



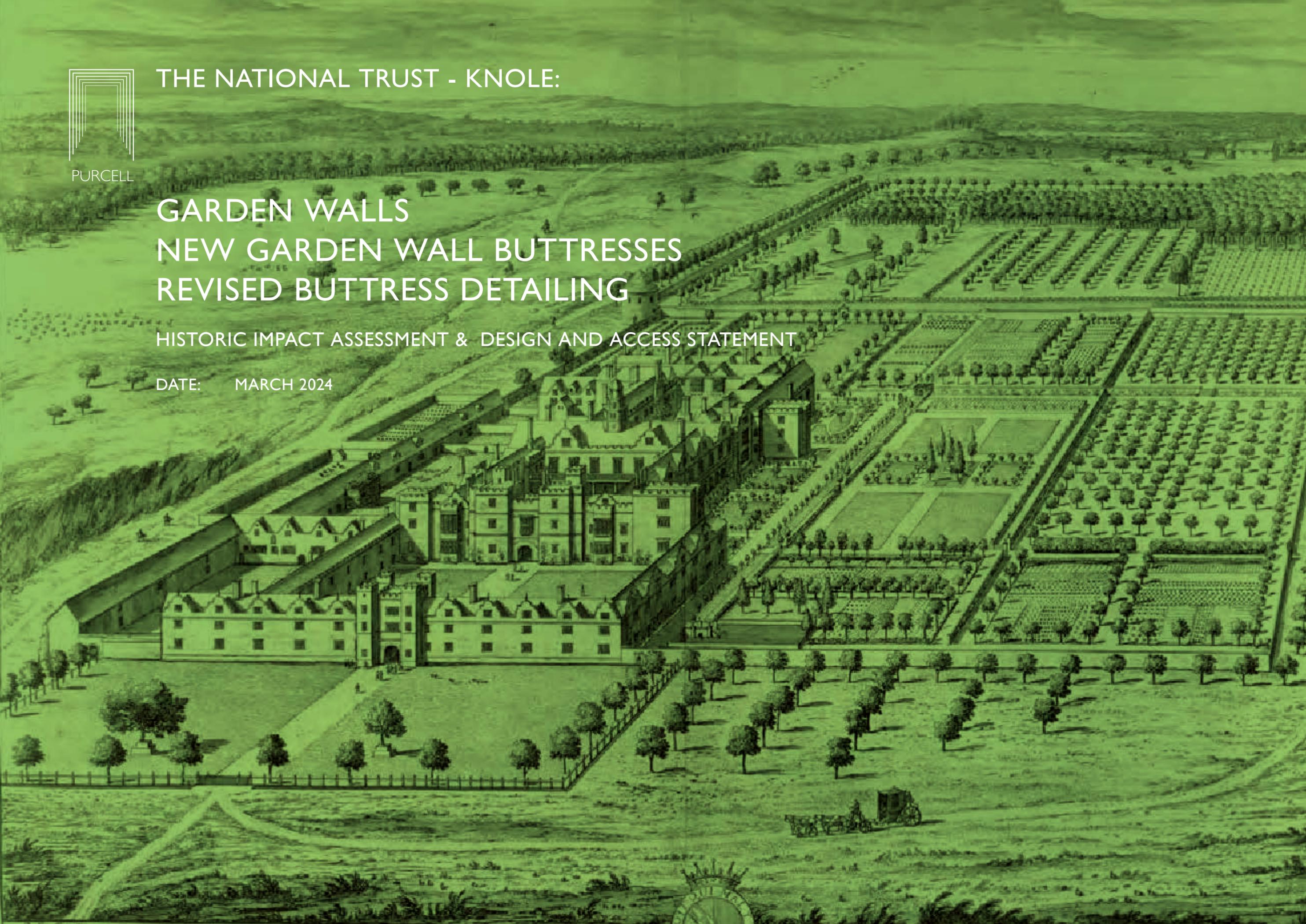
PURCELL

THE NATIONAL TRUST - KNOLE:

GARDEN WALLS NEW GARDEN WALL BUTTRESSES REVISED BUTTRESS DETAILING

HISTORIC IMPACT ASSESSMENT & DESIGN AND ACCESS STATEMENT

DATE: MARCH 2024



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KNOLE GARDEN WALLS - REVISED BUTTRESS DETAILING HERITAGE IMPACT ASSESSMENT AND DESIGN & ACCESS STATEMENT



Figure 0.1 (Above): The West Front of Knole, from the Deer Park.

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I.0 INTRODUCTION AND PURPOSE OF REPORT

On the 5th July 2023 Listed Building was granted for three new masonry buttresses to strength the north garden wall, which is leaning into the garden space and likely to become unsafe.

The buttresses were approved under application ref: 23/01217/LBCALT.

The approved design proposed finishes of Kentish Ragstone with brickwork quoins. When the setting out of the buttresses was established on site, it became apparent that the scale of the buttresses was smaller than envisioned and that the proposed design would look fussy or clumsy. The space between the quoins being too small.

The finishing of the buttress was completed entirely in brickwork.

This application seeks to formalise this change/variation from the original and approved designs.

This Historic Impact Assessment and Design & Access Statement includes:

- An overview of the historical development and significance of Knole and, in particular, the architecture, history and significance of the Garden Walls.
- A description of the condition of the garden walls explaining why the works were required and of the original application and approved designs.
- An explanation of the why and how the constructed design varies from the approved proposals.
- An assessment of the changes and impact on the historic fabric/nature of the site.



Figure 1.1 (Above): Aerial Photograph of Knole illustrating the location of the garden walls where the new buttresses are proposed within wider context of the House.

 Location of the proposed buttresses

2.0 OVERVIEW OF THE HISTORY AND SIGNIFICANCE OF THE BUILDING



2.1 HISTORIC ENGLAND LISTING BUILDING DESCRIPTION:

Figure 2.1.0 (Above): Ordnance Survey and Historic England Plan of Knole

Statutory Address: Knole, Knole Park
The building or site itself may lie within the boundary of more than one authority.

County: Kent
District: Sevenoaks (District Authority)
Parish: Sevenoaks
National Grid Ref: TQ 53968 54190

Details:
KNOLE PARK I. 1614 Knole TQ 55 SW/4/82 14.4.51 I 2. Seat of Lord Sackville. Late C15 and Jacobean. Built by Thomas Bouchier, Archbishop of Canterbury. Presented to the National Trust together with 52 acres.

References:
Country Life vol XXXI Nos 772, 826, 862; vol LXIII Nos 134, 197.
"Knole" by V Sackville-West, 1923. Guide:- A Tipping, 1922. H I Triggs, 1901. J A Gotch, 1894, M Jourdain, 1926.

Listing NGR: TQ5396854190

Legacy: The contents of this record have been generated from a legacy data system.

Legacy System No: 172227

2.0 OVERVIEW OF THE HISTORY AND SIGNIFICANCE OF THE BUILDING, CONTINUED

2.2 A Brief History of Knole

1456: Thomas Bouchier (1404-1486), Archbishop of Canterbury, purchased the Manor at Knole from Sir James Fiennes. He paid the sum of £266 for the property, which comprised several hundred acres accumulated by the Fiennes family over the previous century.

Bouchier expanded upon the estate and greatly extended the existing small manor house, that most probably forms the shell of what is now the Old Kitchen. Over the next thirty years he created a comfortable palace, developing the accommodation in several construction phases. By the time of his death the house included, the northern part of the present day East Range, Chapel, and a new Great Hall with Buttery and Pantry at its northern end that link in the Kitchen. The Hall and main living accommodation was arranged around Stone Court and included a large gatehouse to the west, today called Bouchier's Tower.

By 1478 the palace complex had expanded to include Stable Court, the Great Barn and Stable Court, reflecting the size of the Estate and his own status.

Bouchier died without heir in 1486. He had held Knole as his private property as some assurance during the turbulent political times and the very real possibility he could lose his position, however, in 1480 he transferred ownership to the Church for use by successive Archbishops.

1486-1538: Knole continued to be used by Bouchier's successors. John Morton and Henry Deane, did not make any significant changes. Between 1508-1525 Archbishop William Warham, made substantial new additions to the building around Pheasant Court and linking the east range of buildings to the Hall with the construction of the Brown Gallery. By the time of Warham's death the footprint of Knole had been established as it stands today.

