



Heritage Impact Assessment

Berkeley House,
Lynsted Lane,
Lynsted,
Sittingbourne, ME9
ORL

August 2023 | Project Ref 9168A



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Contents

1. Introduction	5
2. Relevant Planning Policy Framework.....	8
3. Background and Development	11
4. Statement of Significance.....	26
5. Heritage Impact Assessment.....	37
6. Conclusions	43

Appendices

- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 Internal Photographs of Listed Buildings (June 2023)**
- App. 3 GPA3 Assessment: Historic England’s Guidance on Setting**

Figures

- Fig. 1 Existing Site Layout**
- Fig. 2 Conservation Area Boundary**
- Fig. 3 Berkeley House**
- Fig. 4 Mill 15 Yards East of Berkeley House**
- Fig. 5 Champions Windmill**
- Fig. 6 Curtilage listed former office building**
- Fig. 7 1803 Map of Kent**
- Fig. 8 1840 Tithe Map**
- Fig. 9 1865 Ordnance Survey Map**
- Fig. 10 Smock Mill as photographed in 1895**

- Fig. 11 1896 Ordnance Survey Map**
- Fig. 12 1906 Ordnance Survey Map**
- Fig. 13 Undated Photograph of Berkeley House (c.1890s/1900s)**
- Fig. 14 Undated Photograph of Berkeley House (c.1890s/1900s)**
- Fig. 15 Undated Photograph of Berkeley House gardens (c.1890s/1900s)**
- Fig. 16 19030s photograph of gardens**
- Fig. 17 Smock Mill base with summer house on top, c.1930s**
- Fig. 18 1939 Ordnance Survey Map**
- Fig. 19 1961 Ordnance Survey Map**
- Fig. 20 2017 Satellite Image**
- Fig. 21 View from Lynsted Lane**
- Fig. 22 Rear elevation of Berkeley House**
- Fig. 23 2009 Google Street View showing site frontage**
- Fig. 24 Day Rooms building to the rear**
- Fig. 25 View of both listed building directly south on Lynsted Lane**
- Fig. 26 View of mill and Berkeley House from north**
- Fig. 27 Champion's Windmill with later extension**
- Fig. 28 Rear elevation of extensions to Champion's Windmill**
- Fig. 29 Former Office building, northern elevation**
- Fig. 30 Proposed Site Plan**

1. Introduction

1.1 This Heritage Impact Assessment has been prepared by HCUK Group on behalf of GPM2, acting as agent on behalf of the owner of the application site. The report has been prepared by Liz Vinson, Director, who visited site on 20th June in overcast conditions. All the buildings on the site were internally and externally inspected but no intrusive survey was carried out. This report is informed by online historical research into the history of the village and the application site, supplemented by a search of the Kent History Centre and Swale local archives, carried out by an independent researcher, Alexandar Poole, on behalf of HUCK Group. Professional judgement is used to assess the effect of the proposed development on the historic environment.

The Heritage Assets

1.2 The application site is located in Lynsted, The Street, Conservation Area. Within the site there are three separately listed buildings (all listed in 1985):

- Berkeley House, grade II
- Mill 15 Yards East of Berkeley House, grade II
- Champions Windmill, grade II

1.3 In addition, there is a former office/admin building between the windmill and the mill which is curtilage listed. There are two other buildings on the site Berkeley House Day Rooms and Pippin Cottages, both modern and of no heritage interest.

1.4 The site has been in use as a care home but is vacant and the buildings need upgrading, both internally and externally. The wider context in relation to the use of the site and the proposals going forward are provided within the Planning Statement, HCUK Group, August 2023 and the Design and Access Statement, GPM2, August 2023. Additional reports on trees and ecology have been prepared.

1.5 Pre-application advice was sought and provided by Swale Borough Council in May 2023. The advice relating to the effect on heritage was high level due to the limited detail provided on specific alterations. This Heritage Statement seeks to provide

clarity on the effect of the proposed works as required by the council. It has been informed by research and analysis, which has in turn informed the design of the proposals.

