads and other buildings and the Court itself were sold off as separate lots, severing the historical association with Rumwood Court and wider agricultural landscape (Kent Archives (SP/OTH/1/1/1; Rumwood Estate nr. Maidstone).
- 4.1.13 Rumwood Court was purchased by Reginald Rootes of the notable British automobile manufacturing family; and he in turn sold the property in 1956 (U1540/E38; Rumwood Court in Langley and Otham, with 13 cottages and land; Plate 5).

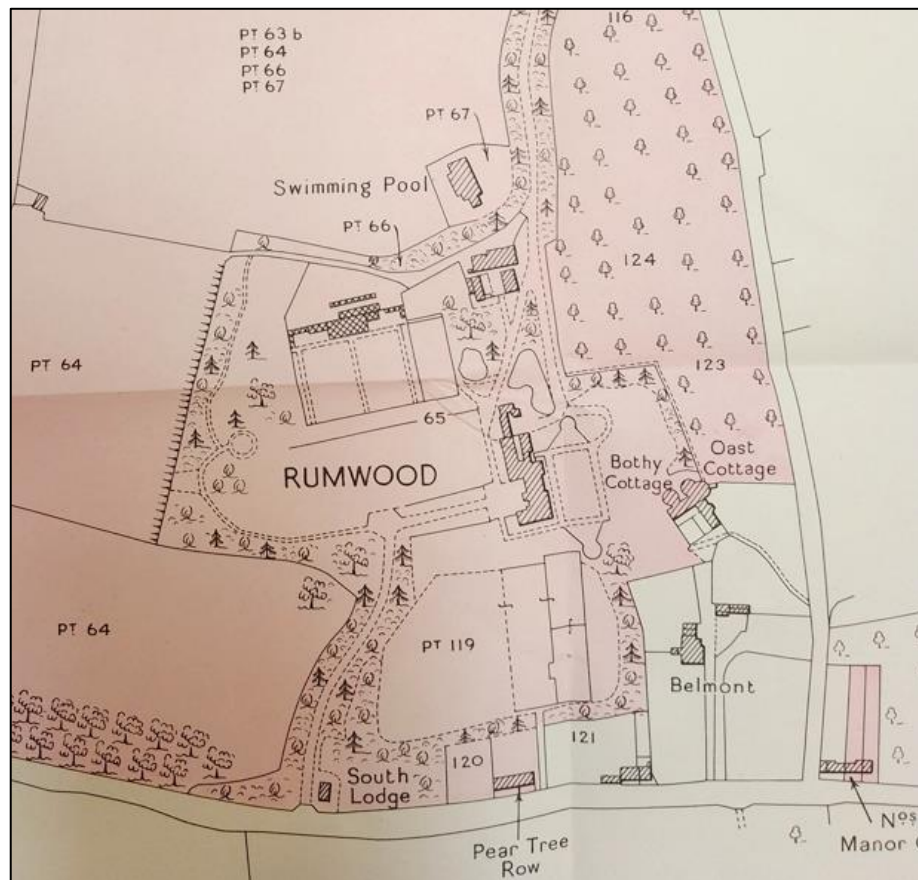


Plate 5. Rumwood Court on the 1956 Auction catalogue plans (Kent Archives)

- 4.1.14 During WWII Rumwood Court had been temporarily used as an RAF Convalescent home and later on the 1950s the building seemingly became a maternity hospital (Peter Murphy, pers.comm), until the late 1960s when the property was sold to developer N.R. Trickett.
- 4.1.15 Trickett's development company engaged the services of architect P.J. Burden (ARIBA) from Walter G. Palmer and Associates of Southampton, to plan and design the conversion into seven apartments which is the layout in existence today (C/PL/2/AHI-48/65; Rumwood Court Langley).

4.2 Current Site Condition

- 4.2.1 A site visit undertaken on 24th of August 2022 by AB Heritage Senior Consultant Elli Winterburn, with Mr. Peter Murphy facilitating access into the building and within its grounds.

Rumwood Court

- 4.2.2 Rumwood Court is accessed via sweeping private driveway from Sutton Road (A274) and the gravelled drive leads onto the west elevation of this large house (Photo 2)



Photo 2. Rumwood Court, west elevation

- 4.2.3 The house is sited within 12 acres of private landscaped grounds, these include a geometrical planted formal area to the east of the house (Photo 3) and a tennis court.
- 4.2.4 Rumwood Court ranges from two to three storeys in height and incorporates a timbered framed section of 16th century origins (as depicted on Plate 4). The 19th century extensions of the building are a combination of timber-framed and brick- and stone-built elements.



Photo 3. Rumwood Court, east elevation

- 4.2.5 The late 19th century extensions to Rumwood Court have been carried out in a manner that is, in terms of its scale, proportions, use of materials and stylistic detailing, in keeping with the black and white timber framed elements of the original 16th century extent of the building.
- 4.2.6 The main access into the various apartments is via the west-facing doorway (Photo 4) which leads into a communal hallway and the staircase leading into Apartments 5, 6 and 7.