The house was a convenient escape from Court and from London and Knole was also used to entertain important guests. Henry VII visited Archbishop Morton and Henry VIII visited during both Warham's and Cranmer's tenure. The future Mary I was also resident for six months in 1532, kept away from Court as her father attempted to divorce her mother, Catherine of Aragon.

Cranmer had little time to enjoy Knole, becoming Archbishop in 1533 only 5 years later he gave Knole and the nearby Otford Palace to the acquisitive Henry VIII.

1538-1605: Henry did not use Knole to any great extent having acquired a great number of other properties, including Hampton Court, which was easier to reach by river from London. Although accounts show that he spent about £80 on a range of works to the House. Following Henry's death, Knole remained in Royal hands, but was leased or lent to a variety of individuals, all of whom maintained the existing buildings, but undertook no significant works. These included Elizabeth's favour Robert Dudley Earl of Leicester and Thomas Sackville, Earl of Dorset, who leased the house between 1570-1574.

In 1599, Thomas Sackville was appointed Lord Treasurer improving his financial position considerably. When Queen Elizabeth I died in 1603, Thomas was instrumental in the smooth transition of power to James I, consolidating his political power.

In 1605 he purchased Knole through a complex series of covert transactions, buying out the existing leaseholders through his Secretaries, so he could not be accused of profiteering from his position.

1605-1608: Between 1605 and his death in 1608, Thomas undertook an extensive remodelling of the house. He transformed the medieval buildings, making it a bold statement of his power and wealth. He remodelled much of the existing structure, giving it a unified appearance, using the very best craftsmen of the time.

Bouchier's medieval hall was completely remodelled, with new plaster ceiling and carved screen. The elevation to Stone Court was given a new classically inspired entrance, with false door to create a symmetrical appearance and two stepped gables to the new Retainers' Galley, above. The formerly open galleried elevations on the north and south were in-filled with walls of dressed stone over a rusticated base/plinth with galletted joints.

The Great Hall range was originally topped with the glazed lantern, however, this was later removed due to structural issues.

1608-1946: Thomas Sackville 1st Earl of Dorset died in 1608 and his son, Robert, only outlived him for a few months. The estate and fortune passed to the 3rd Earl, a notorious gambler and womaniser, he ruined the family finances. The English Civil War (1642-1651) further impacted upon Knole, the house being sacked by the Parliamentarians and the 4th Earl (1591-1652) forced to pay enormous fines. The family finances and status were somewhat restored by the marriage of the 5th Earl to Francis Cranfield daughter and heiress of the 1st Earl of Middlesex, who as Lord Treasurer to James I had amassed a considerable fortune. The remarkable contents of his house at Copt Hall, Essex, together with the 6th Earl's (1643-1706) acquisitions from the Royal Collection as Lord Chamberlain, furnished the house with a singularly outstanding collection of Jacobean and Stuart Royal Furniture.



Figure 2.2.1 (above): A bird's eye view of Knole and its gardens engraved in 1707/8 during the time of Lionel, 1st Duke of Dorset. The engraving is one of a set of views of English Houses drawn by Jan Kip and Leonard Knyff in the late 17th and early 18th Centuries. The garden walls that pertain to this application can be seen towards the back of the house.

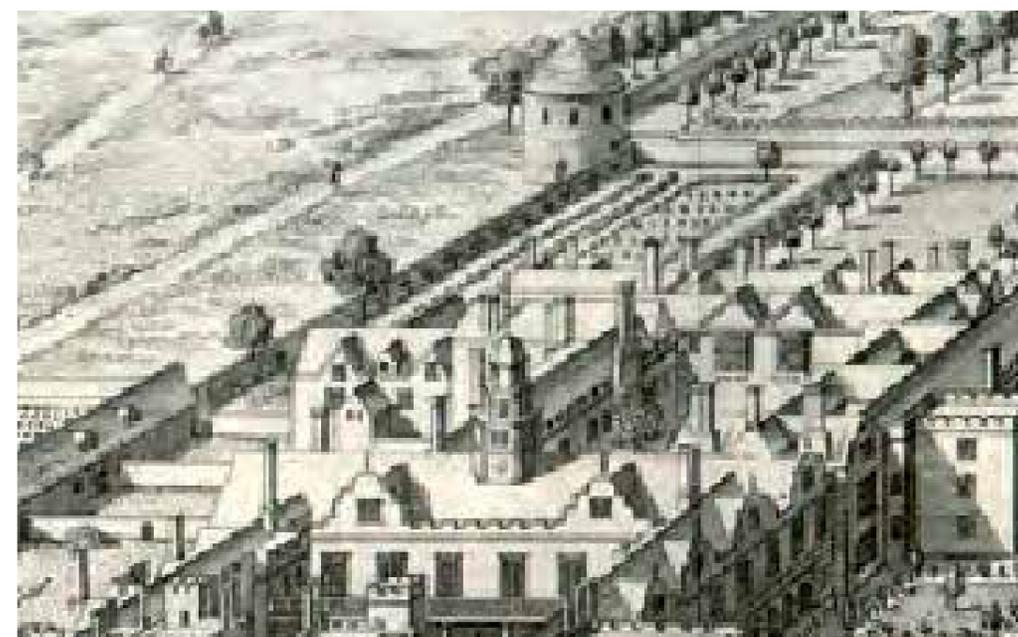


Figure 2.2.2 (right): A detail from the engraving above of the garden walls that pertain to this application (the round turret or dovecot has been lost).

2.0 OVERVIEW OF THE HISTORY AND SIGNIFICANCE OF THE BUILDING, CONTINUED

The 7th Earl was elevated to a Dukedom in 1720 and the 2nd Duke (1711-1769) undertook a number of alterations, rebuilding part of the east wing overlooking Queen's Court following a fire, remodelling the second painted staircase on the south front and introducing new furniture and textiles, many in the style of Architect William Kent. The 3rd Duke (1745-1799) added further to the collections with acquisitions made during the Grand Tour and a fine collection of painting by Reynolds and his contemporaries.

Although, the 3rd Duke made few alterations to the house, a number of marble and plaster sculpted panels were introduced into the Loggia of Stone Court and five Roman funerary plaques, brought back by the Duke from his Grand Tour, were built into the walls of Stone Court.

After the death of the 4th Duke in a riding accident, Knole passed to the West family, through his sister Elizabeth who was married to the George 5th Earl de la Warr and lived at the adjacent Buckhurst Park Estate. After a lengthy and expensive legal case her younger son Mortimer inherited Knole. This had a huge impact on Knole's financial footing as much of the land entailed to Knole was absorbed into the Buckhurst Park Estate. It left Mortimer's descendants with a huge house to run on a much reduced income. This, however, has in some ways proved a blessing for the house and its interiors, as successive generations of the Sackville-West Family have not been able to make substantial changes to the building. Therefore, the house has remained mostly in as it was in the late Georgian period.

1946-Present: The 4th Baron Sackville was persuaded by his nephew Eddy (later 5th Baron Sackville) to hand the house over to the National Trust. Negotiations began with the Trust prior to World War II, but were only complete in 1946. The Sackville-West family remaining on in part of the house.

The Sackville West family remain living in a part of the House.

