

LAND OFF PUMP LANE,
LOWER RAINHAM

HERITAGE STATEMENT

PREPARED BY PEGASUS GROUP
ON BEHALF OF AC GOTHAM AND SONS

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DESIGN | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

FINAL

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1. Introduction

- 1.1 Pegasus Group have been commissioned by AC Goatham and Sons to prepare a Heritage Statement to consider the proposed residential development at Land off Pump Lane, Lower Rainham in Kent as shown on the Site Location Plan provided at Plate 1.

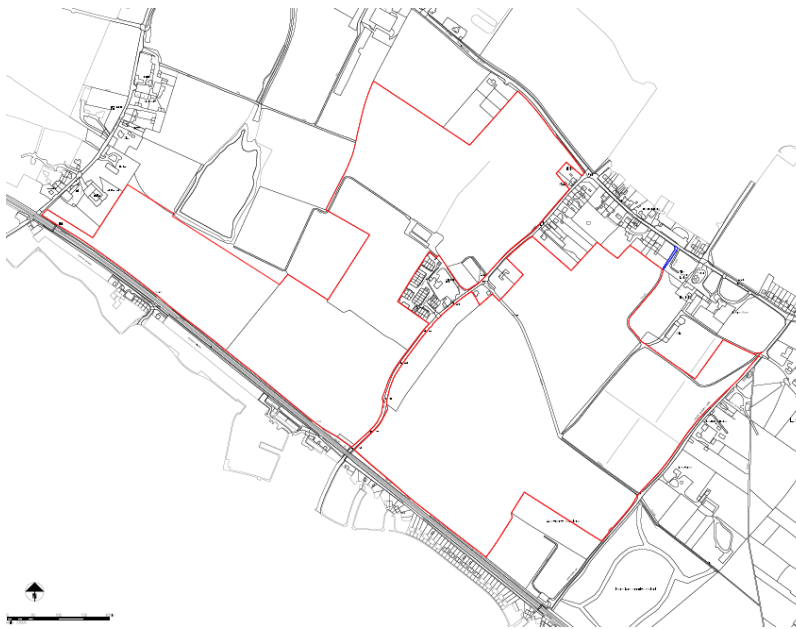


Plate 1: Site Location Plan

- 1.2 The site is approximately 51.2 ha in area and comprises a large number of land parcels which are currently modern commercial

orchard. The site is bisected by Pump Lane which crosses it in a broadly north-east to south-west orientation.

- 1.3 The site is located in proximity to two Conservations Areas; Lower Rainham and Lower Twydall, and in the vicinity of the Grade II* Listed Bloors Place and a number of Grade II Listed Buildings.
- 1.4 The proposals seek residential development comprising of approximately 1,250 residential units, a local centre, a village green, a two form entry primary school, a 60 bed extra care facility, a 80 bed care home and associated access.
- 1.5 This Heritage Statement provides information with regards to the significance of the historic environment to fulfil the requirement given in paragraph 189 of the Government's National Planning Policy Framework (the NPPF¹) which requires:

*"an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting."*²

- 1.6 In order to inform an assessment of the acceptability of the scheme in relation to impacts to the historic environment, following paragraphs 193 to 197 of the National Planning Policy

¹ Ministry of Housing, Communities and Local Government (MHCLG), *National Planning Policy Framework (NPPF)* (London, February 2019).

² MHCLG, *NPPF*, paragraph 189.

Framework (NPPF), any harm to the historic environment resulting from the proposed development is also described, including impacts to significance through changes to setting.

- 1.7 As required by paragraph 189 of the NPPF, the detail and assessment in this Report is considered to be “*proportionate to the asset’s importance*”³.
- 1.8 Application MC/19/1566 was validated by Medway Council in June 2019. The application was subsequently refused in June 2020 with the second Reason for Refusal relating to heritage:

“The proposed development would have a harmful impact on the local historic landscape, as well as the setting and significance of a number of designated heritage assets, including: listed buildings (York Farmhouse (Grade II); Pump Farmhouse (Grade II); Chapel House (Grade II); 497-501 Lower Rainham Road (Grade II); The Old House (Grade II); Bloors Place (Grade II); a range of outbuildings including*

cart lodge and granary west of Bloors Place (Grade II); and, the garden walls to south and east of Bloors Place (Grade II)); and, two Conservation Areas (Lower Twydall; and, Lower Rainham).

Applying the great weight which has to be given to the conservation of the designated heritage assets (by virtue of NPPF paragraph 193 and Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990), the proposal is contrary to Local Plan policies BNE 12 and BNE18. In addition, as the public benefits of the scheme would not outweigh the harm to the designated heritage assets, the proposed development is also contrary to the NPPF paragraph 196.”

- 1.9 Hence, the assets mentioned in the Reason for Refusal are considered below.

³ MHCLG, NPPF, paragraph 189.

2. Site Description and Planning History

- 2.1 As stated above, the site is approximately 51.2 ha in area and comprises a large number of land parcels which are currently laid to modern commercial orchard. The site lies to the east of Gillingham and Chatham, to the north-west of Rainham and immediately south of Lower Rainham Road. The site is bisected by Pump Lane which crosses it in a broadly north-east to south-west orientation and the eastern portion of the site is bisected by a PRoW.
- 2.2 The site is bounded by a mixture of agricultural land, orchard, residential development to the north-east; a mixture of agricultural land, woodland, orchard and some residential development beyond Bloors Lane to the south-east; residential development beyond the railway line to the south-west; and a mixture of agricultural land, orchard and farmyard development to the north-west.

Site Development

- 2.3 The majority of the site is depicted on the Rainham Tithe Map of 1838 (Plate 2). The site comprised a mixture of land parcels in various uses including arable, orchard and market gardens which were under six different ownerships and occupancies.



