

**Darent Hulme,
Shoreham, Shacklands
Road, Kent
Heritage Statement**

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Client: SOPHIE & CHRIS MARSH

AB Heritage Project No:60211

Date:15/11/2017

Darent Hulme, Shoreham, Shacklands Rd, Kent Heritage Statement

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Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	CS	AB	15-11-2017

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Sophie and Chris Marsh to produce a Heritage Statement covering proposed development of the Grade II Listed Darent Hulme (Listed as 'Darent House Darent Hulme'; NHLE 1243748).
- 1.1.2 This report will form part of a Planning Application and Listed Building Consent Application.

1.2 Statutory Designations

- 1.2.1 Darent Hulme is part of a Grade II Listed Building, with the adjacent attached property Darent House. The property was first listed on 16th January 1975 and is included on the National Heritage List for England (NHLE) as 'Darent House Darent Hulme' (NHLE 1243748). The listing reads:

'Formerly one residence although built at different dates, 1869 mainly. Darent House is left part (of 2 bays) and Darent Hulme right part of irregular 5-bay house. 2 storeys. 2nd bay from left is projecting, 3 storey tower with pyramidal roof and dormers. High pitched tiled roofs. At right of tower 2 half dormers, with barge boarded gables, breaking eaves. Wall material brown knapped flint with stone quoins and window dressings and diagonal brick strings. Plinth of black knapped flints. Relieving arches, to door and some windows, filled with ornament of black and white flint pebbles. Yellow brick lacing bands. Stone door surrounds at back and front have incised carvings of fossils; and rear elevation shows 2 square bays with paleontological pseudo-capitals at angles. Ornamental rainwater pipes with gargoyles on hopper heads.

The house was built by Sir Joseph Prestwich the geologist, hence the use of fossils as an ornamental theme. Inside all fireplaces are of different polished stones; and a painted ceiling depicts the flora and fauna of different geological eras; but has been covered with whitewash. Right extension of circa 1898 in similar style. 2 storeys, 1 bay; with pyramidal roof and one projecting one-storey section. Inside Darent Hulme, a drawing room with small side chamber decorated entirely with tiles from William de Morgan's workshop, in several patterns. 2 similar panels of tiles at entrance to room. Darent House and Darent Hulme form a group with the Coach House and stable block'.

- 1.2.2 The neighbouring property, The Coach House (NHLE 1243749) and its associated stable block (NHLE 1243750) are also Grade II Listed.

1.3 Site Location & Description

- 1.3.1 The site comprises the house at gardens at Darent Hulme, Shacklands Rd, Shoreham, Sevenoaks, Kent TN14 7TU, situated at National Grid reference: TQ 51606 62339. The site is located in a rural location on the edge of the village of Shoreham, c. 1.4km from Junction 4 of the M25.

- 1.3.2 The property is bounded to the north-west by Shacklands Road and the Coach House (Grade II Listed; NHLE 1243749); to the north-east by Darent House (and gardens) with a footpath at the southernmost point; and to the south-west by the house and gardens of Darent Acres.
- 1.3.3 The house is nestled into the hillside and the ground rises up to the south and falls away to the north, enabling views across the landscape to the north; boundaries are formed by hedgerows.

1.4 Proposed Development

- 1.4.1 The proposed development comprises the construction of a single storey extension to the rear façade of an earlier extension to the house at the western of the building, and internal remodelling to provide a utility room and hallway in the current kitchen.

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2. AIMS & METHODOLOGY

2.1 Aims

2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Consultation

2.2.1 During consultation between Mark Harrison (Assistant Heritage Consultant; AB Heritage) and Matthew Besant (Duty Planning Manager; Sevenoaks District Council) it was agreed that a 1km search radius for the HER data would include sufficient information for the assessment of this project.

2.2.2 No Conservation Officer was available during the consultation phase of this assessment but Matthew Besant, Duty Planning Manager, confirmed that he had previous knowledge of the project and ability to respond on behalf of the Conservation Officer.