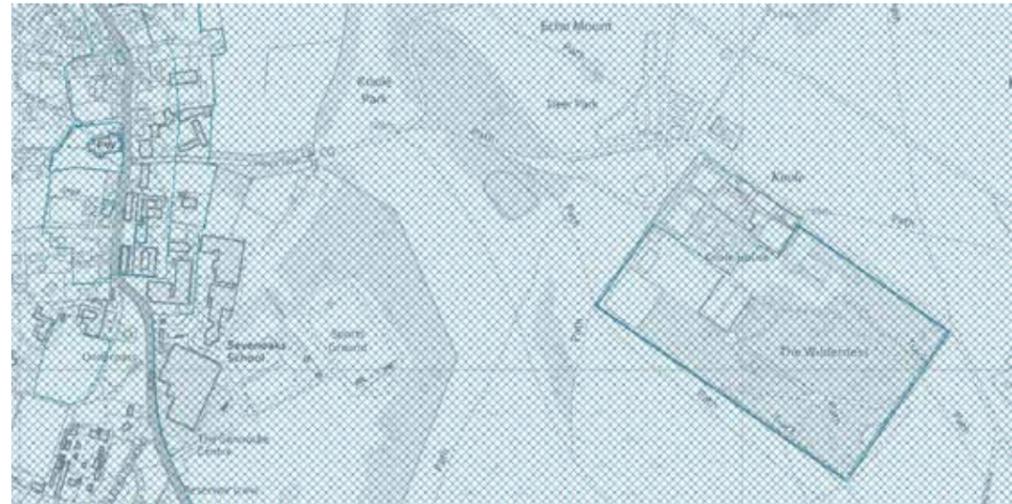


Figure 2.2.3 (above): Archaeological Notification Zone



Figure 2.2.4 (above): Registered Parks and Gardens and Public Footpaths

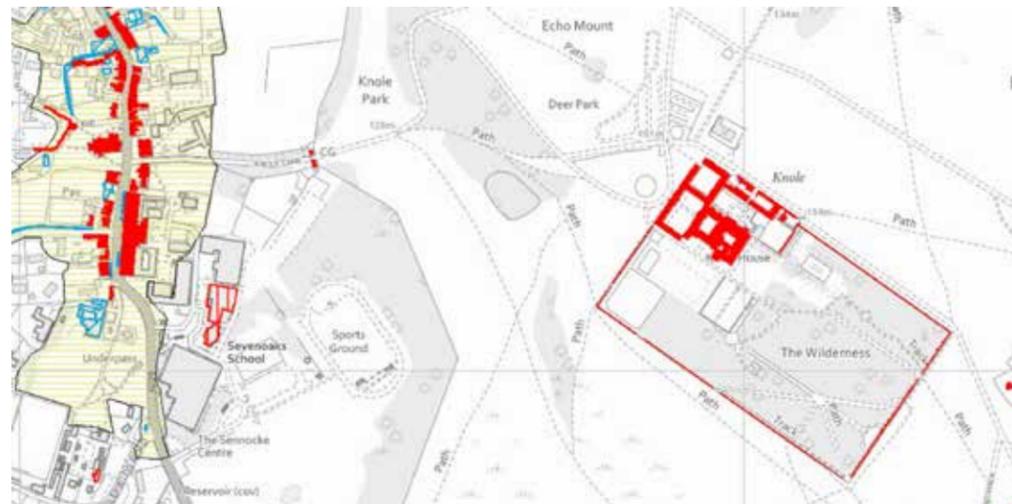


Figure 2.2.5 (above): Listed Buildings (Red), Locally Listed (Blue) and Conservation (Yellow)



Figure 2.2.6 (above): Area of Outstanding Natural Beauty



Figure 2.2.7 (above): Site of Special Scientific Interest - S.S.S.I. - (Red) and Ancient Woodland (Green)

2.0 OVERVIEW OF THE HISTORY AND SIGNIFICANCE OF THE BUILDING, CONTINUED

2.3 Overview of the garden walls:

The gardens at Knole are enclosed by a high stone wall, protecting them from the surrounding Deer Park. There is a separate Walled Garden to the east for the production of fruit and vegetables. The walls enclose gardens to the south and east of the house and a series of service courtyards to the north. The west side of house is exposed directly to the Deer Park.

The walls forming the service areas and the gardens to the north and south of the house respectively, were constructed over several decades, between 1456 and 1538, when Archbishop Cranmer gave Knole to Henry VIII. Under Elizabeth I the house was let and eventually purchased from the Crown by Lord Treasurer, Thomas Sackville. He continued to let the property and it was the last of these leaseholders, John Leonard, who constructed the large square enclosure to the east of the original garden, enclosing two former quarries, completing the extent of the walls as seen today.

The engraving by Johannes Kynff and Jan Kip on Page 05 records the extent of the garden walls as they survive today, with some limited alterations: A ha-ha and railings were inserted in the east wall together with a further opening in the southeast corner, also protected by railings, in the late 1700s, allowing views out into the surrounding park. Most of the internal walls have been removed except an area to the southeast of the house.

The walls are constructed of local Kentish Ragstone, constructed in two skins with a lime mortar and rubble infill. The majority of the walls are finished with a brickwork coping. A few sections of wall are finished with a Ragstone coping with a humped profile.

There are modern brickwork repairs to the south wall undertaken in 1987 following the Great Storm which can only be clearly read on the internal face of the garden walls, the outer skin being reinstated in salvaged/recycled stones.

The garden walls have undergone a series of phased repair works since 2014, clear intrusive vegetation, strengthen and repair areas affected by ground movement or mature trees, bulging and washing out of the lime and rubble cores and the repair of the brickwork and stone copings.

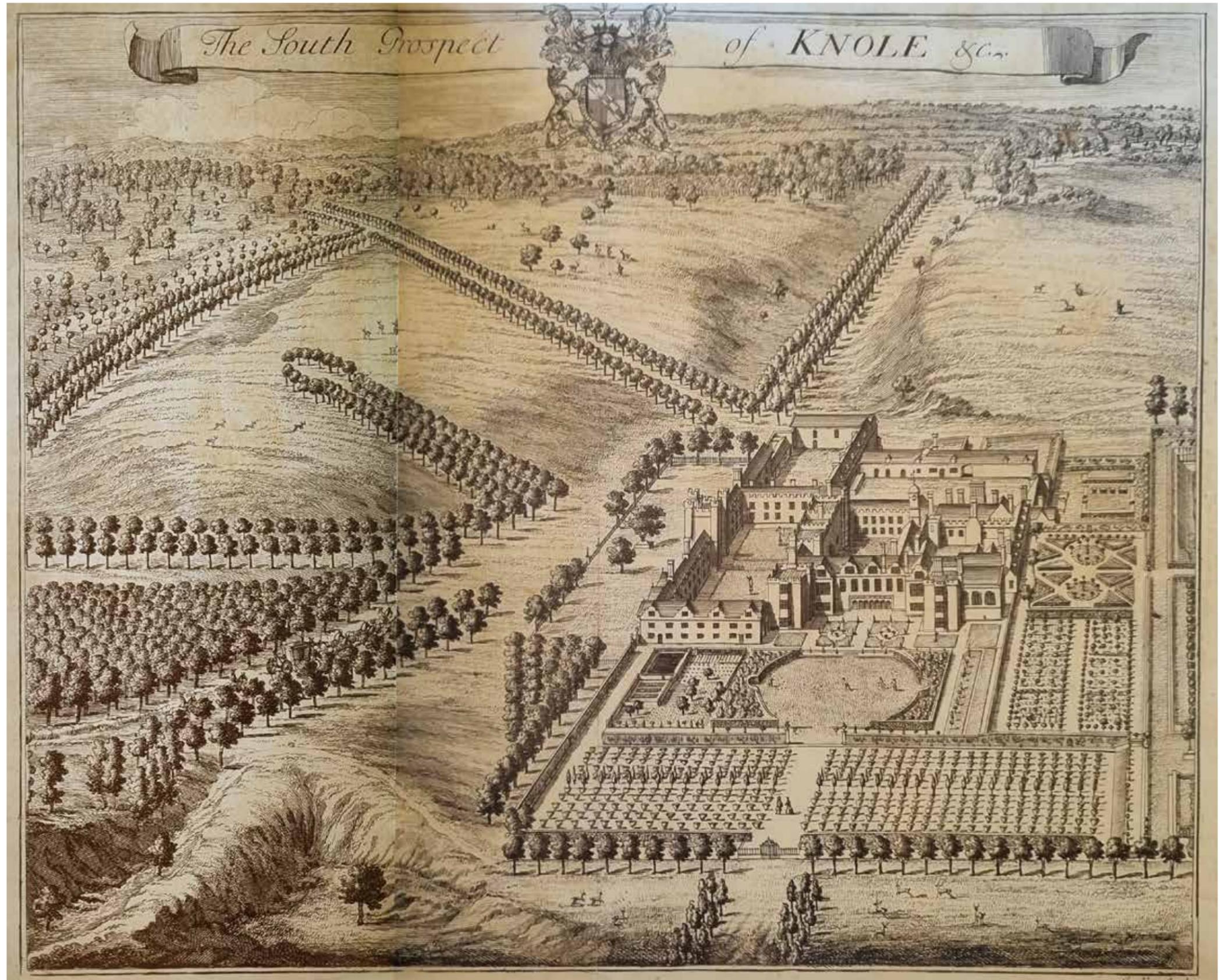


Figure 2.0.1 (right): Perspective by Jan Kip and Leonard Knyff showing the Knole gardens and walls in the early 18th century.

2.0 OVERVIEW OF THE HISTORY AND SIGNIFICANCE OF THE BUILDING, CONTINUED

2.4 Assessment of Significance

Significance can be defined as the sum of the cultural values that make a building or site important to society. The physical fabric, age and aesthetic value combine with more intangible qualities such as communal value, association with historic people and events and former uses to determine the significance of a place.