Plate 2: Extract from the Rainham Tithe Map of 1838

2.5 The site is depicted on the Ordnance Survey Map of 1869 (Plate 4). A large portion of the north-eastern extent of the site, the central part and the western extent of the site were in use as orchard. The remaining areas of the site appear to have been in use as arable land. The railway line along the south-western boundary of the site had been constructed by this time.



Plate 3: Extract from the Gillingham Tithe Map of 1838

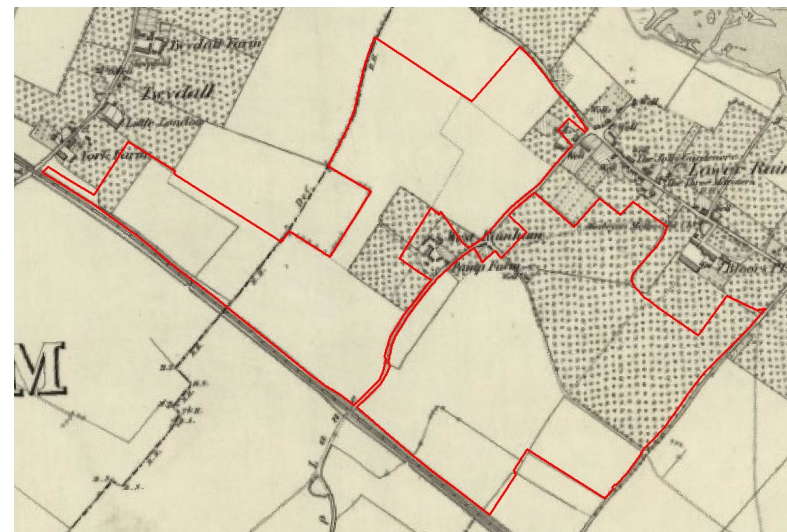


Plate 4: Extract from the Ordnance Survey Map of 1869

- 2.6 The site is depicted on the Ordnance Survey Map of 1897 (Plate 5). The use of the land within the site as orchard had become more widespread. Only two fields within the site appear to still have been in use as arable land.

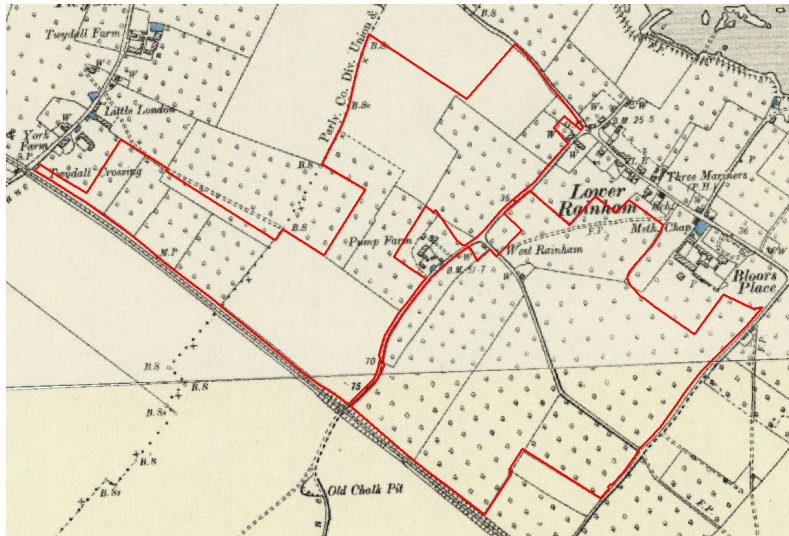


Plate 5: Extract from the Ordnance Survey Map of 1897

- 2.7 No major changes are depicted on the Ordnance Survey Map of 1909 (Plate 6).

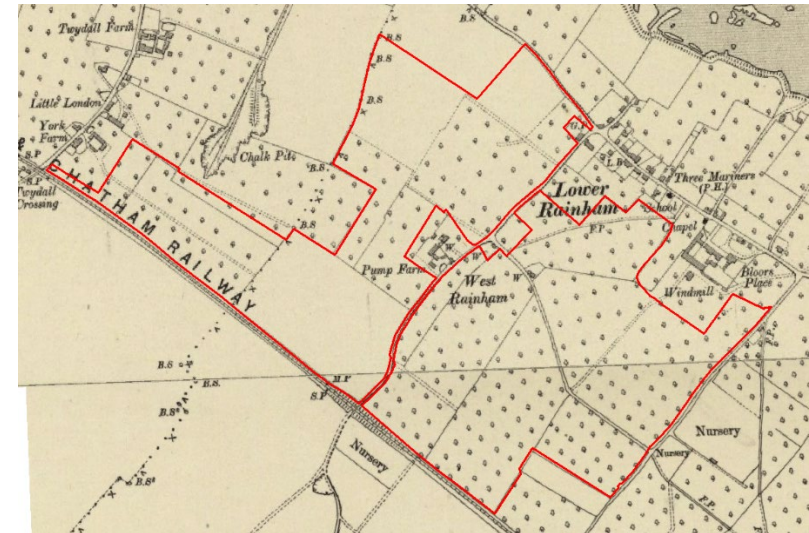


Plate 6: Extract from the Ordnance Survey Map of 1909

- 2.8 The site is depicted on the Ordnance Survey Map of 1935 (Plate 7). Almost the entire site was in use for orchard planting.