2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Kent County Council Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or local HER;
- Exploring Kent's Past webpage:
(<http://webapps.kent.gov.uk/KCC.HeritageMaps.Web.Sites.Public/Default.aspx>) for information from Kent County Council Historic Environment Record;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 30th October 2017. During the site visit, an inspection of the site was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed; and
- Additional relevant online historic sources were accessed.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

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

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

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

2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Sophie and Chris Marsh, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (November 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

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3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

3.1.1 Shoreham developed from the 5th Century onwards as a farming community, based around the ford across the River Darent and confined to the valley sides and enclosed by the thickly wooded ridges of the North Downs to east and west (Sevenoaks District Council 2003b). A Bridge [HER: MKE31294] crossed the river from the medieval period onwards and a corn mill was mentioned in the Domesday Survey (Sevenoaks District Council 2003a). Like many villages with Anglo-Saxon or medieval origins, the settlement has formed around the church and spread along the main road through the village. The village contains a number of buildings surviving from the 16th century onwards and is now designated as two Conservation Areas: Mill Lane and High Street / Church Street.

3.1.2 Darent Hulme was built by Joseph Prestwich, a renowned geologist. According to his wife, Prestwich could not find a summer residence suitable for himself and his sister so decided to build one. Records state that:

'Prestwich decided to build on the few acres of chalk down which had happened to be for sale, overlooking the valley of the Darent, and just above the picturesque village of Shoreham, amid its hop-gardens. Fascinated by the views from this hill, he had bought the land off-hand in the summer of 1864, and now set about planting and building' (Prestwich 1899).

3.1.3 When he bought the land it was 'bare of trees' and without water but a well was sunk and gardens were planted. Once complete, Prestwich was so impressed with the house that he made it his primary residence (Prestwich 1899).

3.1.4 The original building, constructed in c.1869, comprises mainly the adjacent property of what is now Darent House, with the family room and kitchen of the current Darent Hulme being included within the first phase of the building. The original house was called 'Darent Hulme' with 'Hulme' being in remembrance of the old family home in Lancashire (Prestwich 1899). Prestwich's interest in geology was reflected in the construction of the house and decorative features, as described by his wife: *'Tertiary flints faced the outer walls, while the coigns and mullions were of white Paris stone. Within, the mantel-shelved throughout were to demonstrate the use of English marbles. As a matter of course the decorations were geological'* (Prestwich 1899).

3.1.5 The garden was landscaped according to Prestwich's own plans. He noted the conditions of each plant, regularly digging them up and moving them around the garden, noting the underlying geology and monitoring their progress. Descriptions included in a book about Prestwich's life give an idea of the character of the garden:

'Terrace walks had been cut on the steep chalk slope, and other paths devised, which were concealed from one another by intercepting shrubberies. The pyramid and cordon fruit-trees came from the nursery-gardens near Paris, and indoors as well as out-of-doors there were numerous reminders of France' (Prestwich 1899).

- 3.1.6 Prestwich also used the garden as a place to socialise and to relax when his doctor diagnosed his condition as 'over work' (Prestwich 1899). He regularly took walks in the wider landscape and entertained house guests with tours of the surrounding countryside (Prestwich 1899).
- 3.1.7 The Ordnance Survey map of 1871 (one inch) shows the original plan of the house, with the Coach House adjacent on the western side. The layout is shown in greater detail on the Ordnance Survey map of 1897, surveyed at larger scale (25 inch). It also shows the addition of outbuildings including the stable block and the lodge (now Darent Hulme Cottage). These maps indicate that the kitchen and study of Darent Hulme may have been constructed at the same time as the original house, however, difference in fabric, design and build quality noted during the site visit suggest that the study extension has been rebuilt at some stage (see section 3.2, below).