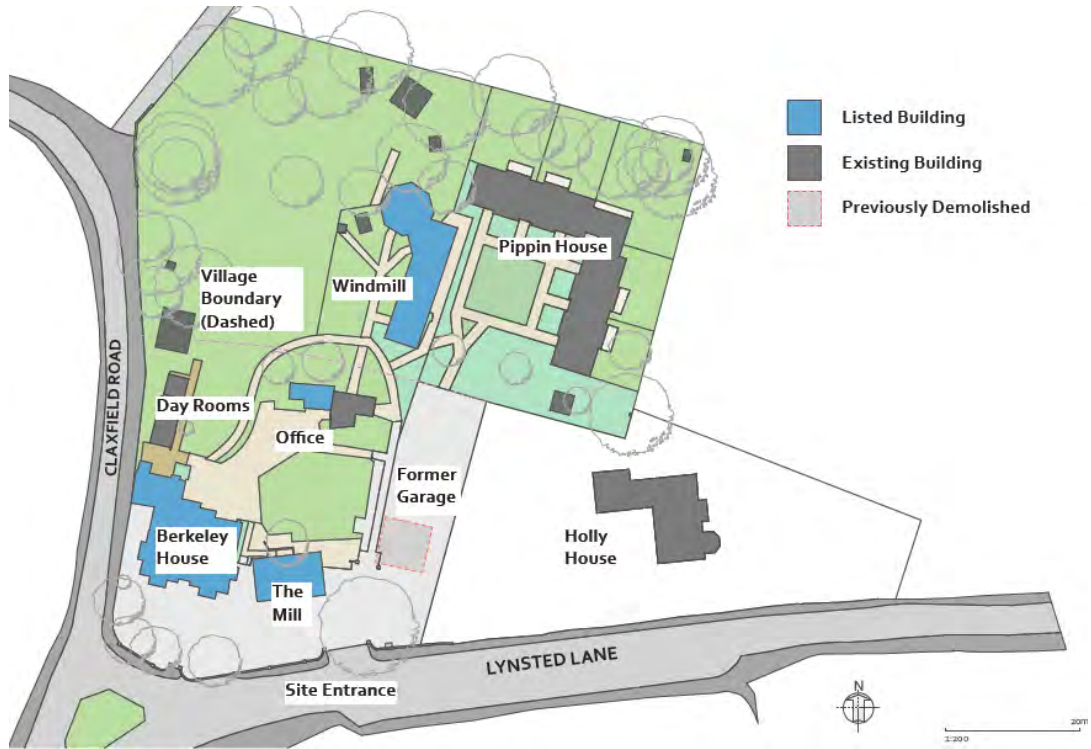


Fig. 1: Existing Site Layout prepared by GPM2

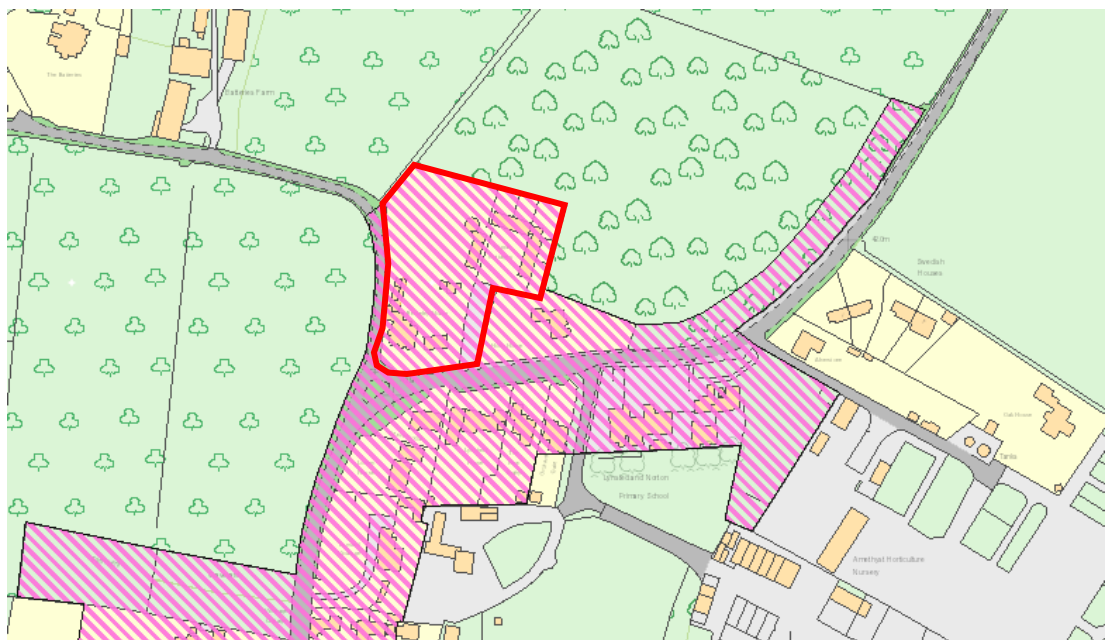


Fig. 2: Conservation Area Boundary showing red line boundary

Proposed Development

- 1.6** It is proposed to change the use of the site to residential, converting the existing buildings to apartments and houses and building a new house within the grounds on an existing car park area where a garage once stood. The proposal involves the demolition of the Berkley Day Rooms, a modern addition of no merit, and the conversion and preservation of the listed buildings, making use of all the historic buildings on the site.
- 1.7** A new landscaping scheme is proposed to enhance the setting of the buildings and create a sense of place within the site, which is currently experienced in an ad hoc manner.

Report Structure

- 1.8** This assessment takes account of the requirements within paragraph 196 of the National Planning Policy Framework, 2021 and the legislative position in the Planning (Listed Building and Conservation Areas) Act, 1990, as summarised in chapter 2. Chapter 3 provides an account of the historical background to the site while Chapter 4 assess heritage significance. Chapter 5 contains an assessment of the effect of the proposed development on heritage significance. Images are included within the text for ease but a collection of internal photographs of the three listed buildings is contained in Appendix 2 for reference.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in The Setting of Heritage Assets (second edition, December 2017),

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.9 Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in City and Country Bramshill v CCLSG and others [2021] EWCA, Civ 320.

2.10 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

Swale Borough Council Local Plan, 2017

2.11 This statement has taken account of the following relevant heritage led policies within the local planning framework:

- Policy CP8: Conserving and enhancing the historic environment
- Policy DM32: Development involving listed buildings
- Policy DM33: Development affecting a conservation area

2.12 Generally speaking the policies seek to preserve and enhance the historic built environment in order to ensure the borough's heritage assets are conserved and sensitively adapted.

3. Background and Development

Summary

- 3.1** Records indicate that Berkeley House was originally a timber framed house possibly dating from the 16th century which was gentrified in the late 19th/early 20th century. The re-fronting of the building with a formal Victorian front elevation is evident by the remanet of the timber framed roof within the front 2nd floor rooms. The bay windows and porch where likely added at the turn of the 20th century and are Edwardian in character and appearance, as is the front door with side lights and the central principal staircase.



Fig. 3: Berkeley House (June 2023)

- 3.2** The former steam mill is mid 19th century in date and was once joined to the east elevation of Berkeley House, also known as Mill House. The former windmill base is also 19th century in date. Historical records indicate the windmill was moved from Teynham (Conyer Quay) to Lynsted by William Harrison Champion in the 1840s/50s. He was a corn miller and operated the steam mill before his death in 1895. The single storey brick building forming bedrooms and kitchen were added between 1906 and 1939.



Fig. 4: Mill 15 Yards East of Berkeley House (June 2023)



Fig. 5: Champions Mill (June 2023)

- 3.3** Part of the current office building at the centre of the site is historic, appearing on maps dating back to the 1860s, but it has been extended on several occasions by single storey additions on all its elevations. It is curtilage listed.



Fig. 6: Curtilage listed former office building (June 2023)

- 3.4** The list descriptions for all three buildings are included below:

- Berkeley House

“House. Circa 1700 and mid-C19. Timber framed and clad with rendered brick, and rendered and tile-hung to rear, with plain tiled roof to rear, and slate roof to front. Two parallel ranges and projecting wing to rear. Entrance front: mid C19. 2 storeys and attic storey with string course, cornice and corniced parapet, vermiculated and rusticated quoins, and stacks to left and right. Two sashes each floor, and 2-storey segmental bays to left and right, all with pediment and key stones. Central half-glazed door in flat porch on Corinthian columns. Rear range: 2 storeys and half-hipped roof, with irregular fenestration of sashes, Gothick-traceried light and plate glass windows. Projecting tile-hung wing possibly of C15 or C16 date. Interior: moulded beams visible in both parallel wings.

- Mill 15 Yards East of Berkeley House

“Steam mill. Mid C19. Painted brick and timber-framed, clad with weather-board with slate roofs. Three storeys with pierced bargeboard and winch hood in gabled roof. Three metal casements on second floor, 2 on first floor, 2 on ground floor, and half-doors central to ground and first floors. One storey painted brick outhouse to left with pierced bargeboard to slate roof, and single lead-paned wood casement with gauged head. Included for group value.

- Champions Windmill, 50 yards north of Berkeley House

“Base of smock mill. Circa 1800. Red brick, tarred, with yellow stock battlements. Octagonal, base gently battered. One storey with battlements crested by carved eagles. Doorway with double segmental head and wood casement window over. No machinery survives. Interior roofed in. Included for group value.