Photo 4. Current main front door; west elevation; view E

- 4.2.7 The building has been sub-divided into apartments since 1971 and this assessment focuses on Apartment no. 7, which is on the first and second floors of the southern cross-wing of the building.

Exterior – Apartment 7

- 4.2.8 Apartment number 7 is located within the southern 1896 extension to the building, occupying the first and second floors of the structure.
- 4.2.9 The east facing double-jettied gable (Photo 5) containing Apartment 7 is broadly symmetrical with the 16th century jettied gable on the north end of the original building (cf. Photo 3).



Photo 5. Southeast corner of Rumwood Court; view NW

4.2.10 The roof of the building is covered with red pantiles and the two chimneys on the southern extension wing reproduce the Tudor-style of construction (Photo 6).



Photo 6. South facing side elevation of Rumwood Court; view N

4.2.11 The west facing gable and the side elevations of the southern extension wing (Photos 6 to 8) use a combination of half-timbered elements and brick. There is an existing small flat-roofed dormer window on the south-facing slope of the roof here (Photo 8).



Photo 7. West facing gable of the south wing; view SE



Photo 8. Southwest corner of Rumwood Court; view NE

Interior – Apartment 7

- 4.2.12 The southern wing dates in its entirety from the late 19th century phase of construction.
- 4.2.13 There is likely internal built fabric (partition walls and various infill) dating from the 1970s, 1990s and the 2000s within the apartment as the accommodation has gradually been adapted to requirements of the various past owners / occupiers and there are good records of the 1970s works.

4.2.14 Apartment 7 is on the first floor and second floors, and the current and proposed layouts of rooms within Apartment 7 are depicted on Figures 4 to 7.

4.2.15 The apartment is accessed via a communal hallway and staircase.

Hallway – First Floor

4.2.16 From the apartment's private entrance Hall there is access to the Kitchen (Photo 9).

4.2.17 Here the proposed development seeks to move the current west wall of the Kitchen westwards by 1260mm (i.e closer to the camera as depicted on Photo 9), providing access to the newly created larger Kitchen-Diner via double doors on this new wall.

4.2.18 The doorway depicted on the left (underneath the stairs) on Photo 9 will also be removed as a result of the remodelling the kitchen/diner area.



Photo 9. First Floor Hallway; view east towards the Kitchen

4.2.19 The hall retains features such as parquet flooring, wide skirting boards, use of embossed anaglypta wallpaper and strongly moulded door cases that are characteristic of late 19th century interior features (Photo 10).

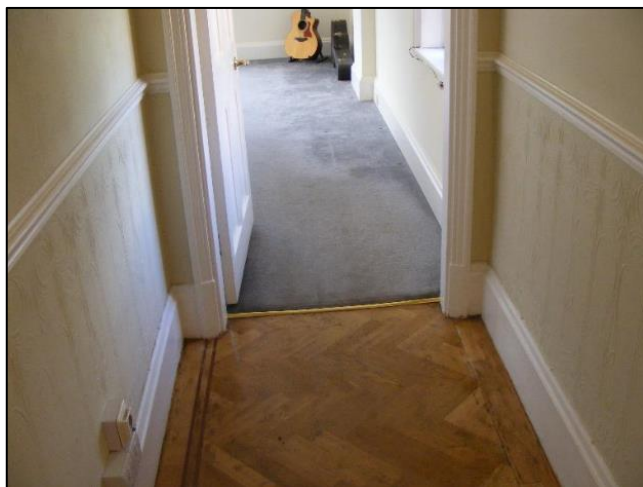


Photo 10. First Floor Hallway; view towards Bedroom 1; interior features detail; view west

4.2.20 The hallway contains a small cloak room with a mirrored door, the front door is broadly centrally along the north wall (Photo 11).



Photo 11. Front door of Apartment 7; view NW

Kitchen:

- 4.2.21 The kitchen is in the northeast corner of the apartment and is at present a long, galley-type kitchen with space for cooking only (Photo 12).
- 4.2.22 The fit-out of the room is modern with no historical features aside from the window (Photo 12).



Photo 12. Kitchen; view east

- 4.2.23 The proposed development will remove the dividing wall between the current Kitchen and Dining Room, depicted on the right on Photo 12.

Dining Room:

- 4.2.24 The dining room is a large room occupying the southeastern extent of the apartment. There are large windows on both the east and the south walls, with two full-height built in-cupboards flanking the east facing window.
- 4.2.25 The room has wide skirting boards and cornicing likely dating from the late 19th century. The floor is modern. The proposed development will remove the two built-in cupboards.
- 4.2.26 The west facing wall is associated with a chimney stack and there is a 19th century fireplace present, to the south of the fireplace is the doorway into the Living Room (Photo 13). The proposed development will widen this doorway (shown on the left on Photo 13) to create double doors 1.48m wide.



