



'Lawton Place'
Benover Road
Yalding
Kent. ME18 6AU

Heritage Statement

Grade: II List Entry Number: 1060622 Date first listed: 24-Jul-1952 List Entry Name: THE GLASS HOUSE
Statutory Address 1: THE GLASS HOUSE, BENOVER ROAD

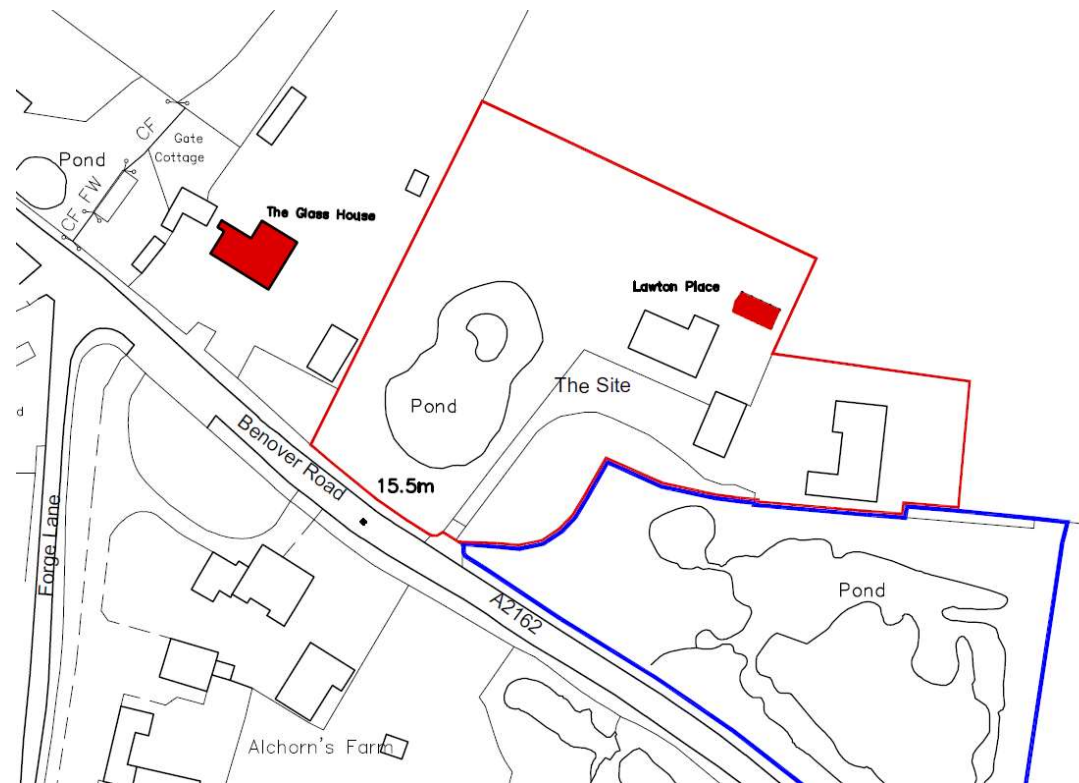
House. Dated 1603 (J. Newman, *West Kent and the Weald*, 1980), restored mid-to-late C20. Timber framed. Ground floor close-studded with rendered infilling, first floor tile-hung to front, close-studded to gable ends. Plain tile roof. 2 storeys and garret. Rendered plinth. Continuous jetty with moulded bressumer supported at each end on carved scrolled bracket. Eaves jettied to gable ends on similarly-moulded bressumers and brackets. Half-hipped roof. Red and grey brick stack in front slope of roof towards centre, with brick string towards base and top, line suggesting fillet to front, and with another rectangular flue to each side, set at an angle. Irregular fenestration of 3 ovolo-moulded wood mullioned windows; one four-light towards each end and one two-light under stack. Ground floor has two C17 two-light ovolo-moulded mullion frieze windows to left and two to right, each pair formerly flanking a deeper window for which only mortices remain. Deep left window area subsequently partly filled with six-pane sash, right area with four-light leaded wood mullion window. Brick patch under each cill. Each gable end has four-light ovolo-moulded mullion attic window with diamond subsidiary mullions, in moulded architrave. Left gable end has six-light ovolo-moulded mullion first-floor window with diamond subsidiary mullions, and similar window to ground floor. Right gable end has ten-light mullioned and transomed first floor oriel window with subsidiary mullions, two-light side-lights, multiply-moulded sides and head, and coved plastered soffit. Similar oriel window to ground floor, with ovolo-moulded mullion frieze windows, later brick pier under one end and small gable with plain-tile roof. Ribbed door in squared moulded architrave under stack. Timber-framed rear lean-to, clad with patched brickwork, extending slightly further to right and left than main range, and with clasped purlin visible in left gable end. Interior not inspected. Said to derive its name from a formerly virtually continuous row of first-floor oriel windows along front elevation, with eaves of main roof jettied or continued down over them. Said to be dated 1603 internally. Illustrated in 1867 without front oriels (K. Gravett, *Timber and Brick Building in Kent*, 1981 edn. p.38).



Listed Building 'The Glass House'

Introduction

This Heritage statement is to be read in conjunction with application 24/500157/FULL Lawton Place Benover Road Yalding Kent for a covered external Kitchen area within the garden of the main house at Lawton Place. The nearest Listed Building to the proposal is 'The Glass House' 120metres West of the proposal. As described above it is Listed Grade II. Both proposal and Listed Building shown below.



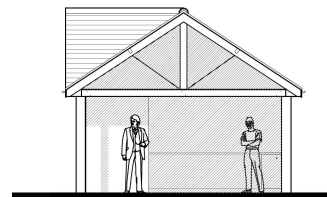
Site Plan

The boundary between 'The Glass House' and Lawton Place is a mature, high hedgerow with numerous mature trees. This provides adequate privacy between the two properties. As shown below.



Boundary between Lawton Place & Glass House

The proposed construction (tiled roof over oak timber beams & posts all open) is located behind (east) the existing main house. The end elevation faces towards the glass house across the garden of Lawton Place



Visible Elevation

Conclusion

The proposal is located within the garden area of Lawton Place, but sited far enough from the boundary of 'The Glass House' so as not to be prominent or over looked. The existing boundary between The Glass House and Lawton Place is a substantial high mature hedgerow that offers adequate privacy between the two properties and therefore it is considered that there will not be any adverse impact on the setting of the neighbouring heritage asset.