Historic Development

3.5

Lynsted village is southeast of Sittingbourne, mid-way between the A2 London to Dover Road and the M2 motorway. It is sited on the northern edge of the North Downs dip slope within the North Kent agricultural belt and much of the countryside around the village is characterised by fruit growing. Its name is derived from Old English, meaning a place marked by a lime tree.

3.6

This is a historically wealthy parish defined by farmsteads and farmhouses of high quality. Within the village the built form is less remarkable but some of the oldest buildings date from the 14th century, including Lynsted Court (known also as Swards) and the Church of St Peter and St Paul. The country house of Aymers dates from the late 19th century and was the home of Aymer Vallence, an important national figure in conservation who was a close associate of William Morris, and who was also the restorer of Stoneacre at Otham and the editor of *Archaeologia Cantiana*. Another historically significant association is that with cherry trees, which were reportedly first planted in England at Lynsted c.1520 by Richard Haynes, fruiter to King Henry VIII.

3.7

The village is defined by a linear street pattern, with the parish church at the centre and the two most prominent buildings forming the southern edge of the settlement,

Lynsted Court and Aymers. The application site is at the northern edge of the village at the junction where The Street turns east to become Lynsted Lane. A map dated 1803 shows Lynsted with the application site at the junction of the two roads at the northern end of the village.



Fig. 7: 1803 Map of Kent

3.8

There is limited documentary evidence in relation to the oldest building on the site, Berkeley House, but it is evidently multi-phased and has undergone considerable change through the last three centuries. Originally a timber framed building the house has two parallel ranges with plain clay tiles roofs that were converted to accommodation at some point in the 19th century. A rear cat slide roofed outshoot is located at the north-west corner of the building and appears to be an early addition, albeit wholly altered internally. The original timber framing is most evident at 2nd floor level in both main ranges. The steam mill is likely to have been built after the original house, but nonetheless is an early 19th century building.

3.9

In 1840 the application site is shown to be occupied by three buildings, including a building on the site of Berkeley House, known as Mill House, and the site of the

steam mill to the east. To the north-west is a small square on footprint building, no longer in existence. According to the Tithe Apportionment the land within plot 209 was owned by John Rigden Neame, executor for the Late Henry Hunt. It was occupied by Henry Matson as a schoolhouse. Plot 208 is described as a plantation, 210 as a garden and 211 as a pasture, all under the same ownership as the house.

3.10

The 1865 Ordnance Survey confirms that part of the site was used as a schoolhouse, prior to the building of a new school house on Lynsted Lane to the east in the late 19th century. It also shows three buildings occupying the southern frontage of the site, Berkeley House, accessed via a path directly south, the mill and a third building to the east. A small building, most likely the existing office building at the centre of the site, is also shown on the 1865 map. To the rear is the former windmill building, known as Champions Mill, accessed via a central driveway.

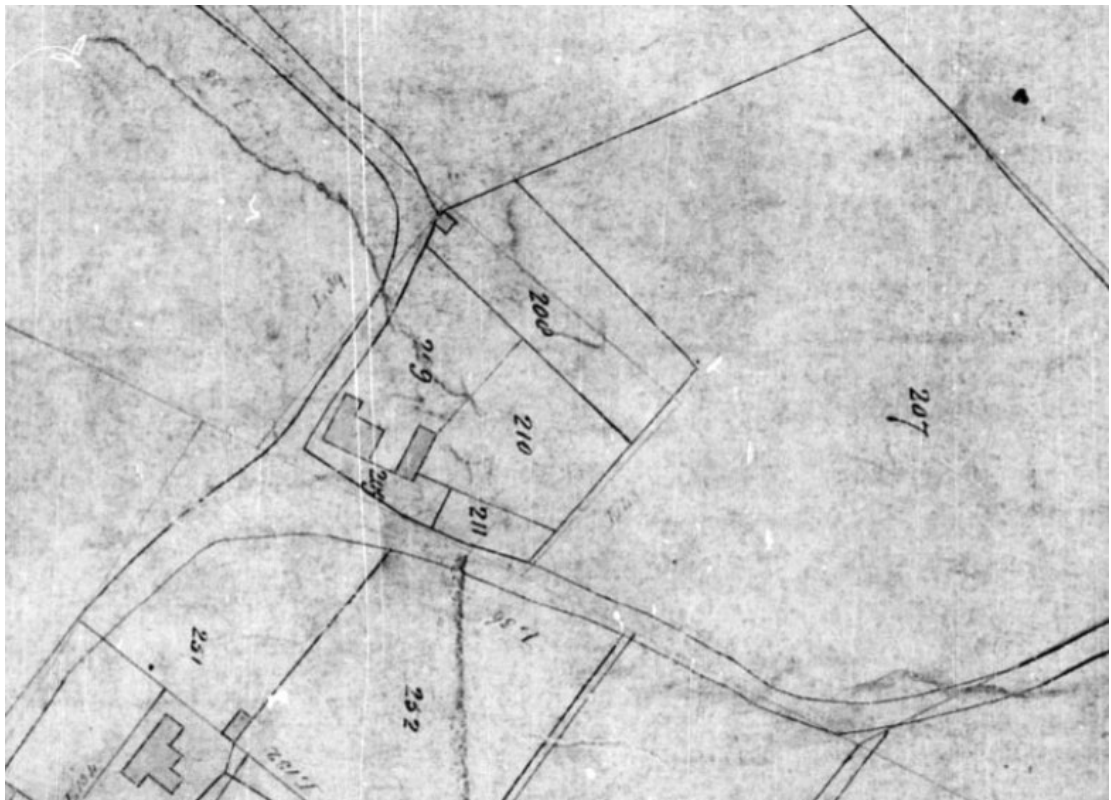


Fig. 8: 1840 Tithe Map



Fig. 9: 1865 Ordnance Survey, published 1872

- 3.11** Historical accounts provided within William Coles Finch's book "Watermills and Windmills: A Historical Survey of their Rise, Decline and Fall as Portrayed by those of Kent", 1933 (extracts of which are published on the Lynsted Historical Society website⁷) indicate that Champions Windmill was originally constructed in 1813 at London Road, near Teynham and moved to the application site at some point before 1865.
- 3.12** William Harrison Champion (1819-1895) purchased the windmill and obtained a patent in 1858 for a 'Rail Brake' together with his brother in law, Austin Chambers⁸. This contraption was used to transport the windmill and relocate it to the application site so it could be rebuilt behind the steam mill already owned and operated by Mr Champion. A Mr Littlewood, a miller at Milton, was then tasked with heightening the mill.
- 3.13** Mr. George E. Ride wrote:

⁷ http://www.lynsted-society.co.uk/resources_places_windmills_lynsted.html

⁸ Ibid research courtesy of Maureen Martin, family researcher

"My cousin, who was serving his apprenticeship with Mr. Littlewood, was on this job. They lifted it with jacks and kept building up with bricks at the rate of a foot a day until they had got about 20 feet of base under her. When finished she rolled so much with a high wind that tie rods had to be fixed from the top right down through the mill to the brickwork to help keep her steady."