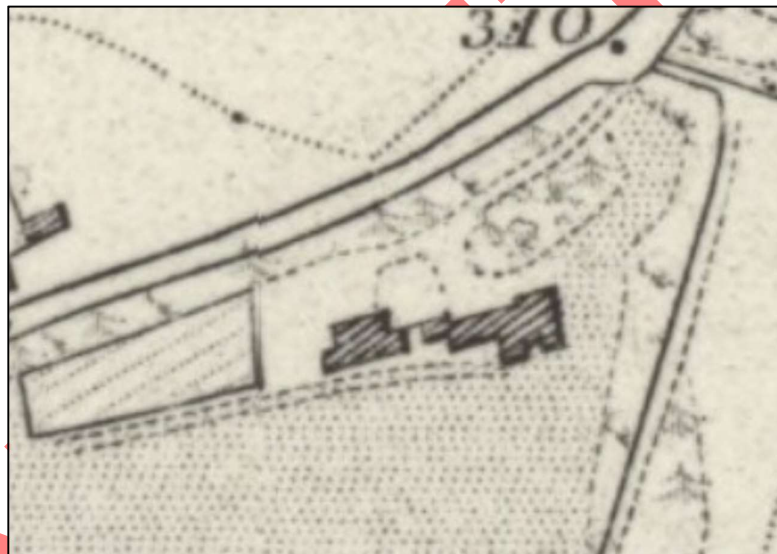


Plate 1: Ordnance Survey Map 1871
(Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

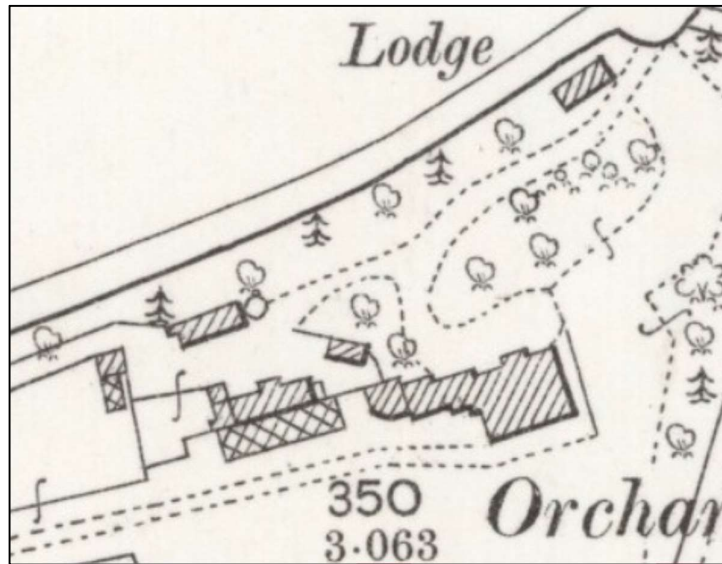


Plate 2: Ordnance Survey Map 1897
(Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 3.1.8 The rear part of Darent Hulme, comprising the living room, was added to the original house (mainly now within Darent House) in c. 1898. This addition is described in the listing as *'Right extension of circa 1898 in similar style. 2 storeys, 1 bay; with pyramidal roof and one projecting one-storey section'*. This extension differs from the original house in the use of decorative but less elaborate external fittings such as gable bargeboards and drainpipe hopper heads. It was built after the death of Joseph Prestwich (1896), which explains the lack of geological themed architectural features, in comparison to the original house.

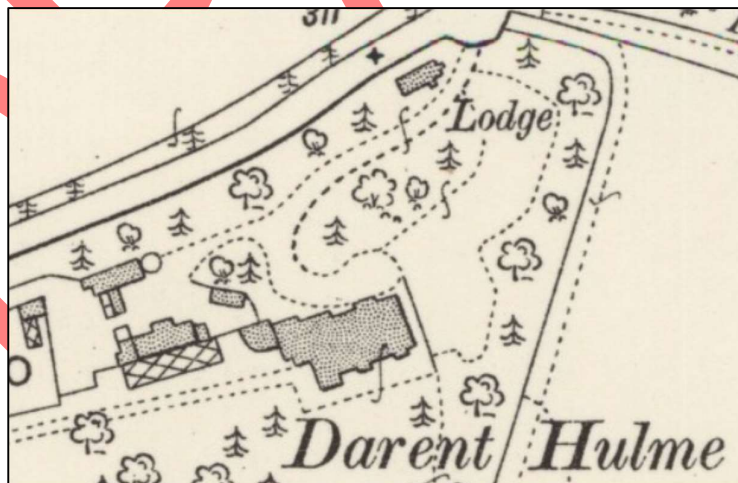


Plate 3: Ordnance Survey Map 1909
(Crown Copyright 2017. Ordnance Survey Licence Number 100050237)

- 3.1.9 By the time it was listed in 1975, the building was divided into two parts: Darent House and Darent Hulme.