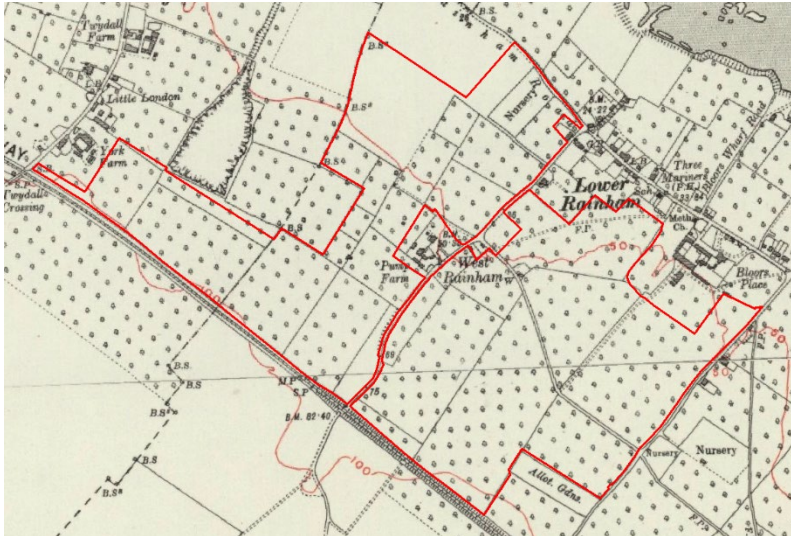


Plate 7: Extract from the Ordnance Survey Map of 1935

- 2.9 As shown on the modern aerial photograph of the site, the entire site is utilised for orchard planting (Plate 8). A large outbuilding has been constructed within the site associated with the orchard.



Plate 8: Modern aerial image of the land within the site

Planning History

- 2.10 No planning history for the site (prior to the recently refused application) was identified within recent planning history records held online by Medway Council.

3. Methodology

3.1 The aims of this Heritage Statement are to assess the contribution that the site makes to the heritage significance of the identified designated heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

Site Visit

3.2 A site visit was undertaken by an Executive Director at Pegasus Group on 1st June 2020, during which the site and its surrounds were assessed. Selected heritage assets were assessed from publicly accessible areas.

Sources

3.3 The following key sources have been consulted as part of this assessment:

- The National Heritage List for England for information on designated heritage assets;
- Archival sources, including historic maps, held online; and

⁴ MHCLG, *NPPF*, p. 71.

⁵ Historic England, *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2* (2nd edition, Swindon, July 2015).

- Aerial photographs and satellite imagery.

Assessment of significance

3.4 In the NPPF, heritage significance is defined as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*⁴

3.5 Historic England's *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*⁵ (hereafter GPA 2) gives advice on the assessment of significance as part of the application process. It advises understanding the nature, extent, and level of significance of a heritage asset.

3.6 In order to do this, GPA 2 also advocates considering the four types of heritage value an asset may hold, as identified in English Heritage's *Conservation Principles*.⁶ These essentially

⁶ English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment* (London, April 2008). These heritage values are identified as being 'aesthetic', 'communal', 'historical' and 'evidential', see idem pp. 28–32.

cover the heritage 'interests' given in the glossary of the NPPF⁷ and the online Planning Practice Guidance on the Historic Environment⁸ (hereafter 'PPG') which are **archaeological**, **architectural and artistic** and **historic**.

3.7 The PPG provides further information on the interests it identifies:

- **Archaeological interest:** "As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."
- **Architectural and artistic interest:** "These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."
- **Historic interest:** "An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their

⁷ MHCLG, NPPF, p. 71.

⁸ Ministry of Housing Communities and Local Government (MHCLG), *Planning Practice Guidance: Historic Environment (PPG)* (revised edition, 23rd July 2019), <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>.

collective experience of a place and can symbolise wider values such as faith and cultural identity."⁹

3.8 Significance results from a combination of any, some or all of the interests described above.

3.9 The most-recently issued guidance on assessing heritage significance, Historic England's *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12,¹⁰ advises using the terminology of the NPPF and PPG, and thus it is that terminology which is used in this Report.

3.10 Listed Buildings and Conservation Areas are generally designated for their special architectural and historic interest. Scheduling is predominantly, although not exclusively, associated with archaeological interest.

Setting and significance

3.11 As defined in the NPPF:

*"Significance derives not only from a heritage asset's physical presence, but also from its setting."*¹¹

3.12 Setting is defined as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change

⁹ MHCLG, PPG, paragraph 006, reference ID: 18a-006-20190723.

¹⁰ Historic England, *Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12 (Swindon, October 2019).

¹¹ MHCLG, NPPF, p. 71.

as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹²

- 3.13 Therefore, setting can contribute to, affect an appreciation of significance, or be neutral with regards to heritage values.

Assessing change through alteration to setting

- 3.14 How setting might contribute to these values has been assessed within this Report with reference to *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*¹³ (henceforth referred to as ‘GPA 3’), particularly the checklist given on page 11. This advocates the clear articulation of “what matters and why”.¹⁴

- 3.15 In GPA 3, a stepped approach is recommended, of which Step 1 is to identify which heritage assets and their settings are affected. Step 2 is to assess whether, how and to what degree settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated. The guidance includes a (non-exhaustive) checklist of elements of the physical surroundings of an asset that might be considered when undertaking the assessment including, among other things: topography, other heritage assets, green space, functional relationships and degree of change over time. It also lists

aspects associated with the experience of the asset which might be considered, including: views, intentional intervisibility, tranquillity, sense of enclosure, accessibility, rarity and land use.

- 3.16 Step 3 is to assess the effect of the proposed development on the significance of the asset(s). Step 4 is to explore ways to maximise enhancement and minimise harm. Step 5 is to make and document the decision and monitor outcomes.

- 3.17 A Court of Appeal judgement has confirmed that whilst issues of visibility are important when assessing setting, visibility does not necessarily confer a contribution to significance and also that factors other than visibility should also be considered, with Lindblom LJ stating at paragraphs 25 and 26 of the judgement (referring to an earlier Court of Appeal judgement)¹⁵:

Paragraph 25 – “But – again in the particular context of visual effects – I said that if “a proposed development is to affect the setting of a listed building there must be a distinct visual relationship of some kind between the two – a visual relationship which is more than remote or ephemeral, and which in some way bears on one’s experience of the listed building in its surrounding landscape or townscape” (paragraph 56).”