3.14 Census records indicated William Champion was a corn miller at the site in 1847 and 1858 with the steam mill being mentioned in 1858. Champion's connection with the mills was still recorded in 1891 but upon his death in 1895 it appears the windmill was no longer in use and is shown as disused on the 1895 OS Map. Visual evidence of the former appearance of the mill is provided in 1895 by which point the sweeps and fan had been removed.

3.15 In conjunction with the mill uses Berkeley House appears to have been occupied in 1858 by the Smith Family, John Smith, a grocer and wheelwright. The connection with the Smith's continued into the 1930s as indicated by the census returns.

- 1911: Smith, George Alfred Henry. Berkeley House
- 1913: Smith, George Alfred Henry. Berkeley House
- 1914: Smith, George Alfred Henry - Berkeley House
- 1918: Smith, George Alfred Henry - farmer - Berkeley House
- 1922: Smith, George Alfred Henry - farmer - Berkeley House
- 1926: Smith, Mrs. Charlotte, farmer and fruit grower (Berkeley House) (Tele. No.: Teynham 13Y1)
- 1939: Smith, Ashley Morton – fruit and sheep farmer (Berkeley House) living with mother, Charlotte and sister Mildred.



Fig. 10: Smock Mill as photographed in 1895

- 3.16** Between 1895 and 1911 the ordnance survey maps indicate that Berkeley House was re-fronted, with the square bays added by 1911. Both maps show a physical link between the house and the steam mill. During this period a large building directly behind the steam mill was demolished, leaving the site occupied by five buildings. A series of undated, but likely early 20th century, photographs show the application site buildings.
- 3.17** By 1939 a single storey rectangular range was added to the site just south of the old windmill, which by this point was only formed of the base. According to his observations in 1933 Finch said the windmill had been turned to a store and none of the family had entered the mill since the death of William Champion. Finch struggled to get a photograph of the building due to the dense tree cover in the gardens at this time.
- 3.18** By the 1960s the site was occupied by the same buildings it is today, however in the intervening period a garage building/coach house, east of the former steam mill has been erected and since demolished.