Photo 13. Dining room, west wall

Living Room:

4.2.27 The living room has a large south facing window; there is a chimney breast on the east wall but no fireplace (Photo 14). The proposed development will cap off the chimney with much of the chimney breast removed to create additional floor space within the room.



Photo 14. Livingroom

4.2.28 On the north wall of the living room is a doorway to First Floor Hallway (Photo 15). The proposed development will block this doorway.

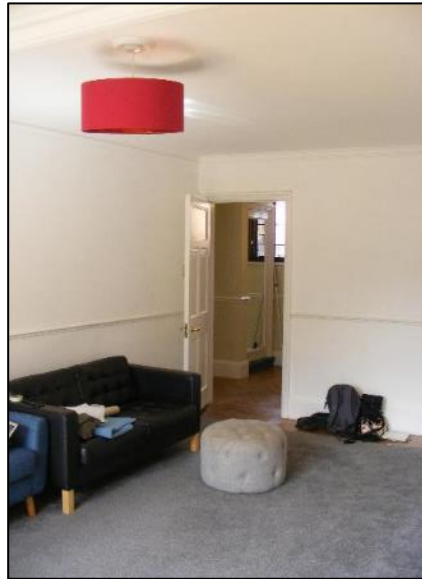


Photo 15. Living Room; view into the Hallway (view NW)

Bedroom 1

- 4.2.29 The main bedroom (Bedroom 1) has an en-suite bathroom and is accessed from the Hallway and this substantial room occupies the western part of the apartment.
- 4.2.30 As shown on Photos 16, 17 and 19, 20 the main bedroom retains elements of the 19th century interior including plaster coving, skirting boards, and door and window casings as well as the oak framed multi-paned windows.
- 4.2.31 The south wall of Bedroom 1 has a chimney breast, but aside from a ventilation grill, the chimney is not in use (Photo 16).



Photo 16. Bedroom 1; south wall chimney breast

4.2.32 There is a small oak-framed window towards the western end of the south wall (Photo 17).



Photo 17. Bedroom 1- South wall window; view south

4.2.33 There is a modern en-suite in Bedroom 1 (Photo 18). The proposed development will remodel the en-suite so that the floor area of the bathroom is reduced and a wardrobe with sliding doors is to be created to occupy the space that is at present taken up by the existing shower unit (as shown on Photo 18).



Photo 18. En-suite; view northeast



Photo 19. Bedroom 1; west facing window

4.2.34 There is small window along the north wall and a doorway into hallway on the northeast corner of the room (Photo 20). The proposed development will move this doorway eastwards by 2.12m so that the access point will be level with the east wall of the first floor hallway cloakroom.



Photo 20. Bedroom 1; doorway into first floor hallway; view northeast

4.2.35 Photo 21 depicts a view from Bedroom 1 showing the stairs leading into the second floor. This internal staircase is dated to the 1970s apartment conversion and has little heritage interest.

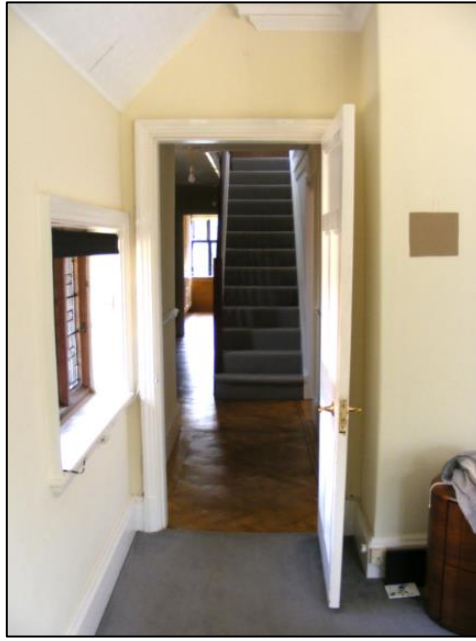


Photo 21. View from Bedroom 1 into the Hallway and staircase

STATEMENT OF SIGNIFICANCE

5.1 Focus of Study

- 5.1.1 In accordance with English Heritage guidance *Conservation Principles, Policies & Guidance for the Sustainable Management of the Historic Environment* (2008), and Historic England's Advice Note 12 (2019), Heritage Assets derive their significance from a defined range of interests or values. These are **Archaeological, Architectural or Artistic, Historic** and **Setting** Interest. This report will assess those factors relevant to the overall understanding of the importance of the feature under consideration.
- 5.1.2 Rumwood Court is set in substantial private ground with no immediate neighbours, and it the scale of proposed external changes is so modest that the only heritage impact likely to arise from the proposed development, would be confined to Rumwood Court itself only.

5.2 Rumwood Court (Apartment 7)

Description & General Condition

- 5.2.1 Apartment 7 of Rumwood Court, occupies the first and second floors of the southern wing of this Grade II Listed building.
- 5.2.2 This part of the building dates from the 1896 works to restore and extend the original building. The southern wing where Apartment 7 is dates in its entirety from this late 19th century phase of construction. There is likely internal built fabric (partition walls and various infill) dating from the 1970s, 1990s and the 2000s within the Apartment as the accommodation has gradually been adapted to requirements of the various past owners/occupiers.