Paragraph 26 – “This does not mean, however, that factors other than the visual and physical must be ignored when a decision-maker is considering the extent of a listed building’s setting. Generally, of course, the decision-maker will be concentrating on

¹² MHCLG, *NPPF*, p. 71.

¹³ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017).

¹⁴ Historic England, *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (2nd edition, Swindon, December 2017), p. 8.

¹⁵ *Catesby Estates Ltd. V. Steer* [2018] EWCA Civ 1697, para. 25 and 26.

visual and physical considerations, as in Williams (see also, for example, the first instance judgment in R. (on the application of Miller) v North Yorkshire County Council [2009] EWHC 2172 (Admin), at paragraph 89). But it is clear from the relevant national policy and guidance to which I have referred, in particular the guidance in paragraph 18a-013-20140306 of the PPG, that the Government recognizes the potential relevance of other considerations – economic, social and historical. These other considerations may include, for example, “the historic relationship between places”. Historic England’s advice in GPA3 was broadly to the same effect.”

Levels of significance

3.18 Descriptions of significance will naturally anticipate the ways in which impacts will be considered. Hence descriptions of the significance of Conservation Areas will make reference to their special interest and character and appearance, and the significance of Listed Buildings will be discussed with reference to the building, its setting and any features of special architectural or historic interest which it possesses.

3.19 In accordance with the levels of significance articulated in the NPPF and the PPG, three levels of significance are identified:

- **Designated heritage assets of the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade I and II* Listed buildings, Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, World Heritage Sites and Registered Battlefields (and also

including some Conservation Areas) and non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments, as identified in footnote 63 of the NPPF;

- **Designated heritage assets of less than the highest significance**, as identified in paragraph 194 of the NPPF, comprising Grade II Listed buildings and Grade II Registered Parks and Gardens (and also some Conservation Areas); and
- **Non-designated heritage assets.** Non-designated heritage assets are defined within the PPG as “buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets”.¹⁶

3.20 Additionally, it is of course possible that sites, buildings or areas have **no heritage significance**.

Assessment of harm

3.21 Assessment of any harm will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character or appearance of a Conservation Area, and articulating the scale of any harm in order to inform a balanced judgement/weighing exercise as required by the NPPF.

3.22 In order to relate to key policy, the following levels of harm may

¹⁶ MHCLG, PPG, paragraph 039, reference ID: 18a-039-20190723.

potentially be identified for designated heritage assets:

- **Substantial harm or total loss.** *It has been clarified in a High Court Judgement of 2013 that this would be harm that would “have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced”;*¹⁷ and
- **Less than substantial harm.** *Harm of a lesser level than that defined above.*

3.23 With regards to these two categories, the PPG states:

*“Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.”*¹⁸

3.24 Hence, for example, harm that is less than substantial would be further described with reference to where it lies on that spectrum or scale of harm, for example low end, middle of the spectrum and upper end of the less than substantial harm scale.

3.25 With regards to non-designated heritage assets, there is no basis in policy for describing harm to them as substantial or less than substantial, rather the NPPF requires that the scale of any harm or loss is articulated. As such, harm to such assets is articulated as a level of harm to their overall significance, with levels such as negligible, minor, moderate and major harm

identified.

3.26 It is also possible that development proposals will cause **no harm or preserve** the significance of heritage assets. A High Court Judgement of 2014 is relevant to this. This concluded that with regard to preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, ‘preserving’ means doing ‘no harm’.¹⁹

3.27 Preservation does not mean no change; it specifically means no harm. GPA 2 states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”.²⁰ Thus, change is accepted in Historic England’s guidance as part of the evolution of the landscape and environment. It is whether such change is neutral, harmful or beneficial to the significance of an asset that matters.

3.28 As part of this, setting may be a key consideration. For an evaluation of any harm to significance through changes to setting, this assessment follows the methodology given in GPA 3, described above. Again, fundamental to the methodology set out in this document is stating “what matters and why”. Of particular relevance is the checklist given on page 13 of GPA 3.

3.29 It should be noted that this key document also states that:

¹⁷ *Bedford Borough Council v Secretary of State for Communities and Local Government* [2013] EWHC 2847 (Admin), para. 25.

¹⁸ MHCLG, *PPG*, paragraph 018, reference ID: 18a-018-20190723.

¹⁹ *R (Forge Field Society) v Sevenoaks District Council* [2014] EWHC 1895 (Admin).

²⁰ Historic England, *GPA 2*, p. 9.

"Setting is not itself a heritage asset, nor a heritage designation..."²¹

3.30 Hence any impacts are described in terms of how they affect the significance of a heritage asset, and heritage values that contribute to this significance, through changes to setting.

3.31 With regards to changes in setting, GPA 3 states that:

"Conserving or enhancing heritage assets by taking their settings into account need not prevent change".²²

3.32 Additionally, it is also important to note that, as clarified in the Court of Appeal, whilst the statutory duty requires that special

regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require Planning Permission to be refused.²³

Benefits

3.33 Proposed development may also result in benefits to heritage assets, and these are articulated in terms of how they enhance the heritage values and hence the significance of the assets concerned.

²¹ Historic England, *GPA 3*, p. 4.

²² Historic England, *GPA 3*, p. 8.

²³ *Palmer v Herefordshire Council & Anor* [2016] EWCA Civ 1061.

4. Planning Policy Framework

- 4.1 This section of the Report sets out the legislation and planning policy considerations and guidance contained within both national and local planning guidance which specifically relate to the site, with a focus on those policies relating to the protection of the historic environment.