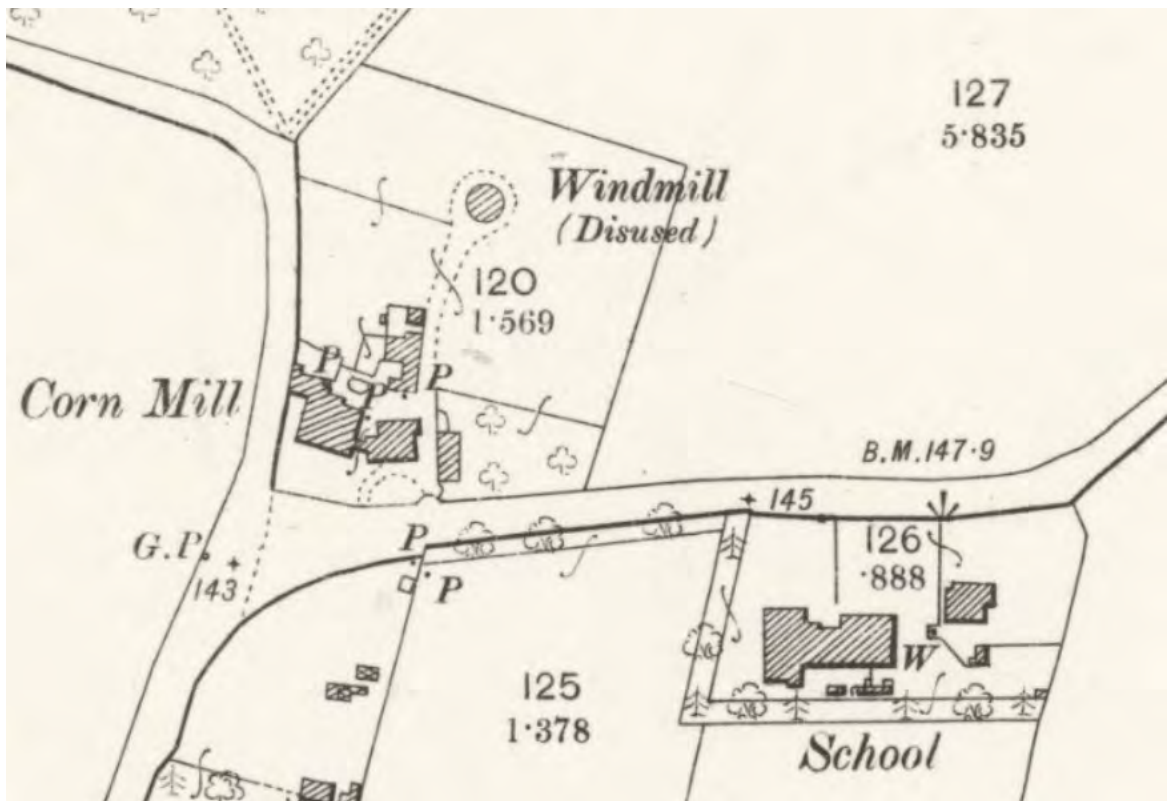


Fig. 11: 1896 Ordnance Survey Map

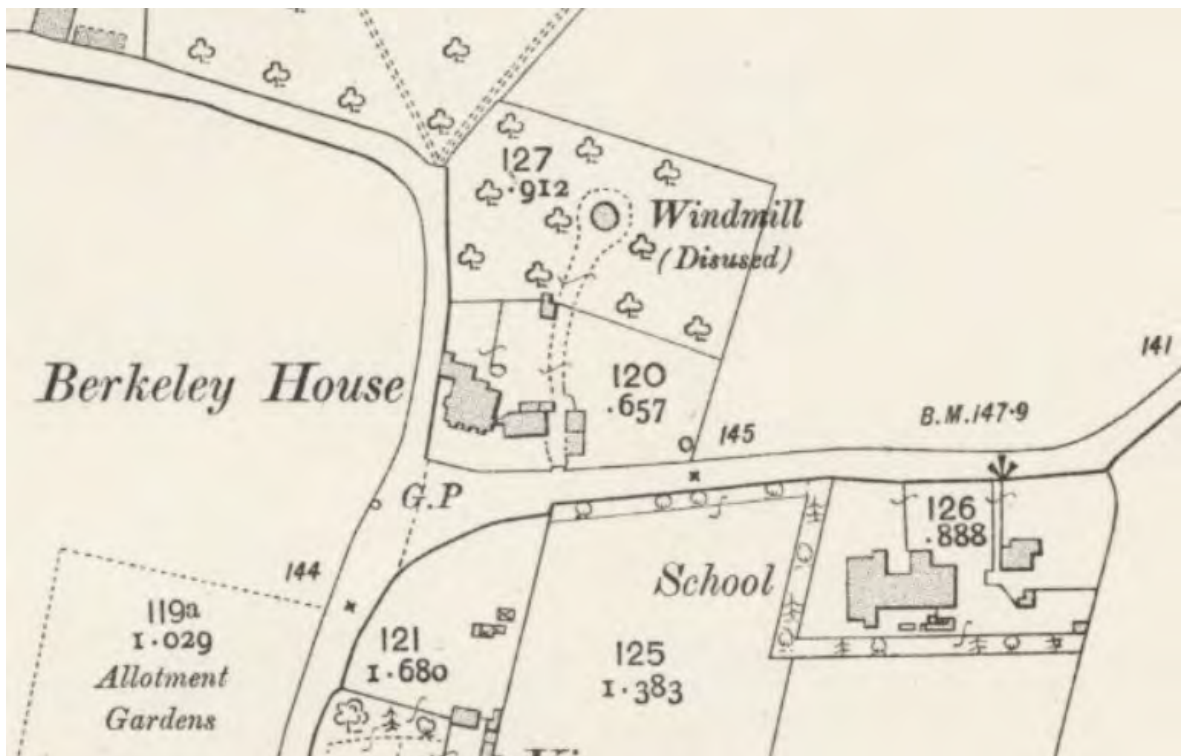


Fig. 12: 1906 Ordnance Survey Map



Fig. 13: Undated Photograph, Berkeley House with smock mill visible behind. Note the low hedge and corner entrance to the site with just one fir tree at the south-west corner



Fig. 14: Undated Photograph, Berkeley House from the south-west showing ivy covered west elevation and rear outshoot which looks to have been rendered and possibly reroofed.



Fig. 15: Undated Photograph, Berkeley House gardens looking north



Fig. 16: 1930s photograph of the gardens of Berkeley House with Berkeley House east elevation in the background



Fig. 17: Smock Mill base with summer house on top, c. 1930s.



Fig. 18: 1939 Ordnance Survey Map



Fig. 19: 1961 Ordnance Survey Map

Planning History

- 3.19** The application site has an extensive planning history (22 applications). Prior to the listing of the buildings in 1985 an application in 1978 was made to convert what was then called the coach house, but was likely the former steam mill, to ancillary accommodation to the house. Reserved matters in relation to this application were approved in 1980. An application in relation to a detached garage building was refused in 1980 on grounds of increased traffic generation to the site.
- 3.20** The use of the site was changed from residential to a care home for the elderly in 1987, resulting in internal and external alterations to all the buildings in order to accommodate the change in use. Much of the existing interior condition of the listed buildings dates from this period.
- 3.21** Over the course of the 1990s a series of applications were made for internal and external alterations to Berkeley House, in connection with the care home use. Applications also related to the garage building on the site. In 2000 listed building consent was granted for two new dormer windows.

- 3.22** In 2006 a certificate of lawful development was granted for the single storey Berkeley House Day Rooms building directly north of the house, which had been on the site for at least five years prior.
- 3.23** The garage building to the east of the steam mill was in existence until 2017, when it was demolished to make way for car parking. This followed the approval of Pippin House, the single storey range of units at the north-east corner of the application site.



Fig. 20: 2017 Satellite image showing the site prior to Pippin House construction and demolition of garage building

4. Statement of Significance

Assessment of Significance

4.1 This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment) and with the tabular methodology at Appendix 2.

Berkeley House, grade II

4.2 Berkeley House is of clear historical significance as a historic building with multiple phases which has occupied the site since at least the early 18th century. It is the primary designated heritage asset on the application site. Since its change of use the building has undergone unsympathetic changes, including the insertion of plastic windows and doors and the reconfiguration of the internal floor plan which has affected the architectural and historical interest of the interiors to a great extent.

4.3 Architectural interest is mainly derived from the front, formal elevation, created in the late 19th/early 20th century. The west elevation is the second most intact elevation whereas the east and north elevations are more highly altered and of less interest. The roof scape is of clear historical interest, demonstrating the sequencing of the built fabric.

4.4 Artistic interest is limited but the building is of archaeological interest as a multi-phase building, likely originating as a farmhouse before schoolhouse use and residential use.

4.5 Internally Berkeley House has only a limited number of Edwardian features, including the staircase and layout of the ground floor frontage rooms. It has been subdivided to create small rooms and internal corridors which do not reflect the

historic floor plan of the building and much of the internal joinery (beyond the front entrance and two front rooms) is modern and of no heritage interest.



Fig. 21: View from Lynsted Lane of Berkeley House and former mill



Fig. 22: Rear elevation of Berkeley House

Contribution of Setting

- 4.6** Berkeley House is experienced in a rural context defined by mature trees and vegetation, grass verges and detached buildings in relatively large garden plots. The lack of pavements along the site frontage also contributes to the rural character of the area, together with views toward fields to the west on approach to the site from the east.
- 4.7** Historically Berkeley House provided a visual stop in views from The Street, looking north, with its entrance at the corner of the junction (there is still a gate in this location). The unchecked growth of the large evergreen trees in the south-west of the plot has masked the front elevation of the building and diminished this street presence. The wall to the front of the boundary is modern but carried out relatively sensitivity and contributes, albeit in a minor way, to the setting of the listed house by establishing a formal boundary to the site. The 2009 Google Street view shows the former garage building on the eastern frontage of the site which has since been removed.



Fig. 23: 2009 Google Street View showing site frontage with garage to the right.

- 4.8** Berkeley House is experienced in key views from the south-east, from Lynsted Lane where it can be viewed alongside the former steam mill and from within the site itself directly in front and to the south-east of the building. An experience of the building has been diminished over time due to the mature vegetation to the west

and south-west, limiting views of it from the adjacent fields and The Street. Nevertheless, in winter the building is likely to be more visible and glimpsed through the trees.

- 4.9** To the north, the single storey Berkeley House Day Rooms building detracts from the setting of the listed building due to its location and design. It is a poor quality building in the immediate garden setting of Berkeley House.



Fig. 24: Day Rooms building to the rear of no value

- 4.10** The former steam mill and base of the smock mill contribute to the historical interest of Berkeley House and to its context and setting. A stronger visual and spatial relationship exists with the steam mill while the smock mill is more distant and separated by the central outbuilding on the site. The former office/outbuilding on the site is curtilage listed but so highly altered its presence is neutral as a subservient outbuilding with limited features. The eastern side of the application site is within the setting of Berkeley House but partly separated by close board fencing and has a limited visual relationship with. Gardens to the north contribute to the historical interest and character of the listed Berkeley House and indicate the high status of the building and its original landholding. The hard standing and

boundary treatments throughout the site are of poor quality and do not contribute in any meaningful way to the setting of the building.