3.2 Current Condition of Darent Hulme

- 3.2.1 Darent Hulme is a semi-detached house of two storeys. Darent Hulme forms the right (western) part of an irregular 5-bay house, while Darenth House comprises the left (eastern) side of 2 bays (Photo 1).
- 3.2.2 The roof is steeply pitched and is covered with red tiles, some curved and some straight-edged, arranged to form a horizontal strip pattern across the roof. The walls are built of brown knapped flint with stone quoins and window dressings. Relieving arches to the door and some windows are filled with decorative patterns of black and white flint pebbles. Yellow brick lacing bands across the original and later section of the house.



Photo 1: Front elevation Darenth House (left) and Darent Hulme (right), looking south-east



Photo 2: Front façade of Darent Hulme, looking south

- 3.2.3 The earliest part of Darent Hulme is the family room and kitchen at the front of the house, which was part of the original house (see existing ground plan- Figure 3). At some point in the building's history, this western section has been divided from the remainder of the original structure on the eastern side, which now forms the neighbouring property, Darenth House. This has obviously resulted in a change to the original layout of the house.
- 3.2.4 Darenth House displays evidence of the original owner's interest in geology, represented by incised carvings of fossils on stone door surrounds at back and front and paleontological pseudo-capitals on the rear elevation, and the ornamental rainwater pipes have gargoyles on hopper heads. However, Darent Hulme, while being built of similar style and materials, is not as ornate in its decorative detail as the earlier section of the house: the gable bargeboards, while still decorative are of a simpler design; the windows are leaded but there is no stained glass; there are no carvings in the stonework; the rainwater pipes and hoppers are of a simple design; and there is less use of inset patterns made of flint pebbles, which adorn the original house.
- 3.2.5 The patterned arrangement of rooftiles have been carefully matched on the two sections of the house and the decorative crested ridge tiles are continued across from the original house.



Photo 3: Side and rear elevations of Darent Hulme (with Darenth House on right), looking north-east



Photo 4: Side elevation of Darent Hulme, looking north-east

- 3.2.6 The rear of Darent Hulme is formed by a later addition to the original house (Photo 3 & 4), which is of architectural and heritage merit in itself. The living room section of the house was added c.1898 and the porch appears contemporary, as the glazing of the porch matches the bay window in the living room. Original internal features seen in the living room include William de Morgan tiles on the walls and fireplace surround and decorative plaster motifs adorning the ceiling of the living room.
- 3.2.7 Internally, the kitchen is fitted with modern kitchen units and does not display the same historic features as the living room but retains painted beams that criss-cross the ceiling (Photo 5). To the rear of the kitchen is a small hallway with leaded glazed porch (Photo 6), which provides access to the rear garden through a half-glazed door.



Photo 5: Internal view of kitchen, looking north-west



Photo 6: Internal view of glazed porch, looking south-west

3.2.8 Adjacent to the kitchen is a single storey extension (Photo 7), comprising a narrow alcove opposite the front door and the study. Although a structure appears in this location on OS mapping from an early date, the current structure is built from different materials and does not have the same level of attention to design detail as the original house or 1898 extension.

3.2.9 The original house is faced with brown/grey flints, knapped to be of similar size and shape with dressed stone window lintels; while the study extension displays dark grey flint of random size and shape, with some patched areas of repair and has yellow brick surrounding the windows. Half of the roof is made from red tiles displaying the horizontal pattern matching with the main house, while the other half is red tiles plain in plain rows. The ridge tiles are plain and do not match the crested ridge tiles of the kitchen roof. It is most likely to have been rebuilt in the 20th century.