Legislation

- 4.2 Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) Act 1990*,²⁴ which provides statutory protection for Listed Buildings and Conservation Areas.
- 4.3 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

*"In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*²⁵

- 4.4 In the 2014 Court of Appeal judgement in relation to the

Barnwell Manor case, Sullivan LJ held that:

*"Parliament in enacting section 66(1) did intend that the desirability of preserving the settings of listed buildings should not simply be given careful consideration by the decision-maker for the purpose of deciding whether there would be some harm, but should be given "considerable importance and weight" when the decision-maker carries out the balancing exercise."*²⁶

- 4.5 A judgement in the Court of Appeal ('Mordue') has clarified that, with regards to the setting of Listed Buildings, where the principles of the NPPF are applied (in particular paragraph 134 of the 2012 draft of the NPPF, the requirements of which are now given in paragraph 196 of the revised NPPF, see below), this is in keeping with the requirements of the 1990 Act.²⁷
- 4.6 With regards to development within Conservation Areas, Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability

²⁴ UK Public General Acts, *Planning (Listed Buildings and Conservation Areas) Act 1990*.

²⁵ *Planning (Listed Buildings and Conservation Areas) Act 1990*, Section 66(1).

²⁶ *Barnwell Manor Wind Energy Ltd v (1) East Northamptonshire DC & Others* [2014] EWCA Civ 137. para. 24.

²⁷ *Jones v Mordue* [2015] EWCA Civ 1243.

of preserving or enhancing the character or appearance of that area.”

- 4.7 Unlike Section 66(1), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.
- 4.8 In addition to the statutory obligations set out within the Planning (Listed Buildings and Conservations Area) Act 1990, Section 38(6) of the *Planning and Compulsory Purchase Act 2004* requires that all planning applications, including those for Listed Building Consent, are determined in accordance with the Development Plan unless material considerations indicate otherwise.²⁸

National Planning Policy Guidance

The National Planning Policy Framework (February 2019)

- 4.9 National policy and guidance is set out in the Government’s National Planning Policy Framework (NPPF) published in February 2019. This replaced and updated the previous NPPF 2018 which in turn had amended and superseded the 2012 version. The NPPF needs to be read as a whole and is intended to promote the concept of delivering sustainable development.
- 4.10 The NPPF sets out the Government’s economic, environmental and social planning policies for England. Taken together, these

policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The NPPF continues to recognise that the planning system is plan-led and that therefore Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application, including those which relate to the historic environment.

- 4.11 The overarching policy change applicable to the proposed development is the presumption in favour of sustainable development. This presumption in favour of sustainable development (the ‘presumption’) sets out the tone of the Government’s overall stance and operates with and through the other policies of the NPPF. Its purpose is to send a strong signal to all those involved in the planning process about the need to plan positively for appropriate new development; so that both plan-making and development management are proactive and driven by a search for opportunities to deliver sustainable development, rather than barriers. Conserving historic assets in a manner appropriate to their significance forms part of this drive towards sustainable development.
- 4.12 The purpose of the planning system is to contribute to the achievement of sustainable development and the NPPF sets out three ‘objectives’ to facilitate sustainable development: an economic objective, a social objective, and an environmental

²⁸ UK Public General Acts, *Planning and Compulsory Purchase Act 2004*, Section 38(6).

objective. The presumption is key to delivering these objectives, by creating a positive pro-development framework which is underpinned by the wider economic, environmental and social provisions of the NPPF. The presumption is set out in full at paragraph 11 of the NPPF and reads as follows:

"Plans and decisions should apply a presumption in favour of sustainable development."

For plan-making this means that:

- a. plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b. strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For decision-taking this means:

- a. approving development proposals that accord with an up-to-date development plan without delay; or*
- b. where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. the application policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*²⁹

4.13 However, it is important to note that footnote 6 of the NPPF applies in relation to the final bullet of paragraph 11. This provides a context for paragraph 11 and reads as follows:

"The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in

²⁹ MHCLG, NPPF, para. 11.

*footnote 63); and areas at risk of flooding or coastal change.*³⁰ (our emphasis)

4.14 The NPPF continues to recognise that the planning system is plan-led and that therefore, Local Plans, incorporating Neighbourhood Plans, where relevant, are the starting point for the determination of any planning application.

4.15 Heritage Assets are defined in the NPPF as:

*"A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)."*³¹

4.16 The NPPF goes on to define a Designated Heritage Asset as a:

*"World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under relevant legislation."*³² (our emphasis)

4.17 As set out above, significance is also defined as:

"The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value

*described within each site's Statement of Outstanding Universal Value forms part of its significance."*³³

4.18 Section 16 of the NPPF relates to 'Conserving and enhancing the historic environment' and states at paragraph 190 that:

*"Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal."*³⁴

4.19 Paragraph 192 goes on to state that:

"In determining planning applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

³⁰ MHCLG, *NPPF*, para. 11, fn. 6.

³¹ MHCLG, *NPPF*, p. 67.

³² MHCLG, *NPPF*, p. 66.

³³ MHCLG, *NPPF*, p. 71.

³⁴ MHCLG, *NPPF*, para. 190.

- c. *the desirability of new development making a positive contribution to local character and distinctiveness.*³⁵

4.20 With regard to the impact of proposals on the significance of a heritage asset, paragraphs 193 and 194 are relevant and read as follows:

*"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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."*³⁶

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b. *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*³⁷

4.21 Section b) of paragraph 194, which describes assets of the

³⁵ MHCLG, *NPPF*, para. 192.

³⁶ MHCLG, *NPPF*, para. 193.

highest significance, also includes footnote 63 of the *NPPF*, which states that non-designated heritage assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments should be considered subject to the policies for designated heritage assets.