Steam Mill, 15 Yards east of Berkeley House, grade II

- 4.11** The timber clad former steam mill is listed grade II and the list description specifically refers to its group value with Berkeley House and the former smock mill. It has historical interest due to its former function and surviving historic fabric. While none of the internal mechanisms of the mill survive and it has had a new staircase inserted in the south-east corner its external appearance immediately indicates its former function. The conversion into residential has preserved the character, in general, of the mill use but the interior has been partitioned on all floors. The front windows appear to be metal casements, likely a later addition to the building, while other windows are modern timber casements.
- 4.12** The former mill is of mainly historical and archaeological interest as a common building type found in many rural villages to supply the surrounding area with flour. Its survival indicates the agricultural background of the village and the historic way in which food was processed.

Contribution of Setting

- 4.13** The former mill has a direct visual relationship with Berkeley House and has done for at least two centuries. They are viewed in conjunction with each other from many locations within the site and from the Lynsted Lane. The rural surroundings of the village contribute to the character of the setting of the mill and provide a connection with its past function and role within village life. Today, the setting has changed most to the east, where a car park and close board fencing divides up the site and makes no contribution to the setting of the building.
- 4.14** Views of the mill of most significance are from the south-east, on approach to the site and coming into the site and from the south-west viewing it with Berkeley House. From the rear, north, the building is experienced within a garden setting and in conjunction with Berkeley House.



Fig. 25: View of both listed building directly south on Lynsted Lane



Fig. 26: View of Mill and Berkeley House from the north with modern hard landscaping



Fig. 27: Champion's Windmill with later extension

Champion's Windmill, grade II

- 4.15** The surviving base of the former smock mill within the northern part of the application site is of historical importance and some archaeological and architectural interest. This significance is associative with a local miller who had the tenacity to buy the building and move it to the site using a specially patented trolley. The surviving historic fabric is limited to the external hexagonal walls which formed the base of the timber structure above. The walls have been built up with castellations to form a terrace, where a summer house was once perched. Since then, the building has been converted to residential use and a new slate roof added and all the windows and doors updated. There is no historic fabric remaining within the windmill base and its interest is largely due to its former function, footprint and former use rather than architectural features.
- 4.16** The base of the mill is now part of a larger building, joined at its south-east corner with a single storey addition which also lacks internal features of interest, save for one decorative beam and some metal framed windows on the west elevation. This single storey extension is in two parts, an earlier stock brick with red brick

dressings range and a black weatherboarded addition on its northern end, joined to the base of the mill by a porch.



Fig. 28: Rear (east) elevation of early 20th century additions to the smock mill base, which is just visible behind the weatherboarded addition. Pippin Cottage are to the right

Contribution of Setting

- 4.17** The setting of Champion's Windmill is, like the other two listed buildings, rural in character. The development of the single storey Pippin Cottages immediately east has changed the setting of the building as experienced from the east, but the modern range is low enough not to impeded on key views of the mill from the south and south-west, which are the principal views of it. The gardens to the west provide a spacious setting from where the building can be appreciated.
- 4.18** Champion's Windmill forms a group with Berkeley House and the former steam mill further south and is an important component of the historical development of the site. It can be viewed from the street but beyond existing boundary treatments and gates which have been installed in an ad hoc way and detract from views toward the back of the site.

Curtilage listed former office

- 4.19** This building which is at the centre of the site has a historic core with several later additions. It was likely an outbuilding for Berkeley House and appears to be early 19th century in date. The central, pitched, clay tile roof range (a single room) is the historic element of the building. It has been extended with two pitched roof (felted) ranges to the east and west and a flat roofed range to the south, all in red brick.
- 4.20** Its significance is limited, if not nil, due to the lack of architectural features and the high level of internal and external alteration to the building, which has no clear function or historic use. The windows and door have all been replaced and save for the earliest brickwork the building lacks special interest and makes no meaningful contribution to the setting of the other three buildings.



Fig. 29: Former office building northern elevation

Lynsted Conservation Area

4.21 The entire application site is within the Lynsted conservation area. The conservation area appraisal, published by Swale Borough Council provides a summary of its character and appearance:

“24. In summary, Lynsted is one of the Borough’s most attractive villages. It is linear in form being arranged for the most part along the main road through the village. Parts of the village development are rather open in character but the overall combination of buildings, topography and trees results in a fairly enclosed village environment. The village core has a nicely clustered and picturesque quality, characterised by Kentish vernacular architecture and local materials. Other historic buildings, also Kentish in character, have been brought within the village confines by later development. The northern end of Lynsted has a number of good nineteenth century buildings which are now linked firmly with the rest of the village. The transition from village to countryside at the southern end of Lynsted, with the presence of two large houses, is particularly noteworthy.”

4.22 Specifically in relation to the application site the appraisal notes:

13. To the north again the road forks with the main arm striking off to the north east. On the north side of the road is Berkeley House, a 17th century building subsequently re-fronted in the 19th century. A white painted, weatherboarded mill building stands alongside which once housed steam operated milling machinery; adjoining is an attractive coachhouse. A black painted windmill base stands to the rear. A short distance to the east is the village school which stands on the opposite side of the road; this is an attractive complex of buildings dating from the mid 1800s and built from local yellow stock bricks with polychromatic detailing. The steeply pitched tiled roofs, with a series of gables presented to the road, are notable features which reinforce the traditional character of the school building. Recent development along this part of the road has infilled the remaining gaps with a small number of houses, and whilst The Hollies has been carefully integrated into this local environment other houses are less successful.

4.23 The Lynsted Conservation Area has clear historical and architectural interest as a village defined by buildings that date at their earliest from the 14th century and at

their latest into the early 20th century (the modern infill buildings playing a neutral part). Those building which are listed undoubtedly contribute to the heritage value of the area and serve to ingrain a historic character to the village centre.

- 4.24** The application site buildings, for the most part, contribute to the character and appearance of the conservation area as a result of their group value, location, setting and historical former uses. Parts of the site detract or at least could be enhanced including the car parking and boundary treatments within the site, together with the day rooms building which is poor quality. The mature trees within the site contribute to the verdant and rural character of the conservation area but the tall conifers at the south-west corner mask the formal front elevation of Berkeley House to its detriment and to the detriment of the visual experience within the conservation area.

5. Heritage Impact Assessment

5.1 This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates, where application, to Step 3 of GPA3, which has a close connection with Step 2. This chapter should be read in conjunction with the preceding chapter, and the tabular GPA3 assessment in Appendix 3.