Photo 7: External view of study extension (left) and kitchen extension (right), looking north

3.2.10 Internally the study and alcove (Photo 8) have no historical features. On the western wall of the study is a modern fireplace with wood burner, marble surround and slip and a wooden mantelpiece (Photo 9). The southern wall contains a window and rear door, providing access into the rear garden.

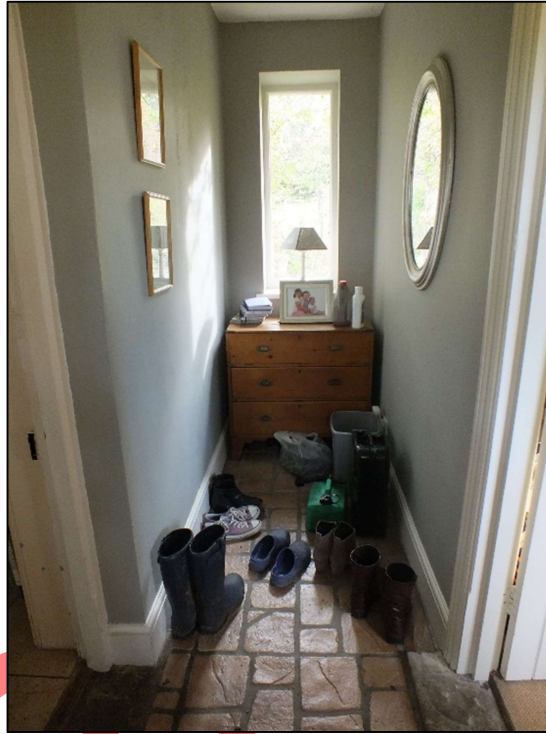


Photo 8: Alcove opposite front door, looking south-east

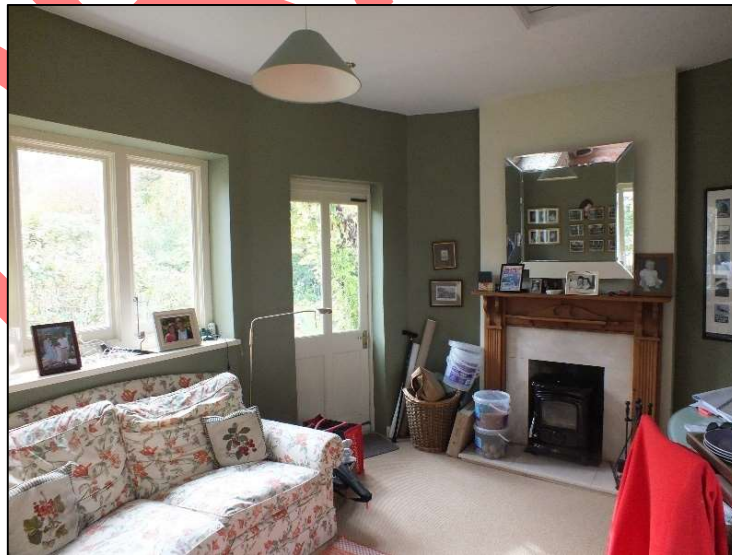


Photo 9: Internal view of study in extension

3.3 Current Setting of Darent Hulme

- 3.3.1 The house is nestled into the hillside above the village of Shoreham. To the rear of the house, the ground rises up to the south and the presence of mature vegetation within the garden and hedgerows at the boundaries form an enclosed setting to the rear of the property (Photo 10).
- 3.3.2 There are no views out of the site to the south (Photos 10 & 11). An area of woodland to the south-east of the site and the general topography of the landscape means that there is no inter-visibility with Shoreham Mill Lane Conservation Area or Shoreham High Street Conservation Area (Photo 11). Although the house is situated only c. 500m from the village centre, the site has a more rural setting, separated from the village by both distance and topography.



Photo 10: View from rear of Darent Hulme, looking south



Photo 11: View from rear garden looking south-east towards Shoreham village

- 3.3.3 From the front of the house, the land falls away to the north, enabling views across the landscape to the north (albeit now slightly obscured by trees) and providing a more open aspect to the setting, including the wider landscape (Photo 12).
- 3.3.4 The wider landscape is included within the setting of the house, as it was part of the original design concept of the house (Prestwich 1899; see Section 3.4, below), although there have been some changes to this setting over time, including planting of vegetation. When the house was built the land was 'bare of trees' (Prestwich 1899) so views from the house would have been open and unobscured. These views have changed slightly over time as vegetation has spread across the hillside.