4.22 In the context of the above, it should be noted that paragraph 195 reads as follows:

"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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. *the nature of the heritage asset prevents all reasonable uses of the site; and*
- b. *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c. *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. *the harm or loss is outweighed by the benefit of bringing the site back into use.*³⁸

4.23 Paragraph 196 goes on to state:

³⁷ MHCLG, *NPPF*, para. 194.

³⁸ MHCLG, *NPPF*, para. 195.

*"Where a development proposal will lead to 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, where appropriate, securing its optimum viable use."*³⁹

- 4.24 The NPPF also provides specific guidance in relation to development within Conservation Areas, stating at paragraph 200 that:

*"Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably."*⁴⁰

- 4.25 Paragraph 201 goes on to recognise that *"not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance"*⁴¹ and with regard to the potential harm from a proposed development states:

"Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation

³⁹ MHCLG, *NPPF*, para. 196.

⁴⁰ MHCLG, *NPPF*, para. 200.

⁴¹ MHCLG, *NPPF*, para. 201.

*Area or World Heritage Site as a whole."*⁴² (our emphasis)

- 4.26 With regards to non-designated heritage assets, paragraph 197 of NPPF states that:

*"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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."*⁴³

- 4.27 Footnote 63 of the NPPF clarifies that non-designated assets of archaeological interest which are demonstrably of equivalent significance to a Scheduled Monument will be subject to the policies for designated heritage assets.

- 4.28 Overall, the NPPF confirms that the primary objective of development management is to foster the delivery of sustainable development, not to hinder or prevent it. Local Planning Authorities should approach development management decisions positively, looking for solutions rather than problems so that applications can be approved wherever it is practical to do so. Additionally, securing the optimum viable use of sites and achieving public benefits are also key material

⁴² Ibid.

⁴³ MHCLG, *NPPF*, para. 197.

considerations for application proposals.

National Planning Practice Guidance

- 4.29 The then Department for Communities and Local Government (now the Ministry for Housing, Communities and Local Government (MHCLG)) launched the planning practice guidance web-based resource in March 2014, accompanied by a ministerial statement which confirmed that a number of previous planning practice guidance documents were cancelled.
- 4.30 This also introduced the national Planning Practice Guidance (PPG) which comprised a full and consolidated review of planning practice guidance documents to be read alongside the NPPF.
- 4.31 The PPG has a discrete section on the subject of the Historic Environment, which confirms that the consideration of 'significance' in decision taking is important and states:

*"Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals."*⁴⁴

- 4.32 In terms of assessment of substantial harm, the PPG confirms that whether a proposal causes substantial harm will be a judgement for the individual decision taker having regard to the

individual circumstances and the policy set out within the NPPF.

It goes on to state:

"In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

*While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm."*⁴⁵ (our emphasis)

Local Planning Policy

- 4.33 Planning applications within Lower Rainham are currently considered against the policy and guidance set out within the Medway Council Local Plan (adopted May 2003). This document contains the following relevant policies pertinent to the historic environment:

⁴⁴ MHCLG, PPG, paragraph 007, reference ID: 18a-007-20190723.

⁴⁵ MHCLG, PPG, paragraph 018, reference ID: 18a-018-20190723.

"Policy BNE12: Conservation Areas

Special attention will be paid to the preservation and enhancement of the character and appearance of Conservation Areas, as defined on the proposals map."

"Policy BNE14: Development in Conservation Areas

Development within Conservation Areas, or affecting their setting, should achieve a high quality of design which will preserve or enhance the area's historic or architectural character or appearance. The following criteria will be applied:

(i) materials, features and details of buildings or structures which contribute to the character or appearance of the area should be retained or reinstated; and

(ii) traditional street patterns, buildings lines, open spaces and urban spaces, paving and roadway materials, boundary treatments and street furniture should be retained or reinstated; and

(iii) the scale, height, mass, roofscape, materials, detailing, fenestration, plot width and depth, and visual appearance of new development should be sympathetic with existing buildings and their settings; and

(iv) trees, hedgerows and open spaces should be retained and protected; and

(v) hard and soft landscape elements and traditional materials which enhance the area should be utilised.

Proposals should be submitted as full applications when they are within, or would affect, a Conservation Area."

"Policy BNE18: Setting of Listed Buildings

Development which would adversely affect the setting of a listed building will not be permitted".

Local Plan Policies with regards to the NPPF and the 1990 Act

- 4.34 With regard to Local Plan policies, paragraph 213 of NPPF states that:

*"...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."*⁴⁶

- 4.35 In this context, where local plan policy was adopted well before the NPPF, and does not allow for the weighing of harm against public benefit for designated heritage assets (as set out within paragraph 196 of the NPPF) or a balanced judgement with regards to harm to non-designated heritage assets (see NPPF paragraph 197) then local planning policies would be considered

⁴⁶ MHCLG, NPPF, p. 213.

to be overly restrictive compared to the NPPF, thus limiting the weight they may be given in the decision-making process.

- 4.36 In this case, although the above policies are of relevance, they were adopted prior to the inception of the NPPF, and as so the weight which can be attributed to them will be determined by their consistency with the policy guidance set out within the NPPF. Since the above policies do not allow for a balanced judgement to be undertaken by the decision maker, the policies are not considered to reflect the guidance within the NPPF and therefore considered to be out of date. Thus, the weight which can be attached to them in the decision-making process is limited.