Assessment of Heritage Interest

Architectural and artistic interest

- 5.2.3 Rumwood Court is an attractive and well-proportioned building with 16th century origins as a hall house. The historic core of the building was sympathetically extended in the late 19th century, and the choice of materials and the quality of the construction is very high. This results in a house that is substantially larger than originally conceived, but which exhibits a very high degree of architectural intelligence and finish, which well deserves a Grade II Listed designation.
- 5.2.4 The main heritage interest of Apartment 7 is assessed to arise from the way the external built fabric of the flat is a harmonious part of the Grade II Listed Rumwood Court.
- 5.2.5 This interest is to a smaller degree complemented by the restrained conversion works carried out in the early 1970s, where within Apartment 7 the scheme designed by P.J. Burden has retained much of the layout that appears to date from the original phase of construction in the 1890s.

Historical Interest

- 5.2.6 Rumwood Court has a long history and an association with many notable individuals and families, many of whom made their mark on the building. Apartment 7 bears the changes wrought by PJ Burden in 20th century. The historic interest is a positive contributor to the significance of Rumwood Court.

Setting

- 5.2.7 The tranquil and verdant private grounds surrounding Rumwood Court make a positive contribution to the way this site can be experienced, understood and appreciated.

5.3 Summary of Significance

- 5.3.1 The special architectural value of Rumwood Court is plain to see in the proportions, materials and the quality of the preservation of this building. These values are evident on exterior appearance of the 19th century extension.
- 5.3.2 The interior of Apartment 7 is as expected no earlier than 1896, with none of the very old fabric found elsewhere in Rumwood Court and for this reason the interior fabric of Apartment 7 is assessed to be of limited or negligible heritage interest.
- 5.3.3 In line with the assessment criteria outlined on Table 2 the exterior building envelope of Apartment 7 is assessed to be of **High** significance, corresponding with the description of '*Grade II Listed Buildings and other designated or undesignated heritage assets of special interest, or assets of a reasonably defined historic extent and significance.*'
- 5.3.4 The interior fabric of Apartment 7 is considered to be of **Low** significance in terms of Table 2 which is '*... assets with little surviving heritage interest. Examples include structures of almost no architectural / historic merit, buildings of an intrusive character.*'

IMPACT ASSESSMENT

6.1 Details of Proposed Development

6.1.1 Please refer to Figures 2 to 7 for as existing and proposed drawings of the scheme.

First Floor

6.1.2 **Kitchen / Dining Room:** The proposed development seeks to amend the existing floor plan by:

- Removing the dividing wall between the current Kitchen and Dining Room
- By default, also removing the existing doorway from the first-floor hallway into the Dining Room
- Moving the current west wall of the Kitchen west by 1260mm, and providing access to the newly created larger Kitchen-Diner via double doors on this new wall
- At the southwest corner of the Dining Room the existing doorway leading into the Living room will be widened to create double doors of 1480mm wide
- Remove the two built-in full-height storage cupboards that flank the east facing window in the dining room

6.1.3 **Living Room:** The proposed development seeks to

- Cap off the chimney currently located on the east wall with much of the chimney breast removed to create additional floor space within the room;
- Block the existing doorway to the first-floor Hall, so that the Living Room will be accessible via the new Kitchen-Diner only

6.1.4 **Bedroom 1:** For the main bedroom, the proposed development seeks to:

- Move the doorway leading into the bedroom eastwards by 2120mm so that the access point will be level with the east wall of the first floor hallway cloakroom.
- Remodel the en-suite so that the floor area of the bathroom is reduced and a wardrobe with sliding doors is created to occupy the space that is at present taken up by the existing shower unit.

6.2 Predicted Impact of Proposed Development

Direct Impacts

- 6.2.1 Changes to the internal layout as described above are assessed to constitute a Low adverse Degree of Impact, which in line with criteria presented on Table 3 corresponds with '*Detectable impacts which alter the baseline condition of a heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the structure that results in limited changes to historic character.*'
- 6.2.2 The Magnitude of Effects of such change to an element of Low significance would be 'Not significant'.

6.3 Summary

- 6.3.1 The proposed development would not affect any original 16th century building fabric.
- 6.3.3 The interior elements of the proposed development would ensure the future use of Apartment 7 in manner that is conducive to the long-term preservation of Rumwood Court as whole this is because the affected fabric and the consequent changes to the floor plan affect only modern materials and design.
- 6.3.4 Overall, the proposed level of intervention is deemed to constitute Less than Substantial Harm in NPPF terms and the proposals are considered to be compatible with the requirement of local and national policy and legislation as outline in Sections 3.1 to 3.3 above.