Photo 12: View from northern site boundary across wider landscape, looking north-west

- 3.3.5 Darenth House, the Coach House and the stable block fall within the setting of Darent Hulme due to their historical association as a group, as noted in the NHLE listing. The setting has not been preserved exactly as originally built by Prestwich; the main house has been extended and additional structures including a garage building/studio flat, garden sheds, modern panelled fencing etc. have also been added to the setting.



Photo 13: View of Coachhouse with modern garage/studio flat on right

3.4 Significance of Darent Hulme

- 3.4.1 As a Grade II Listed Building, Darent Hulme is considered to be a heritage asset of Regional Importance (in line with Table 1).
- 3.4.2 The heritage value of Darent Hulme is derived from the historical fabric and design of the building; the association with Joseph Prestwich; and the wider setting in the landscape.
- 3.4.3 Darent Hulme (and the attached Darenth House) represents an example of late 19th century architecture, built in two phases, c. 1869 and 1898. The house has been extended and divided into two dwelling since it was originally designed and built, resulting in an irregular planform and roofline, which contribute to the character of the building. The house retains original fabric and features both internally (e.g. William de Morgan tiles, marble fireplaces etc.) and externally (e.g. flint facing / decorative flint work, gable bargeboards, windows etc.). These features and historic fabric contribute to the significance of the building.
- 3.4.4 The original house was built by Joseph Prestwich, a renowned geologist. This association is reflected in the use of different types of stone, flint facing etc. incorporated into the historic fabric of the house. The Historic England listing notes '*the use of fossils as an ornamental theme*' throughout the earlier phase of the building.
- 3.4.5 The siting of Darent Hulme / Darenth House (originally one grand house) in this location on the hillside was chosen specifically for its views when the original house was built (Prestwich 1899). The first phase of the house included a three-storey tower with dormer windows at attic level to maximise appreciation of this prospect. This, along with contemporary documentary evidence, indicate that the views across the wider landscape were part of the original design concept for the house and contribute to the significance of the setting of Darent Hulme.

4. IMPACT ASSESSMENT & RECOMMENDATIONS

4.1 Predicted Impact of Proposed Development

- 4.1.1 The proposed development comprises the construction of a single storey extension to the rear façade of an existing extension to the house (currently the study) at the western of the building, and internal remodelling to provide a utility room and hallway in the current kitchen.
- 4.1.2 The proposed extension would involve the demolition of the rear wall of the study and removal of the extension roof. As discussed above (Section 3.2.9), this wall is constructed from yellow brick and random-sized dark grey flints, which have been patched in some places and do not match the materials of the original house. The roof is also patched. Internally the study contains no historic features. Ultimately, this part of the house appears to have been rebuilt at a later date (probably 20th century) to the other elements of the house and is not considered to contribute to the significance of the house.
- 4.1.3 The new extension will replace the existing wall which contains mis-matched patched areas of flint and non-matching roof tiles and has been designed to better tie-in with the historic fabric. Overall, the loss of this wall and roof for the construction of a new extension, designed to be in-keeping with the original style of the house, is therefore considered to result in a low beneficial impact upon the historic parts of the house, comprising a '*slight alteration to the structure*' in-line with Table 2.
- 4.1.4 The works will also require breaking through the glazed porch to the rear of the kitchen to form a new doorway into the extension, while the majority of the glazed porch will be retained. This will result in the removal of a small part of the historic fabric of the building and is considered to have a low adverse impact upon the historic fabric of the building, in line with Table 2.
- 4.1.5 The remodelling of the kitchen to form a hallway and utility room will alter the layout of the property. However, there are few historic features within the kitchen, with the possible exception of the ceiling beams and windows. The building has been subject to changes and extension throughout its history. Therefore, the internal remodelling of the kitchen is considered to result in a negligible / low adverse impact upon the building.
- 4.1.6 This extension will be visible from the rear of the property and from the adjacent Coach House and Darenth House, but will not be seen from the front of the building or the wider landscape to the south due to the undulating topography. The existing house is made up of several different phases of building and extension. Part of its character is the evolving planform of the building, so the addition of a small extension is considered to have a negligible impact upon the setting of the building and the setting of surrounding buildings including adjacent Coach House, Stables and Darenth House.
- 4.1.7 Based on the range of impacts above (ranging from low beneficial impact to low adverse impact), there would be a corresponding low level of effect. Overall, the proposed change upon this heritage asset of Regional Importance will range between Minor Beneficial Significance of Effect to a Minor Adverse Significance of Effect (in line with Table 3).