5.2 The proposals are described in detail within the Design and Access Statement but in summary it is proposed to:

- Divided Berkeley House into three residential units
- Create one residential unit within the steam mill (no physical alterations)
- Create one residential unit within Champion's Windmill
- Demolish Berkeley Day Rooms building
- Build a new 1 ½ storey house to the east in place of former garage
- Convert the car park to garden and alter boundary treatments and landscaping across the site
- Create four residential units in Pippin Cottages
- Retain and improve central office/store to form ancillary store to Berkeley House
- Provide a new bin store behind the existing front wall and another further back into the site



Fig. 30: Proposed Site plan

Assessment of Effects: Alterations to buildings

Berkeley House, Grade II

5.3 The proposed works to the interior and exterior of Berkeley House have been carefully thought through to preserve and enhance the character of the building while putting it to a viable new residential use, a use for which it was originally designed. The building is extremely altered internally, such that there are very limited features or floor plan of note. Where historic features do survive the proposals preserve those features and seek to remove unsightly additions and alterations undertaken in the last forty years.

5.4 The works include removing plastic windows that do not contribute to significance and installing timber windows and doors, more in keeping with the elevations (see proposed elevation drawings). This will enhance the character of Berkeley House both externally and internally.

- 5.5** Internally the works achieve a split of the building into three units, without affecting historic fabric to any significant degree. The central entrance lobby will remain communal, and the staircase will serve to provide access to the two upper floor flats.
- 5.6** At ground floor the two existing doors into the two front rooms will be locked shut and the existing door under the staircase will form the front entrance to the flat. This necessitates the cutting of a new door to create access to the west room. There is no other way of achieving a split of the building and the fabric affected is a late 19th century. A modern wall will be removed to provide a front master bedroom, benefitting the historic layout of the building. To the rear outshoot an internal modern lobby will be removed, and the institutionalised bathroom facilities will be removed to create two bedrooms. These changes will also be beneficial to the internal character of the building.
- 5.7** At first floor level a modern door opening between the front and rear range, off the half landing of the staircase will be blocked up to allow the decorative niche to be restored, benefitting the character of the hallway which will serve as the entrance to units 2 and 3.
- 5.8** A new staircase is proposed to link the first and second floors in the east side of the building to create unit 2. This has been arranged to remove a modern partition that currently cuts across a rooflight on the internal slope. A new partition serving unit 2 will be inserted but the balustrade of the principal staircase will be preserved in situ, similar to the other side of the staircase.
- 5.9** Unit 3 will have its living space at the back of the building at first floor level, enabling the removal of modern partitions which have served to disrupt the historic floor plan and create a maze of corridors. An internal bathroom is to be removed and the space opened up to form a dining room and separate lounge. This will benefit the internal character of the building and restore the spaces closer to a historic layout of some kind. The existing staircase up to the 2nd floor is to be used within unit 3 to provide access to two bedrooms.
- 5.10** At second floor level the scheme of alteration has been designed to avoid any effect on the historic timber framing with rooms arranged on current partitions wherever possible.

5.11 In summary the proposals will benefit the interior character of the listed Berkeley House by taking a light touch approach, removing modern partitions that have damaged the internal floor plan and character and reinstating a domestic character to the building. Only the new staircase and a new doorway will affect historic fabric to the minimum extent necessary to secure the other heritage benefits identified. The listed building will be enhanced by the proposal in comparison to its current state.

Steam Mill, 15 Yards east of Berkeley House, grade II

5.12 This building is already set up in a residential use with four bedrooms, kitchen and living areas. No physical alterations are required or necessary. There will be no effect on special interest as a result of the proposal.

Champion's Windmill, grade II

5.13 Proposals for the interior of this listed building, a former smock mill base and later extension are the minimum required to convert it to a single family dwelling with four bedrooms. The only alterations are the insertion of three new doors, to create access to en-suite bathrooms at ground floor within the extension and the insertion of two small partitions. Within the oldest part of the building the modern partitions at first floor are to be removed to provide a kitchen, restoring the full floor plate of the space so that its historic proportions can be better understood. A poor quality set of French doors is to be replaced with timber French door. Likewise modern windows on the east elevation are to be replaced with timber casements of a higher quality to match those in the northern part of the building. A new Juliet balcony is proposed and new timber double doors to provide outlook from the kitchen. This minor change will not harm significance.

5.14 The character of the building internally will be enhanced by the proposal, removing partitions that detract from the spatial qualities of the former mill base. Overall the proposal will preserve and enhance the appearance of the listed building.

Curtilage Listed office/store

5.15 It is proposed to improve the external appearance of this outbuilding by removing the modern felted roofs on the three single storey additions and replacing them

with pitched, clay tile roofs to match the central historic core. This will improve the appearance and character of the outbuilding and benefit the setting of the other listed buildings.

- 5.16** In summary the proposed physical alterations to the listed buildings will enhance heritage significance across the site.

Assessment of Effects: Changes to Setting

- 5.17** All three listed buildings and the curtilage listed building share overlapping settings and are experienced as a group within a rural garden setting. However, the institutional use of the site in the last forty years has affected the character of the landscaping and brought with it unsightly additions that will be reworked to provide a better appearance to the site.
- 5.18** In removing the Day Rooms building the setting of Berkeley House will be improved, allowing a greater amount of soft landscaping to the north and restoring its garden setting to the rear. The single storey building is unsightly and detracting at present.
- 5.19** A new house is proposed east of the listed steam mill and Berkeley House. This is a 1 ½ storey building, designed to be vernacular in character with a pitched tiled roof and brick elevations with timber windows. The design is subservient and reflective of the addition to Champion's Windmill in terms of character and materiality. The proposed new building is lower in height and smaller in footprint to the existing listed buildings and located on a part of the site that is a hard standing car park which does not contribute to the special interest of any of the buildings. Parking is to be relocated further into the site.
- 5.20** Historically the location of the house was occupied by built form and this area of the site has been changed the most over the last two hundred years. The set back location and low rise nature of the proposal enables it to be added to the streetscape without causing a distraction from the listed buildings. Appendix 3 contains an assessment of effects in relation to detailed elements of setting.
- 5.21** In addition, the approach and internal landscaping character of the site will be improved by the proposal as shown in the proposed visuals contained within the Design and Access Statement.

- 5.22** This scheme presents many benefits to the listed buildings, both through removing past, negative insertions within them and by removing a building that detracts, and re-landscaping the area.

Effect on the Conservation Area

- 5.23** Taking into consideration the character and appearance of the Lynsted Conservation Area it is concluded that the proposal will preserve and enhance the area. This is because the site will be put to a good new use, in an area defined by residential development in buildings which have operated in a semi-residential use for many years. The scheme enables the removal of unsightly additions and the reworking of the open spaces to improve views from Lynsted Lane into the site looking north. The primary buildings on the site will be enhanced by the proposed alterations and the proposed boundary treatments and parking are rationalised and better arranged to improve the appearance of the site within the conservation area.