Cultural significance is unique to each place. The following assessment considers the values outlined in English Heritage’s Conservation Principles, Policies and Guidance (2008) which recommends making assessments under the following categories: Evidential, Historical, Aesthetic and Communal Value. These characteristics have been considered when providing the assessments of significance in this section.

The significance of the garden wall is assessed using a number of significance ratings: High, Medium, Low, Neutral and Intrusive. The definitions of these ratings are provided opposite. Also provided is a significance plan, which gives a broad understanding of the overall significance for the buildings on the site and in the heritage assets in the surrounding area (See section 2).

This section concentrates on the significance of the garden walls alone, for a wider assessment of the building complex and landscape at Knole, please refer to the National Trust’s Conservation Management Plan.

Significance	Definition:
Very High Significance	<p>Spaces with “individual attributes that convey the Outstanding Universal Value of the World Heritage Property.”</p> <p>Widely recognised, highly decorative and/or historically significant spaces, that have architectural integrity and/or original function, fittings and furnishings.</p> <p>Highly sensitive to change</p>
High Significance	<p>Spaces that “can be shown to have exceptional qualities in their fabric or historical associations...”</p> <p>Spaces, that have quality architectural decorative features, integrity and/or original function, fittings and furnishing.</p> <p>Highly sensitive but possibly accepting of sensitive and well considered change.</p>
Medium Significance	<p>Spaces that “can be shown to have exceptional qualities or historical associations... That contribute” to the historic character of the building.</p> <p>Spaces that retain their original structure/fabric and/or detailing, but have been subsequently altered, but where the later alterations are considered reversible.</p> <p>Accepting of considered and sensitive change.</p>

Significance	Definition:
Low Significance	<p>Spaces that have “modest quality in the fabric or historical associations...”</p> <p>Spaces that are usually of a later date than the original structure, with modest qualities that do not adversely compromise the reading of spaces or adjacent areas.</p> <p>Accepting of considered changes.</p>
Negligible or Intrusive	<p>“Spaces of no architectural or historic merit...” Or that have “an intrusive character”</p> <p>Later spaces or additions that are later to the original structure and not considered to be of the same significance. Spaces or features that have a negative affect or compromise of the reading of spaces, adjacent areas or the building as a whole.</p> <p>Considered change encouraged.</p>

2.4.1 Evidential Value

“The potential of a place to yield evidence about past human activity.”

The north garden wall was built as part of the many changes made to the gardens and park in the 17th century. These additions would have been constructed by crafts people undertaken in the 17th century. The significant material surviving from these periods illustrate the skills, crafts, life and activity within such a great house.

The north garden wall has a Medium Evidential Value.

2.4.2 Historic Value

“The ways in which past people, events and aspects of life can be connected through a place to the present.”

The garden walls as part of the wider Knole complex have strong connections with past people, event and aspects of life throughout the past 600 years, under the ownership of the Archbishops of Canterbury, visited by Henry VII and given to Henry VIII. The important individuals that were lent or leased the house during the time of Queen Elizabeth I including her favourite the Earl of Leicester and through its association with the Sackville and Sackville-West family, many of who have performed nationally and, in the case of the 2nd and 3rd Duke, international roles.

Knole is also associated with the early history of Country House visiting and tourism. It has also strong associations with a community of significant writers and artist of the early 1900s, including Vita and Edward (Eddy) Sackville-West and Virginia Wolf, who’s novel Orlando captures the atmosphere of Knole perfectly.

The garden walls have a High Historic Value.

2.4.3 Aesthetic Value

“The ways in which people draw sensory and intellectual stimulation from a place.”

The garden walls are not of significant architectural design, being constructed of rudimentary masonry of stone and brickwork. They are likely to have been built by common masons and therefore do not have a great deal of aesthetic value in themselves. The walls were built however as part of the many changes made to the gardens and park in the 17th century, specifically designed to create avenues and clear ways in the garden which gave a structure and sense of spaciousness to the property. The ha-ha behind the north wall give the impression that the house and gardens look out right onto Knole park.

The walls therefore have a High Aesthetic Value due to their importance in directing the way that we view the house, gardens and context.

2.4.4 Communal Value

“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.”

As part of the publicly accessible areas Stone Court is very well known to many visitors. Paying visitors have been able to access the Court and staterooms since Georgian times and Knole is associated with early tourism during the Victorian era.

The area is part of the wider Estate community, a workplace for Estate and National Trust Staff and Volunteers.

The garden walls have a Low Communal Value

3.0 THE WORKS AS COMPLETED

In 2014 a condition survey was undertaken of the extensive garden walls, by Structural Engineers from The Morton Partnership (TMP). Since 2014 Purcell have worked with TMP, to address many of the issues highlighted in their report, completing a phase repair programme that has included:

- Repairs to the southeast corner where mature trees had caused major structure issues,
- Areas of re-pointing
- Rebuilding bulging face-work
- Repairing and renewing lost brickwork copings
- The repair of features including the Swimming Pool Gate
- Rebuilding the collapsed section of Laundry Court wall, which was supported on temporary timber buttresses.

The wall to the north of the Garden, nearest to the Cricket Pitch, is the last of the walls to be addressed. On re-inspection in 2022 TMP recorded that a run of wall to nearest the house, which has a retaining element, was displaying significant lean. TMP's analysis discovered that the wall was indeed at risk of collapse. [See Structural Engineer's statement appended to this document].

The proposals set forward TMP involved introducing three new buttresses along this wall set approximately 10m apart from each other. This strengthening should mitigate the risk of collapse which is critical as the Sackville-West family and National Trust staff regularly access this area.

The original design of the three buttresses was based upon existing buttresses along the east walls - see figure 3.0.3 (right). These comprise traditional brickwork quoins with rough course Kentish Ragstone between. These precedents are, however, somewhat larger than the buttresses proposed by TMP.

When the core of the buttress was set out, it became apparent that they are much smaller than our proposed precedent. At this scale the quoins would leave only very small pockets for Ragstone, and it was felt that this would look clumsy and ill-considered.

We decided instead to proceed using an alternative design used in the Laundry Court as a precedent - see figure 3.0.4 (right). These are entirely faced in traditional handmade brickwork, by Lamb's Brickworks.

The revised design has precedent within the context of Knole and the single use of brickwork is more suitable to the scale of the buttresses as constructed.