RECOMMENDATIONS & CONCLUSIONS

7.1 Outline Recommendations

7.2 Conclusions

- 7.2.1 AB Heritage Limited has been commissioned by Mr. Howard Murphy to produce a Heritage Statement covering proposed works at Apartment 7, Rumwood Court, Langley, Kent ME17 3NN. It was requested as part of a Listed Building Consent application.
- 7.2.2 Rumwood Court is a substantial historic property with 16th century origins now converted into use as seven residential apartments. The property is sited within substantial landscaped private grounds with gated access from Sutton Road. The proposed development seeks to update the living accommodation within Apartment 7 and the proposals include changes to the internal room layouts within the apartment, including combing the existing kitchen and dining spaces;
- 7.2.4 No other heritage assets have been identified as having the potential to be affected by the proposed development and as such the impact assessment in this report has focused solely on Rumwood Court.
- 7.2.5 While the oldest parts of Rumwood Court can be dated to the 16th century it has been demonstrated in the report that the part of the building where Apartment 7 is located dates wholly from the 1896 works to restore and extend the building.
- 7.2.7 The interior of Apartment 7 is as expected no earlier than 1896, with none of the very old fabric found elsewhere in Rumwood Court present, and for this reason the interior fabric of Apartment 7 is assessed to be of limited or negligible heritage interest and has been assessed to be at Low level of significance.
- 7.2.8 The heritage impacts identified in this report range from 'Not Significant' to 'Low' degree of adverse impact and as such these have been found to at the level of 'less than substantial harm' in the context of the NPPF.
- 7.2.9 The proposed changes would not affect the surviving 16th century elements of the building in anyway.
- 7.2.10 As the proposed changes would ensure the future use of Apartment 7 in manner that is conducive to the long-term preservation of Rumwood Court as whole, the proposed level

of intervention has been assessed to be compatible with the requirements of local and national policy and legislation governing the management of the historic environment and the cultural heritage resource.

7.2.11 No further works pertaining to the cultural heritage have been recommended

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- Rumwood court, Langley (1962-1963; 1981); REF: C/PL/2/AHI-48/81
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Documentation & Online Sources

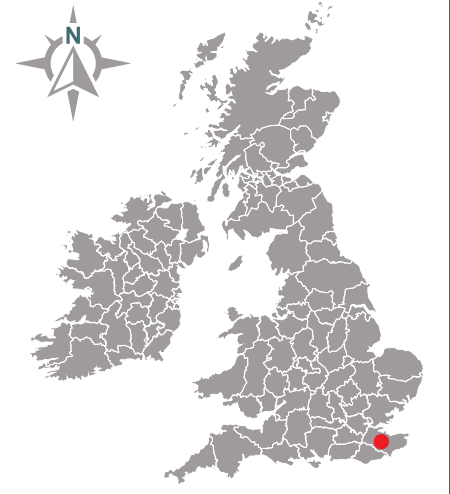
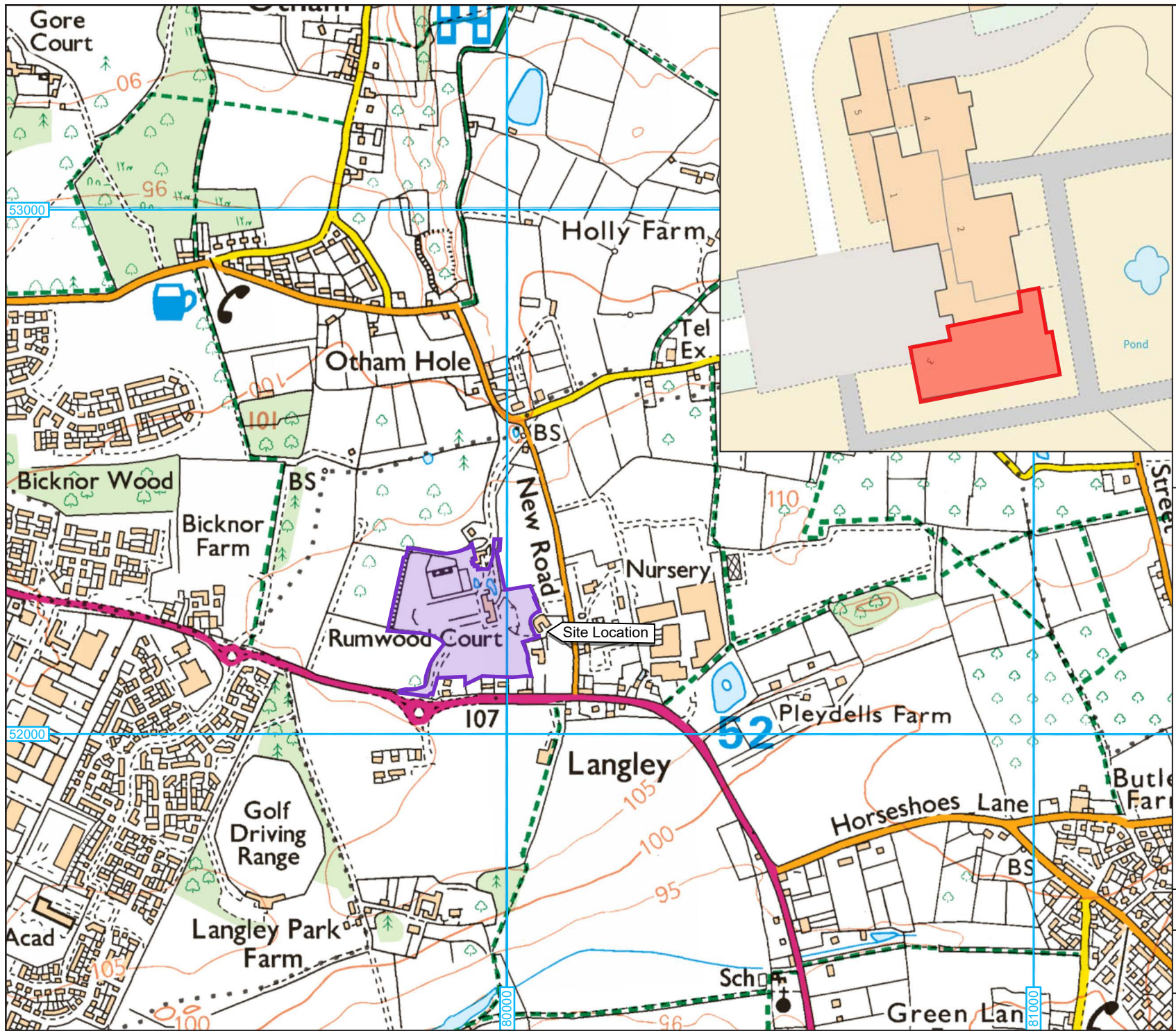
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Correspondence