4.1.8 The proposed extension will not be visible from Shoreham High Street Conservation Area or Shoreham Mill Lane Conservation Area. Therefore, there is considered to be no impact upon these designated areas or the listed buildings located within these areas.

4.2 Outline Recommendations

4.2.1 No further works are recommended.

4.3 Conclusion

4.3.1 The proposed development is considered to have between a low adverse impact to low beneficial impact upon the historic fabric of the Darent Hulme.

4.3.2 The addition of a small extension is considered to have a negligible impact upon the setting of the building and the setting of surrounding buildings including adjacent Coach House, Stables and Darenth House.

4.3.3 There is considered to be no impact upon Shoreham High Street Conservation Area or Shoreham Mill Lane Conservation Area or the listed buildings within these areas.

4.3.4 Overall, the proposed change upon this heritage asset of Regional Importance will range between Minor Beneficial Significance of Effect to a Minor Adverse Significance of Effect.

4.3.5 No further works are recommended.

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5.3 Correspondence

- Consultation between Mark Harrison (Assistant Heritage Consultant; AB Heritage) and Matthew Besant (Duty Planning Manager; Sevenoaks District Council) by telephone on 20th October 2017.

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Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy

Sevenoaks District Council Core Strategy (adopted 22 February 2011).

Policy SP1: Design of New Development and Conservation

All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans. In areas where the local environment lacks positive features new development should contribute to an improvement in the quality of the environment.

New development should create safe, inclusive and attractive environments that meet the needs of users, incorporate principles of sustainable development and maintain and enhance biodiversity. The District’s heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.

Sevenoaks District Council Allocations and Development Management Plan (adopted 17 February 2015)

Policy EN4: Heritage Assets

Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Applications will be

assessed with reference to the following: a) the historic and/or architectural significance of the asset; b) the prominence of its location and setting; and c) the historic and/or architectural significance of any elements to be lost or replaced. Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provision is made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

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Appendix 2 HER Data

This gazetteer incorporates a selection of archaeological and historical sites relevant to this Heritage Statement, identified on the Kent County Council Historic Environment Record, and other sources within the 1km study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