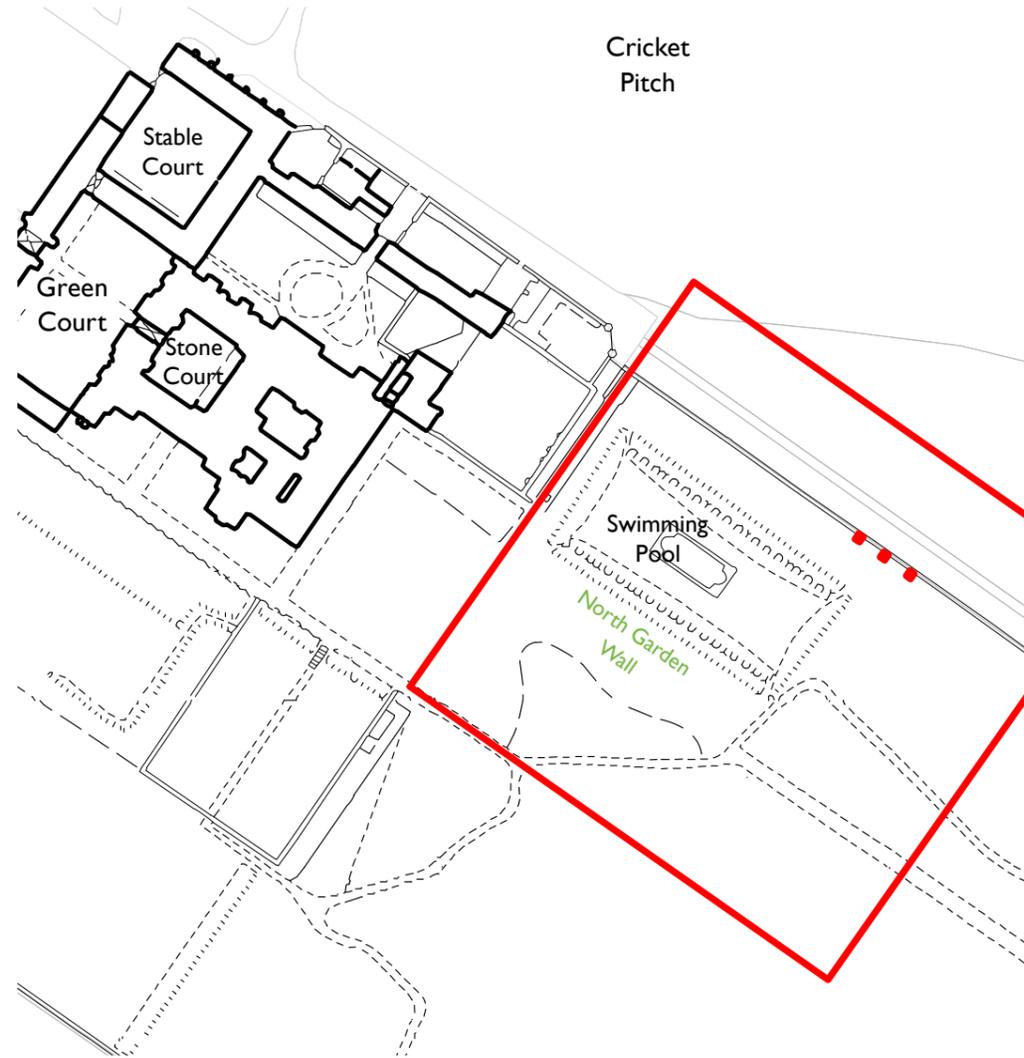


Figure 3.0.1 (above left): A plan showing the location of the north garden wall and proposed buttresses.

Figure 3.0.2 (above): The southwest garden wall to which the proposals pertain.

Figure 3.0.3 (far left): Photo showing the existing original stone buttresses with brick quoins.

Figure 3.0.4 (left): Photo showing the buttresses in Laundry Court. The upper section of which has been rebuilt, but note that the lower section of the buttresses are entirely brickwork.

3.0 THE WORKS AS COMPLETED, CONTINUED



Figure 3.0.5 (above left): A view of the buttresses on the East Garden Wall, a mix of traditional brick and Kentish Ragstone.



Figure 3.0.6 (above right): A view of the inside elevation of the North Garden Wall, showing the three new buttresses finished with traditional handmade bricks from Lambs.



Figure 3.0.7 (below left): A buttress on the Laundry Courtyard wall, the upper section recently re-constructed. Note the lower original works entirely in traditional brickwork.



Figure 3.0.8 (below centre): Detail showing the side elevation, showing how little space would be left for the Ragstone, if the quoin detailing was used.



Figure 3.0.9 (below right): Detail showing the front elevation of the completed buttress.

3.0 THE WORKS AS COMPLETED, CONTINUED

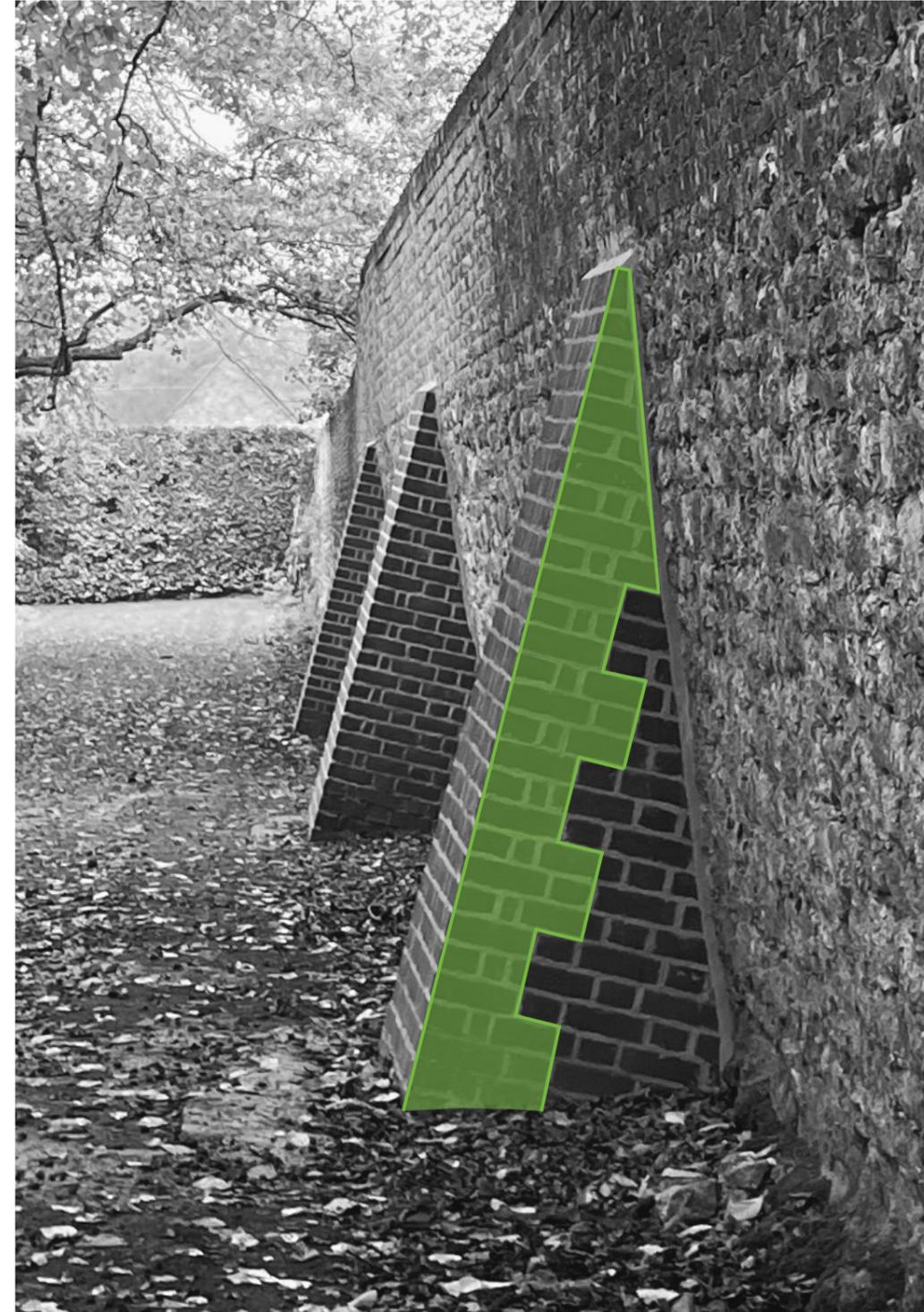
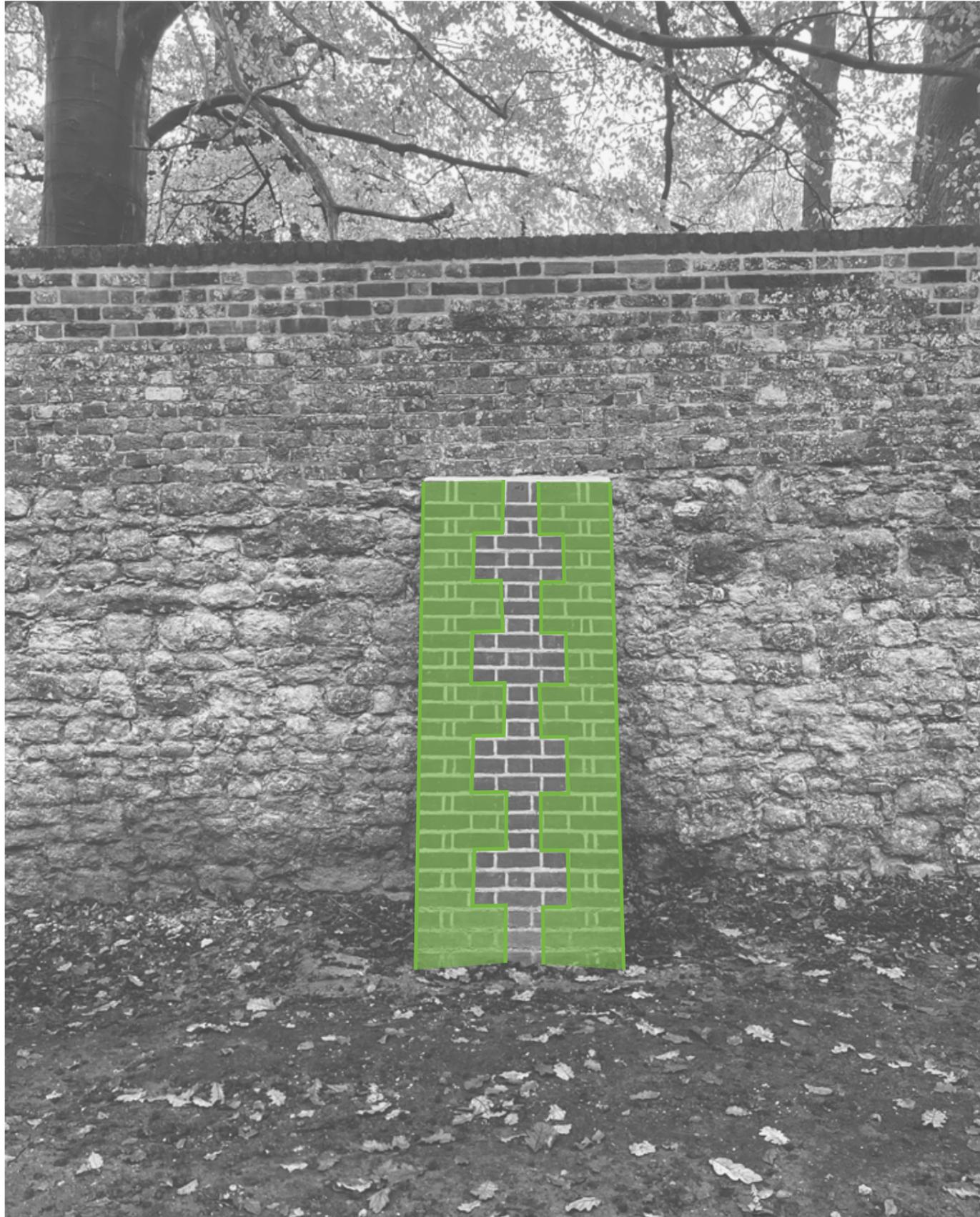