- Pers. comm - Peter Murphy – during site visit access was granted to ‘house papers’ ; a box of documents and the publication by Sanders (1883), that have come to the Murphys with the purchase of the house. This detailed historical evidence includes e.g. a useful ‘timeline’ for the house history.



KEY

- Site Boundary (inset)
- Site Location

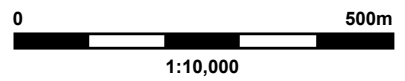


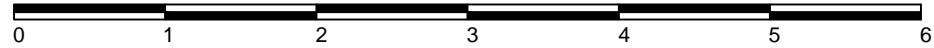
Figure 1: Site Location

Project: Apartment 7, Rumwood Court, Langley, Kent

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Job No: 62193

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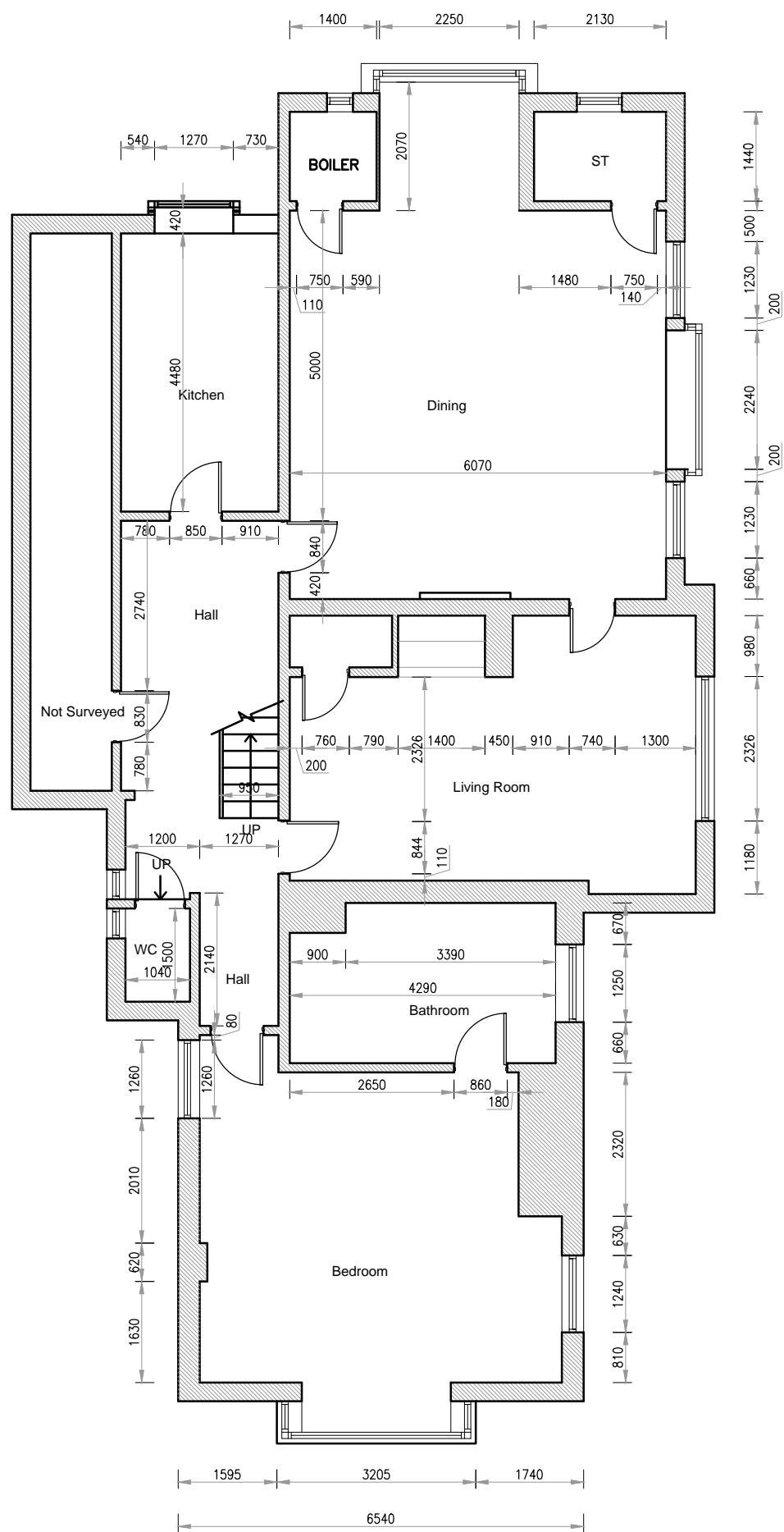
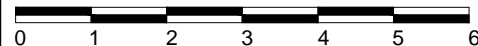
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Existing First Floor Plan