REFERENCE NO.	PERIOD	DESCRIPTION	STATUS	NGR
MKE31306	POST MEDIEVAL TO MODERN	<p><i>DARENTH HOUSE / DARENT HULME</i></p> <p><i>FORMERLY ONE RESIDENCE ALTHOUGH BUILT AT DIFFERENT DATES, 1869 MAINLY. DARENTH HOUSE IS LEFT PART (OF 2 BAYS) AND DARENTH HULME RIGHT PART OF IRREGULAR 5-BAY HOUSE. 2 STOREYS. 2ND BAY FROM LEFT IS PROJECTING, 3 STOREY TOWER WITH PYRAMIDAL ROOF AND DORMERS. HIGH PITCHED TILED ROOFS. AT RIGHT OF TOWER 2 HALF DORMERS, WITH BARGEBOARDED GABLES, BREAKING EAVES. WALL MATERIAL BROWN KNAPPED FLINT WITH STONE QUOINS AND WINDOW DRESSINGS AND DIAGONAL BRICK STRINGS. PLINTH OF BLACK KNAPPED FLINTS.</i></p> <p><i>RELIEVING ARCHES, TO DOOR AND SOME WINDOWS, FILLED WITH ORNAMENT OF BLACK AND WHITE FLINT PEBBLES. YELLOW BRICK LACING BANDS. STONE DOOR SURROUNDS AT BACK AND FRONT HAVE INCISED CARVINGS OF FOSSILS; AND REAR ELEVATION SHOWS 2 SQUAREBAYS WITH PALEONTOLOGICAL PSEUDO-CAPITALS AT ANGLES. ORNAMENTAL RAINWATER PIPES WITH GARGOYLES ON HOPPER HEADS. THE HOUSE WAS BUILT BY SIR JOSEPH PRESTWICH THE GEOLOGIST, HENCE THE USE OF FOSSILS AS AN ORNAMENTAL THEME. INSIDE ALL FIREPLACES ARE OF DIFFERENT POLISHED STONES; AND A PAINTED CEILING DEPICTS THE FLORA AND FAUNA OF DIFFERENT GEOLOGICAL ERAS; BUT HAS BEEN COVERED WITH WHITEWASH. RIGHT EXTENSION OF CIRCA 1898 IN SIMILAR STYLE. 2 STOREYS, 1 BAY; WITH PYRAMIDAL ROOF AND ONE PROJECTING ONE-STOREY SECTION. INSIDE DARENTH HULME, A DRAWINGROOM WITH SMALL SIDE CHAMBER DECORATED ENTIRELY WITH TILES FROM WILLIAM DE MORGAN'S WORKSHOP, IN SEVERAL PATTERNS. 2 SIMILAR PANELS OF TILES AT ENTRANCE TO ROOM.</i></p>	GRADE II LB	TQ 5160 6233 (POINT)

REFERENCE NO.	PERIOD	DESCRIPTION	STATUS	NGR
		DARENTH HOUSE AND DARENTH HULME FORM A GROUP WITH THE COACH HOUSE AND STABLE BLOCK.		
MKE31307	POST MEDIEVAL TO MODERN	THE COACH HOUSE AT DARENTH HULME 3-BAY, BUILDING OF CIRCA 1900. 2-STOREY AND ATTIC CENTRE WITH PYRAMIDAL ROOF, 1-STOREY AND ATTIC SIDES. HIGH PITCHED TILED ROOFS. GABLED HALF-DORMERS BREAKING EAVES. EXTENSIONS PROJECTING ON GROUND FLOOR AT EITHER SIDE. WALLS OF BROWN KNAPPED FLINT WITH STONE QUOINS AND WINDOW DRESSINGS. CASEMENT WINDOWS. DARENTH HOUSE AND DARENTH HULME FORM A GROUP WITH THE COACH HOUSE AND STABLE BLOCK.	GRADE II LB	TQ 5158 6233 (POINT)
MKE31308	POST MEDIEVAL TO MODERN	STABLE BUILDING TO NORTH OF THE COACH HOUSE AT DARENTH HULME 1 STOREY STABLE BUILDING WITH TILED ROOF AND WALLS OF BROWN KNAPPED FLINT. WEATHER BOARDED SECTION AT RIGHT, OPEN PART AT LEFT. GRADED FOR GROUP VALUE. DARENTH HOUSE AND DARENTH HULME FORM A GROUP WITH THE COACH HOUSE AND STABLE BLOCK.	GRADE II LB	TQ 5156 6235 (POINT)
MKE72463	POST MEDIEVAL	POST MEDIEVAL LEAD ALLOY MEDAL PORTABLE ANTIQUITIES SCHEME FIND. 1589 LEAD ALLOY, CAST, ELIZABETH I MEDELET.		TQ 51580 62320 (POINT)
3380	POST MEDIEVAL TO MODERN	HISTORIC LANDSCAPE CHARACTER AREA SCATTERED SETTLEMENT WITH PADDOCKS (POST 1800 EXTENT)		TQ 5160 6233 (POINT)
405	MULTI-PERIOD	SHOREHAM HIGH STREET	CA	TQ 518, 617
406	MULTI-PERIOD	SHOREHAM MILL LANE	CA	TQ 519, 621