6. Conclusions

- 6.1** This assessment provides Swale Borough Council with a thorough understanding of the history and development of the application site and the buildings occupying it. It interrogates the historical resource to inform an assessment of significance of each building and the whole site. It takes account of the contribution the application site makes to the Lynsted Conservation Area.
- 6.2** It is assessed that the proposals would be beneficial to the heritage significance of all the heritage assets because they put the listed buildings to a beneficial use compatible with their existing form. The proposals removal an unsightly single storey building from the immediate setting of Berkeley House (Day Rooms), improving its garden and outlook to the north. The only addition to the site is a small dwelling on the site of a former garage which will not harm the significance of any of the designated heritage assets.
- 6.3** As such paragraphs 201 and 202 of the NPPF are not engaged by the proposal because no harm will be caused to the three listed buildings or the conservation area. All will be preserved and enhanced by the proposed change of use of the site and the consequent changes to its appearance.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁹

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁹ See NPPG 2019: “Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.” Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

Internal Photographs of Listed Buildings

Berkeley House



2.1: *Principal entrance hall and staircase maintained (door to left blocked)*



2.2: *Principal living room maintained as is, linked to rear kitchen*



2.3: Door to left locked shut – no other proposed changes



2.4: Plastic windows and doors to be replaced with better timber examples



2.5: Cupboard to be converted to ensuite at ground floor



2.6: First floor landing with balustrade. New partition proposed to create entrance to unit 2 behind the existing balustrade. Door to right removed and opening blocked



2.7: First floor modern bathroom with no external windows to be removed



2.8: Typical first floor room



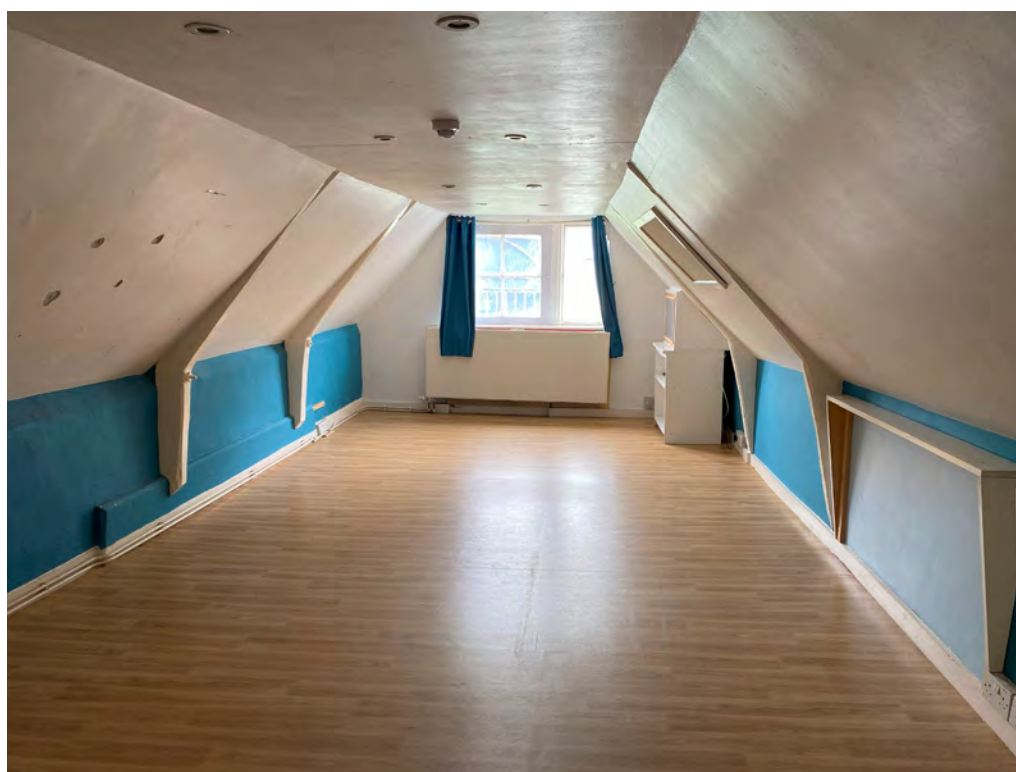
2.9: Typical second floor room with modern heating and windows and some evidence of timber framing



2.10: Second floor room with timber framing



2.11: Modern casement windows at 2nd floor



2.12: Northern range 2nd floor room lit by east facing window. A new partition is proposed to create a dining and living room

Former Steam Mill



2.13: Modern staircase within mill serving all floors aside from basement



2.14: Modern kitchen in side extension to mill, no change.



2.13: Ground floor living area, no change



2.14: Top floor bedrooms, no change

Champion's Windmill



2.15: Ground Floor southern room with only decorative beam to be retained with new door to ensuite



2.16: Modern fire doors to be replaced with timber framed French doors



2.17: Existing corridor to be retained



2.18: First floor bedrooms dividing the historic mill space



2.19: Ground floor space to be retained as living room

Appendix 3

GPA3 Assessment: Historic England’s guidance on setting

In assessing the effect of the proposed development on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Berkeley House, Steam Mill, Champion’s Windmill
<i>Proximity of the development to the asset</i>	c. 15m east of steam mill, further from other LBs
<i>Proximity in relation to topography and watercourses</i>	On level ground. No watercourses.
<i>Position of development in relation to key views</i>	Located within the backdrop of key views from the south-west. The new house will be set back from the street frontage, subservient to the listed buildings and as per the appearance of the site prior to 2017.
<i>Orientation of the development</i>	Facing the street, as appropriate for the context.
<i>Prominence, dominance and conspicuousness</i>	This is a 1 ½ storey building with pitched roof and modest proportions in relation to the larger listed buildings. It will not block any key views toward the listed buildings and will not appear dominant or prominent within the streetscene.
<i>Competition with or distraction from the asset</i>	There will be no competition, this is a subservient building.
<i>Dimensions, scale, massing, proportions</i>	The scale of the new dwelling has been kept to the minimum to avoid any competition with the existing buildings. It responds to the double garage building that previously existed in the same location.
<i>Visual permeability</i>	There will still be visual permeability through the site to the rear with the new building located off to the east of the access track to the rear, thus not affecting the setting of the listed buildings.
<i>Materials and design</i>	Wholly appropriate to the surroundings.

<i>Diurnal or seasonal change</i>	n/a
<i>Change to built surroundings and spaces</i>	The change will be minimal and replicates built form that has already existed on the site for many years.
<i>Change to skyline, silhouette</i>	No change to these attributes.
<i>Change to general character</i>	No change save to improve on the existing car park and hardstanding by creating a garden and domestic boundaries that are low and will keep the site open.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2021

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)