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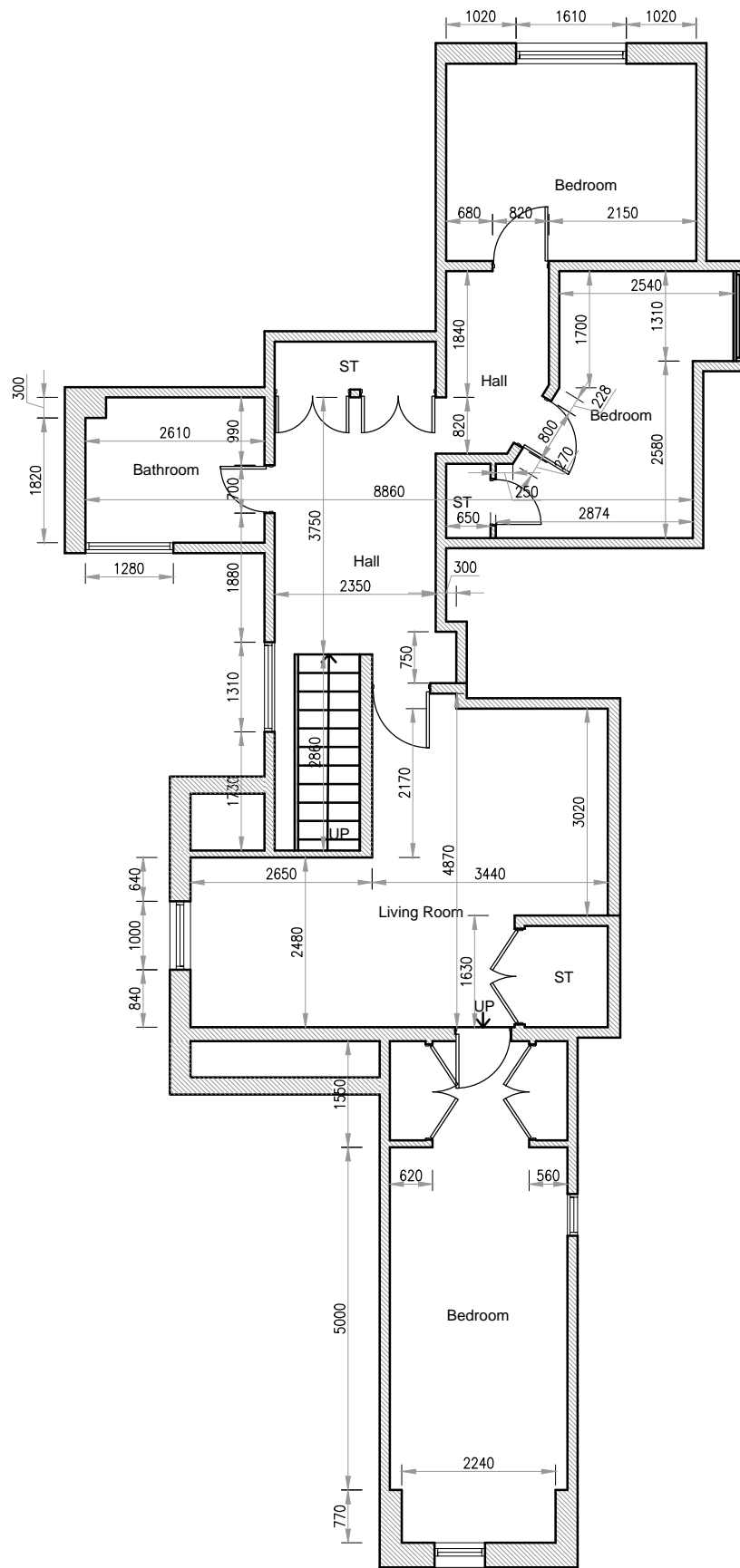
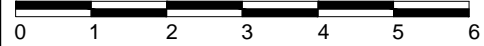
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First Floor Plan**