Emerging Policy

- 4.37 Medway Council are currently preparing a new Local Plan 2019 to 2037. A Development Options consultation document has been produced which contains the following draft policy approach to Heritage:

"The Council will support the conservation and appropriate enhancement of the historic environment by:

- *Restricting development that could have an unacceptable impact on a designated heritage asset and its setting;*
- *Ensuring that new development in Conservation Areas enhances their significance and special qualities, whilst respecting the historical and architectural character;*
- *Ensuring that all new development contributes to local distinctiveness and identity;*
- *Encouraging development that makes sensitive use of historic assets, particularly where they are under-used or redundant;*
- *Promoting the preservation of historic buildings considered to be 'at risk'.*
- *Resisting demolition or destruction of heritage assets without substantial justification that clearly demonstrates that public benefit outweighs the harm or loss resulting from the demolition or destruction."*

5. The Historic Environment

5.1 Step 1 of the methodology recommended by the Historic England guidance GPA 3 (see Methodology above) is to identify which heritage assets might be affected by a proposed development.

5.2 Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.

5.3 Consideration was made as to whether any of the heritage assets present in the surrounds of the site include the site as part of their setting, and therefore may potentially be affected by the proposed development.

5.4 Assets in the vicinity identified which have been identified in the Reason for Refusal as being impacted by the proposed development comprise the following:

- The Grade II Listed York Farmhouse c. 80m west of the site (NHLE ref. 1259716);
- The Grade II Listed Pump Farmhouse c. 35m east of the site (NHLE ref. 1259637);
- The Grade II Listed Chapel House located immediately north of the site (NHLE ref. 1259635);
- The Grade II Listed 497-501 Lower Rainham Road c.

75m north of the site (NHLE ref. 1259732);

- The Grade II Listed The Old House c. 50m north of the site (NHLE ref. 1267776);
- The Grade II* Listed Bloors Place c. 60m north of the site (NHLE ref. 1267763);
- The Grade II Listed Range of outbuildings including cartlodge and granary west of Bloors Place lie c. 65m north of the site (NHLE ref. 1267769) and the Grade II Listed garden walls to south and east of Bloors Place lie c. 25m north of the site (NHLE ref. 1267767);
- Lower Twydall Conservation Area immediately west of the site; and
- Lower Rainham Conservation Area which extends into the northern extent of the site.

5.5 The Council also stated that the proposed development would impact upon the 'local historic landscape'. This is also assessed below.

York Farmhouse

5.6 The Grade II Listed York Farmhouse lies c. 80m west of the site (NHLE ref. 1259716). As a Grade II Listed Building this is a designated heritage asset of less than the highest significance.

5.7 The two-storey dwelling is constructed out of a timber frame with a plain tiled roof. It was partly built in the 16th century with

additions of 17th, 18th and 19th-century date. The elevations were encased with red and blue brick in the 19th century.

- 5.8 The house has been converted into three cottages and the outbuildings have also been converted to residential use (Plate 9).



Plate 9: The Grade II Listed York Farmhouse, now three cottages

- 5.9 York Farmhouse is located within the associated garden plots of the three dwellings it now contains. The area formed by the gardens largely comprises the historic area of the farmhouse garden, but is a little expanded from its historic limits.
- 5.10 The earliest map to depict the building is the Plan of Gillingham parish of 1838. This shows that the farmhouse was located at

the north-eastern extent of the parish and comprised one of three farmsteads located along Lower Twydall Lane. The other two farmsteads comprised *Little London* and *Tweedole*. The York Farm complex comprised a 'House, Yard and Premises' which were under the ownership and occupancy of Reverend Henry John Dawes (Plate 10).



Plate 10: Extract from the parish map of Gillingham showing the landholding associated with York Farmhouse (blue shading) including three land parcels within the site

- 5.11 The Tithe Map and accompanying Apportionment Register also

record the landholding that was associated with the farmhouse at the time, including three land parcels located within the western extent of the site comprising an area of orchard known as *Bedlam Croft behind House* (1549), a market garden known as *Bedlam Croft* (1550) and an area of arable land known as *The Four Acres* (1551). This functional association has now been severed. The Tithe Map shows that the York Farm landholding was a dispersed rather than a consolidated landholding historically.

- 5.12 Associated outbuildings to the south-east have been removed, and a band of woodland now lies to the south-west of the farmhouse.
- 5.13 Other historically associated farm buildings to the east have been converted or rebuilt to provide residences, which now lie in their own curtilage and garden plots. Another barn (not part of the York Farm complex at the time of the Tithe Map) to the north-east has also been converted to a large residence, and a strongly-vegetated boundary now clearly defines the south-eastern boundary of the residences discussed, greatly limiting their intervisibility with the land beyond, which is laid to modern commercial orchard.
- 5.14 York Farmhouse was sited adjacent to Lower Twydall Lane, and it is from here and its associated garden plots that the asset can be best appreciated.
- 5.15 There is no intervisibility between the land within the site and York Farmhouse. The boundaries of the plot and woodland to

the south-west preclude this.

- 5.16 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic illustrative values as an example of a 16th-century farmhouse which has subsequently been the subject to a number of additions and alterations.
- 5.17 The setting of the asset also contributes to the significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that makes the greatest contribution to its heritage significance comprise the following:
- the associated garden plots which although subdivided approximate the historic garden area;
 - the formerly associated outbuildings which have since been converted or rebuilt to residential use;
 - views towards the asset from Lower Twydall Lane.
- 5.18 Parts of the site were once elements of the farm landholding historically, although this ownership link has now been severed and it was a dispersed landholding rather than a legible consolidated area surrounding the farmhouse. Furthermore, the conversion of the farmhouse into three cottages and the conversion of the former outbuildings to residential use has removed the functional association of the complex with the wider land. It should also be noted that the land within the site has changed in character from orchard, arable and market garden to modern commercial orchard. The land within the site is not considered to contribute to the heritage significance of

York Farmhouse.

- 5.19 The proposed development would result in the construction of modern built form to the east and south of York Farmhouse. The character of the land will be altered from modern commercial orchard planting to residential. The proposed development within the site is considered to result in no harm to the heritage significance of the Grade II Listed York Farmhouse through changes in setting.