Figure 3.0.10 (left): A view of the buttresses showing the extent of the brickwork quoins, had the original proposals been followed. The resulting spaces are too small for Kentish Ragstone to look appropriate.

Figure 3.0.11 (above): A detailed view of the side elevation (this image is probably the best at illustrating the lean of the existing garden wall).

4.0 HERITAGE IMPACT ASSESSMENT

4.1 Assessing the impact of Change

Whenever change is proposed, it will be necessary to carry out the process of understanding the impact of potential change, all of which is centred on an understanding of significance. This generally involves a stepped process:

- 01 Identify the areas where change is proposed.
- 02 Review the significance of the built fabric, space and importance of relationships to other spaces and collections.
- 03 Prepare detailed design proposals based on an understanding of significance, retaining the most important elements and carrying out any necessary change to the least important elements.
- 04 Carry out a Heritage Impact Assessment (HIA) to determine the impact that proposed change will have on heritage value.
- 05 Where necessary, alter the proposals or find ways of mitigating potential harm.

Magnitude of Impact	Definition:
High Beneficial	The alterations considerably enhance the heritage asset or the ability to appreciate its significance values.
Medium Beneficial	The alterations enhance to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
Low Beneficial	The alterations enhance to a minor extent the heritage asset or the ability to appreciate its significance values.
Neutral	The alterations do not affect the heritage asset or the ability to appreciate its significance values.
Low Adverse	The alterations harm to a minor extent the heritage asset or the ability to appreciate its significance values.
Medium Adverse	The alterations harm to a clearly discernible extent the heritage asset or the ability to appreciate its significance values.
High Adverse	The alterations severely harm the heritage values of the heritage asset or the ability to appreciate its significance values.

4.2 impact assessment

Garden wall repairs and new buttresses:

The introduction of the new buttresses are required to stabilise the wall which is at risk of structural collapse. Doing so will help to preserve the remaining historic fabric and ensure that the historic layout of the House's garden is retained and protected. The maintenance of the wall is also essential to the safety of the family, gardeners and the National Trust staff who frequent the gardens.

High Beneficial	The repairs are necessary to minimise loss of historic fabric and provide safe environment for Family, Staff and Visitors. The method and approach will preserve the original fabric and where new is required has used the same materials.
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Although the buttress is not constructed as per the Listed Building Consent, the design references existing buttresses in Laundry Court. The omission of the proposed Kentish Ragstone is a respond to the scale of the buttresses, the simplified design being more suitable to their size. Whereas the original design if followed would have appeared clumsy.

High Beneficial	<i>The new buttresses have minimal impact visually they are completed in traditional handmade brickwork to match existing around the site. The natural materials will weather and soften, blending in with the existing fabric of the listed garden walls.</i>
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5.0 DESIGN & ACCESS STATEMENT

5.1 USE:

Knole has several uses including Private Residences, Knole Estate and National Trust Offices, Public Areas including the Showrooms and Orangery, and Retail.

Under this application there are no proposals to amend the existing building uses.

5.2 LAYOUT:

There are no proposals to amend or alter the layout of the building.

5.3 AMOUNT:

There are no proposals to extend any of the existing accommodation within this application.

5.4 SCALE AND APPEARANCE:

The only change in appearance is the introduction of the three. New buttresses being introduced in this location. The proposed design of the buttresses match existing around the garden walls, albeit at a smaller scale. They do not introduce a new form and visually blend with existing details.

5.5 MATERIALS:

The new buttresses have been constructed using Lambs traditional handmade bricks, used elsewhere around the garden walls for repairs. They are clearly identifiable as a contemporary repair.

Their natural material will soften and age to blend in with the surrounding building fabric.

Lime mortar used for all the works incorporates locally sourced sand so that it matches existing colour and texture of the existing.

5.6 LANDSCAPE

The proposals are sited within the landscape but their footprint is too small to alter the existing landscaping and their appearance is in-keeping with the existing buttresses already on site.

5.7 ACCESS STATEMENT

The proposed works do not have any direct impact on the existing access to or within the building.



Mr Tom Nisbet
C/O Purcell
Purcell
9 The Precincts
Canterbury Cathedral
Canterbury
CT1 2EE

Application number : 23/01217/LBCALT

Town And Country Planning Act 1990 (as amended)

Grant of Listed Building Consent

Site : Knole House Knole Lane Sevenoaks Kent TN15 0RP
Development : 3 new masonry buttresses to support the North Garden Wall.

Sevenoaks District Council, as the local planning authority has **granted Listed Building Consent** for the above development, subject to the conditions set out below:

1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 21834-01A, 241920-PUR-02-ZZ-DR-A-0001, 2001.

For the avoidance of doubt and in the interests of proper planning.

3) Prior to the commencement of the works, hereby approved, details of samples of the external materials to be used for the buttresses shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

23/01217/LBCALT
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HC
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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A handwritten signature in black ink that reads "Richard Morris".

Richard Morris
Deputy Chief Executive
Chief Officer - Planning & Regulatory Services

Dated: 5 July 2023

23/01217/LBCALT

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Notes for applicants

The Officer's Report, which explains the assessment of the proposals and the reasons for the Council's decision, is available to view on the Council's website using the above reference number. See: <https://www.sevenoaks.gov.uk/>

Conditions

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

Appeals

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the proposed works, he may appeal to the Secretary of State in accordance with Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 within six months of receipt of this notice. Appeals must be made on a form which is obtainable from The Secretary of State at, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://acp.planninginspectorate.gov.uk>. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. A copy of all appeal documents should be emailed to appeals@sevenoaks.gov.uk

If the Listed Building Consent is refused subject to conditions, whether by the Local Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district in which the land is situated a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to

conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Building Control

This permission relates to planning permission. Applicants are advised to contact our Building Control service on 01732 227376 for further information on whether it is necessary for permission to be given under the building regulations.

Please remove any site notice that was displayed on the site regarding this application.