Status
Listed Building Consent

Scale **1/100 @A3** Date **017/01/22**
Designed by **SJ** Drawn by **HD** Checked by **SJ** Approved by **-**

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Existing Second Floor Plan

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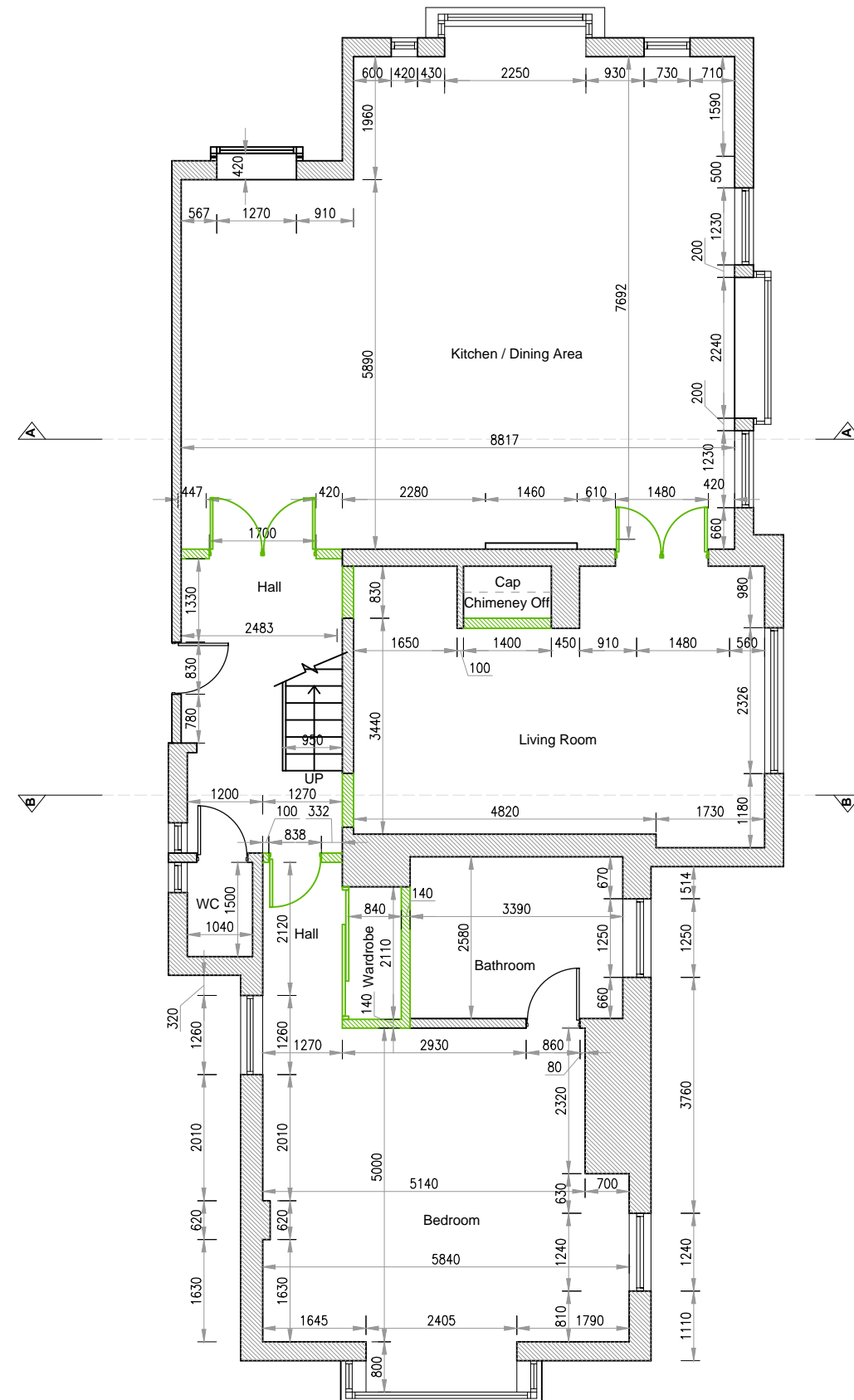
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 Second Floor Plan

Status
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Scale 1/100 @A3 Date 17/01/22
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Proposed First Floor Plan

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Client	Mr H. Murphy		
Site Address	7 Rumwood Court, Sutton Road, Maidstone. Kent. ME17 3NN		
Drawing Title	Proposed First Floor Plan		
Status	Listed Building Consent		
Scale	1/100 @A3	Date	17/12/21
Designed by	SJ	Drawn by	HD
Checked by	SJ	Approved by	-
Drawing No.	21/1171/HD/12		Rev. A



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