APPENDIX TWO: DRAWINGS

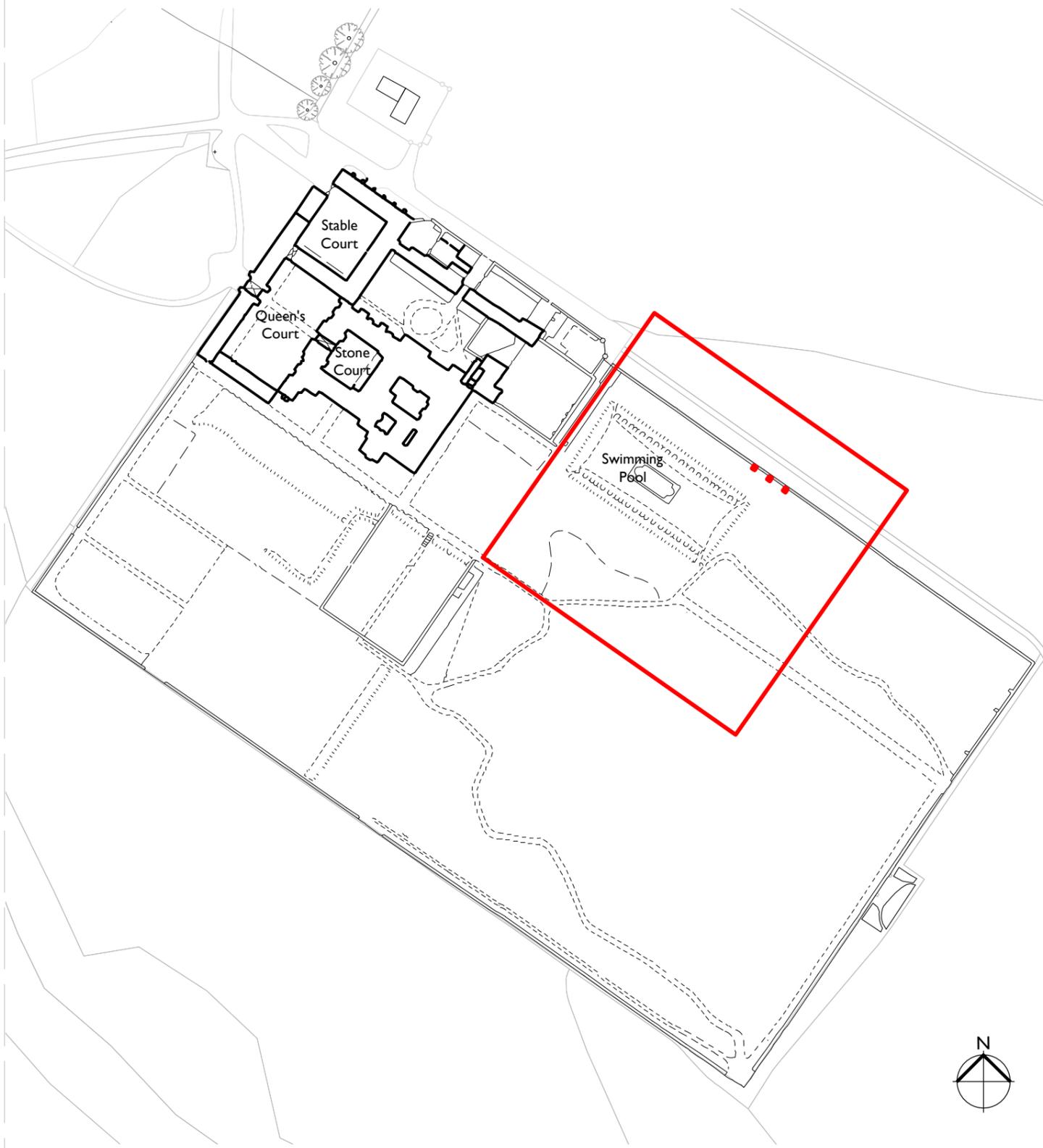
Purcell:

241939-PUR-02-ZZ-DR-A-0001 Location Plan - As Existing

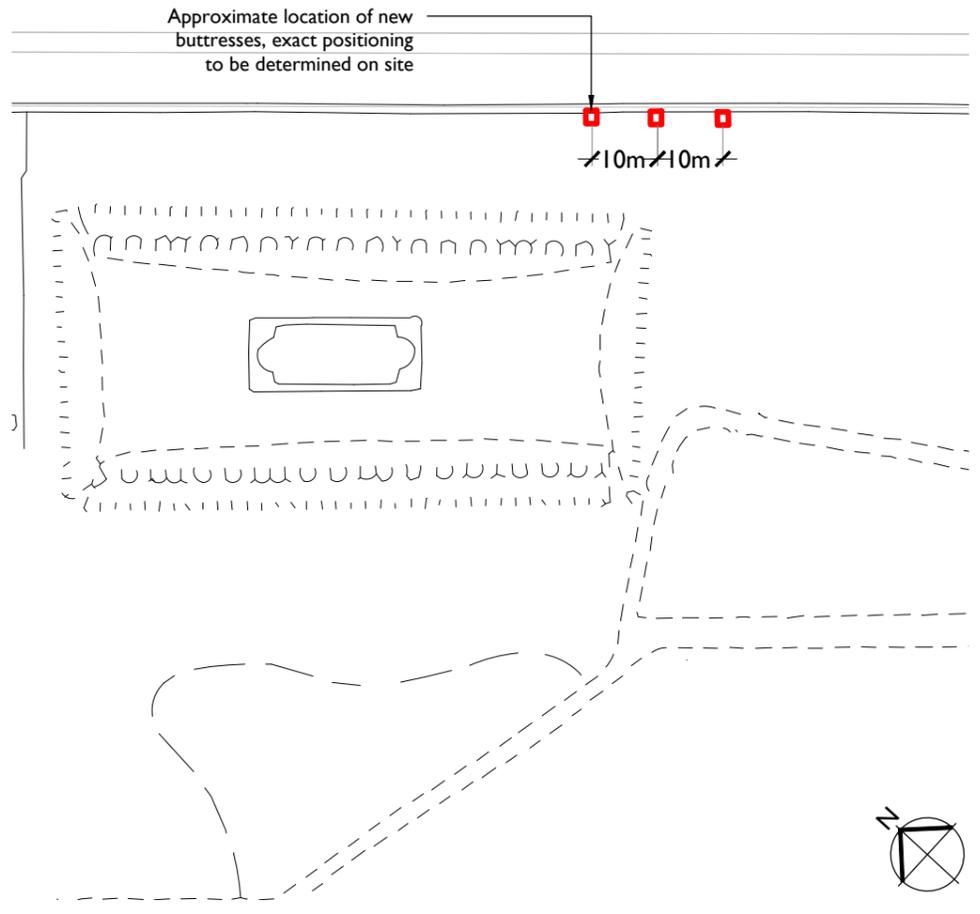
The Morton Partnership:

21834-01A Wall Strengthening - Proposed Buttresses

Letter dated 01.07.2022 Structural Statement



1 Location Plan
0001 1:2500 @ A3



2 Site Plan
0001 1:1000 @ A3

Approximate location of new buttresses, exact positioning to be determined on site

10m 10m

Notes: 20/04/2023 10:56:44
Drawings are based on survey data and may not accurately represent what is physically present.
Do not scale from this drawing. All dimensions are to be verified on site before proceeding with the work.
All dimensions are in millimeters unless noted otherwise.
Purcell shall be notified in writing of any discrepancies.

Key Plan
not to scale



P01	19/04/2023			
REV	DATE	BY	CHK	DESCRIPTION

CLIENT
The National Trust

PROJECT
Knole House: Garden Walls

JOB NUMBER
241920



TITLE
North Garden Wall New Buttresses
Location Plan

SIZE SCALE LAST REVISED DRAWN CHECKED
A3L 19/04/2023

REV SUITABILITY/REASON FOR ISSUE
P01.01 Issued for Consent

DRAWING NAME
241920-PUR-02-ZZ-DR-A-0001

TEMPORARY SHORING INSTALLED FOR FULL DURATION OF PROPOSED WORKS. ALLOW 100x100 RAKERS, 200x75 WALL PLATE & 200x50 BRACES

NEW BUTRESS TO FINISH AT LINE OF EXISTING BRICKWORK. ALLOW FOR SLOPED MORTAR FINISH AT TOP TO FALL AWAY FROM WALL

NEW BRICKWORK BUTRESS BUILT AT ANGLE INDICATED. SOLID BRICK CORE WITH STONE FINISH LAYER AS SHOWN. BRICK AND STONE TO DUPLICATE EXISTING BUTRESSES ON SITE.

EXISTING STONE/BRICK WALL

2 COLUMNS OF 600 LONG H8 BENT REBAR RESIN FIXED 200mm EMBEDMENT INTO STONE WALL & BUILT INTO BUTRESS AT 45° SLOPED VERTICAL CENTRES & 450 HORIZONTAL CENTRES

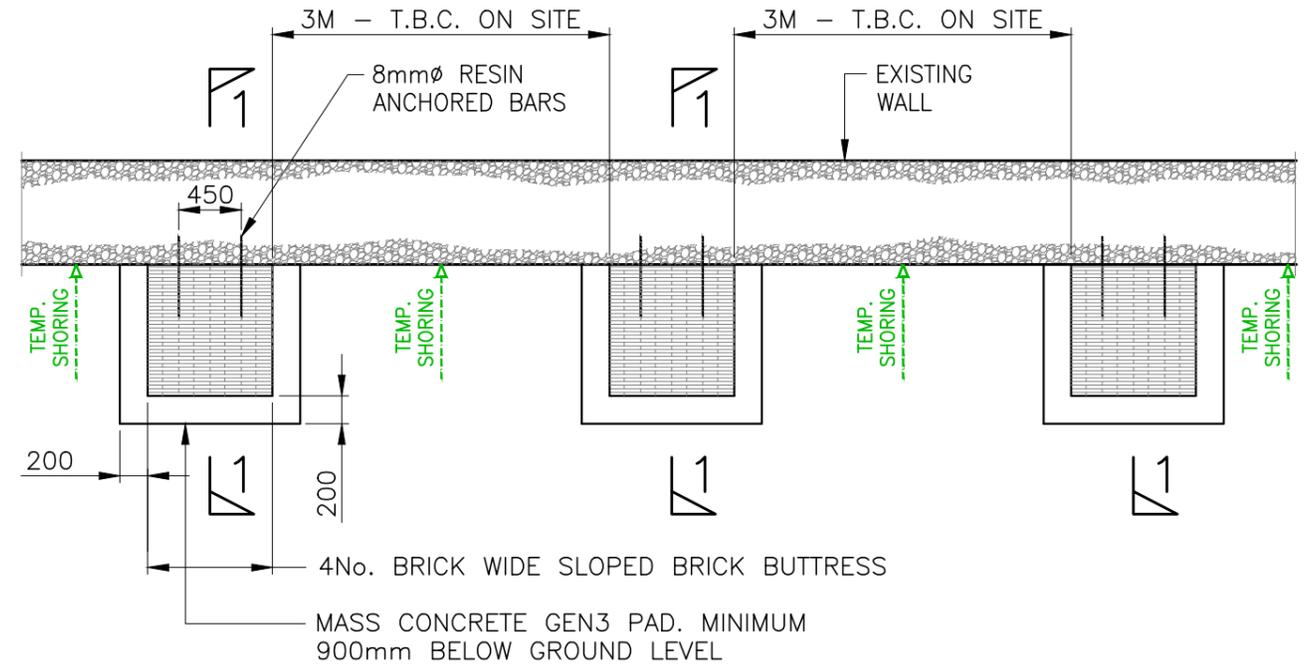
ASSUMED EXISTING FOUNDATION. EXTENT TO BE CONFIRMED ON SITE

GROUND LEVEL

20mm FLEXCELL OR SIMILAR COMPRESSIBLE BOARD INSTALLED ON & AGAINST EXISTING FOOTING

MASS CONCRETE GEN3 PAD TO EACH BUTRESS. DEPTH OF PAD TO BE AT FOUNDING LEVEL OF EXISTING FOUNDATION (MINIMUM 900mm BELOW GROUND LEVEL) OF FIRM BEARING STRATA. ALLOW FOR LOCALISED COMPACTION

SECTION 1-1



GROUND LEVEL PART PLAN

TEMPORARY SHORING TO BE INSTALLED PRIOR TO ANY EXCAVATION WORKS COMMENCING

POSITIONS OF PROPOSED BUTRESSES TO BE AGREED ON SITE

- NOTES
1. ALL DIMENSIONS TO BE CHECKED ON SITE AND NO MEASUREMENTS TO BE SCALED OFF THIS DRAWING.
 2. IN CASE OF ANY DISCREPANCY THE ENGINEERS ARE TO BE NOTIFIED IMMEDIATELY.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S AND SERVICES ENGINEER'S DETAIL, DRAWINGS AND SPECIFICATIONS.

A	UPDATED	AC	17.04.23
-	PRELIMINARY ISSUE	AC	13.12.22
REV	AMENDMENT	CHK	DATE

**KNOLE PARK
SEVENOAKS
KENT**

**WALL STRENGTHENING
PROPOSED BUTRESSES**

The Morton Partnership
Structural Engineers

OLD TIMBER YARD HOUSE
55 THE TIMBER YARD
DRYSDALE STREET LONDON N1 6ND
TELEPHONE: 0207 324 7270
EMAIL: london@themortonpartnership.co.uk

BRUNEL HOUSE
NORWICH ROAD
HALESWORTH SUFFOLK IP19 8HX
TELEPHONE: 01986 875651
EMAIL: halesworth@themortonpartnership.co.uk

8 CHURCH STREET
COGGESHALL
ESSEX CO6 1TU
TELEPHONE: 01376 563883
EMAIL: coggeshall@themortonpartnership.co.uk

SCALE 1:50,1:25@A3 DRAWN BY:
DATE: DEC 2022 CHECKED BY:

DRG No.

21834-01 A



Old Timber Yard House, 55 The Timber Yard
Drysdale Street, London N1 6ND
Tel: 020 7324 7270 Fax: 020 7729 1196
Email: london@themortonpartnership.co.uk
www.themortonpartnership.co.uk

Registered in England No. 2727193

Our ref: AC/AC/21834~02
Date 01 July 2022

Mr. Tom Nisbet
Senior Building Surveyor
National Trust
Knole
Sevenoaks

By Email Only:

Dear Tom

RE: LEANING WALL, KNOLE, SEVENOAKS

Following my site visit and meeting with your good self on the 29th June 2022, I write regarding the above.

The leaning part of the wall is the section along where the swimming pool area occurs. This wall was inspected previously in 2014 and there is a report that exist, a copy of which you have.

At the time of our previous inspection, it was reported that the long wall has a lean although not specifically stated that the worst of the lean is in the region where we looked at this week.

On this occasion we established that the wall consists of stone and "rubble", overall thickness 750mm and a height of 3300 from the lower side which the inside of the grounds. Outside ground level measured to top of the wall 2140mm, therefore wall retaining 1160mm height of earth. The wall was checked for out of plumbness and was noted to be about 450mm as shown on attached sketch.

I have now assessed the loading conditions for the wall based on this rotation and conclude that theoretically, the stability of the wall cannot be justified.

The wall whilst quite substantial in weight imposes a negative stress at base of wall approaching a value of (- 0.11N/mm²) when considering the lateral forces due earth pressures and from the fact that it has a substantial lean. Factor in additional wind loading and stress is further worsened. Normally for the wall to be deemed stable, a value not exceeding - 0.06N/mm² is an acceptable stress for a brick masonry wall. This wall being a mix of stone and very weak mortar etc, the acceptable level of negative stress would need to be substantially lower than - 06N/mm². Just to clarify, normally a positive value (+) for stress would be ideal but when masonry walls are subject to lateral forces, a negative stress develops.

The two mature trees on the higher ground side, a Beech and an Oak, 4.0m distance from the wall further aggravating the situation where the soil is being pressurised more and likely "pushing" the wall inwards.

It is of course, accepted that the wall has been functioning and standing there intact and without any recent cracks developing etc. occurring in last few years. However, looking ahead, it is impossible to determine when part of the wall could lean further in and reach a stage where it is undermined to the extent that failure might occur.

To mitigate the problem of any collapse, I would suggest that if options for buttressing piers are available, this should be considered. New buttresses and design outside the brief of this report but as a general guide new piers on the inside constructed at say 2m to 2.5m metres centres to a height of 2m from inside ground level. Buttress depth to design consideration and depth to taper within upper section. The width of buttresses 450mm wide in either masonry or stone, built on localised foundations. Some stainless steel Helibar reinforcement also incorporated in the existing wall to the extent where the buttresses are formed.

Page 2
Our ref: AC/AC/21834~02
Date 01 July 2022
Mr. Tom Nisbet

RE: LEANING WALL, KNOLE, SEVENOAKS

It is realised that the wall leans towards the private ground not accessed by general public. occupiers of the Estate, however infrequently they use the path along here, run the risk from any f the wall. The unchecked growth of the trees and of course the likely deterioration in the conditio stone wall where mortar is leached, washed out etc., will only eventually accentuate the problem.

In light of all the above, I therefore suggest strengthening the worst section of the leaning part of th

I trust the above is useful. If there are any queries, please feel free to contact me.

Regards

Yours sincerely
For THE MORTON PARTNERSHIP LTD

ABBAS CONTRACTOR

Attached sketch