Pump Farmhouse

- 5.20 The Grade II Listed Pump Farmhouse lies c. 35m from the eastern boundary of the western site parcel (NHLE ref. 1259637). As a Grade II Listed Building, this is considered to be a designated heritage asset of less than the highest significance.
- 5.21 The two-storey farmhouse is constructed out of rendered brick with brick end lateral stacks and a left-hand rear external stack and a tiled hipped roof. It was largely constructed during the late 18th century and it was extended and remodelled during the early 20th century (Plate 11).



Plate 11: View south towards the Grade II Listed Pump Farmhouse from within the site

- 5.22 Historically the farmhouse was set back slightly from Pump Lane with a farmyard located to the immediate south. Russet Farm, a complex of modern residences, has since been constructed in the area of the former farmyard. A large modern outbuilding associated with the orchard has also been constructed to the north of the asset. The farmhouse now appears to be a single dwelling.
- 5.23 The earliest map to depict the building is the Plan of Rainham parish of 1838. Pump Farmhouse is depicted as comprising a 'Homestead, House and Buildings' under the ownership of the Earl of Thanet and William Austen Clark and under the occupancy of Frances Sugden who also owned and occupied some of the land within the site (Plate 12). Some of the land associated with Pump Farmhouse was located within the site and therefore there is a former historic functional association between the two, although this connection has now been severed.



Plate 12: Extract from the parish map of Rainham showing the landholding associated with Pump Farmhouse (yellow shading) including land parcels within the site

- 5.24 Pump Farmhouse is set back from Pump Lane beyond vegetation and is likely to be best appreciated from its associated garden plot, which is expanded from the smaller garden area that it lay within historically.
- 5.25 The replacement of the farmyard with a complex of modern

residences has very greatly reduced the agricultural character of the farmhouse, and it is only the name of the asset that elucidates its former agricultural connection. The scale and massing of the modern complex makes it clear that it is a residential rather than agricultural complex, even in distant views (Plate 13).



Plate 13: Looking south-east to the Russet Farm complex from within the site (Pump Farmhouse not visible)

- 5.26 This complex lies immediately to the north and west of the farmhouse.
- 5.27 To the south of the farmhouse lies a residence that appears to retain late 19th-century fabric, with a structure having been depicted in this location since mapping of 1895. However, this is not of legible former agricultural character. This structure and its garden plot, as well as the vegetation within the expanded garden plot of the farmhouse, limit the visibility of the farmhouse from Pump Lane.
- 5.28 The modern residential complex limits the intervisibility of the farmhouse with the modern orchard land to the north and west (including those areas that were historically associated that now lie within the site). The house does have some intervisibility between its side elevation and land to the north-east, including land within the site, although this is partially screened by a large shed and orchard trees (Plate 14). It should also be noted that this land was mostly in separate ownership historically.



Plate 14: Looking south-west to the upper elements of pump farmhouse from within the site

- 5.29 Hence, there is some intervisibility between the land within the site and Pump Farmhouse, with views north-east from the farmhouse being to modern commercial orchard, although this is of modern commercial orchard character, is present where orchard was not present historically (see Plate 4, above) was historically in separate ownership. The functional link between the wider land and the farmhouse has now been severed.
- 5.30 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic illustrative values as an 18th-century farmhouse which was remodelled during the 20th century.

- 5.31 Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The element of the asset's setting that makes the greatest contribution to its heritage significance are its associated garden plot, from where it is likely to be best experienced and understood.
- 5.32 As stated above, the setting of the asset has already undergone a large degree of change, with modern residential development on two sides.
- 5.33 The land within the site is considered to make a minor contribution to the heritage significance of Pump Farmhouse as part of its historic rural surrounds which is visible from the farmhouse, particularly looking north-east. However, the contribution is only minor as the area that is clearly visible from the farmhouse was not orchard historically, nor part of the documented historic landholding of the farmhouse. The orchard present is of modern commercial character. Furthermore, the functional link between the farmhouse and wider land is now severed, and with the replacement of most of the associated farm buildings with large modern residences (which do not read as a former historic farm complex), the former agricultural connection is only indicated by the name of the asset.
- 5.34 The proposed development would result in the construction of modern built form in the wider surrounds of Park Farmhouse, with the village centre proposed to the north-east, behind a setback of open space. The character of the wider land will be altered from orchard planting to residential and commercial,

which is likely to be visible in views north-east from the asset.

- 5.35 Overall, the proposed development would result in less than substantial harm at the low end of the spectrum to the Grade II Listed Pump Farmhouse, with regards to alteration to setting.

Chapel House

- 5.36 The Grade II Listed Chapel House lies adjacent to the northern extent of the site (NHLE ref. 1259635). As a Grade II Listed Building, this is considered to be a designated heritage asset of less than the highest significance.
- 5.37 The house was originally constructed during the mid to late 15th century with alterations during the early to mid-16th century and the early 20th century. It has a timber frame, with a rendered rear and weather-boarded left-hand end, a half hipped tiled roof and left-hand hipped cross range. Chapel House now comprises two residences (Plate 15).



Plate 15: Chapel House, view south-west

- 5.38 The asset fronts directly onto Pump Lane onto which the main south-eastern façade of the dwellings face. On other sides it is surrounded by associated curtilage plots which comprise garden areas with mature vegetation, a garage building and sheds. The curtilage plots are expanded from the historically present garden areas.
- 5.39 Formerly associated outbuildings to the south-west have since been demolished.
- 5.40 The earliest map to depict the building is the Plan of Rainham parish of 1838. Chapel House comprised *Cottage, Barn and Yard* which was surrounded by a garden and orchards (Plate 16).

Some of the land associated with Chapel House was located within the site, then used for arable and orchard, and therefore there was a historical, functional association between the two.



Plate 16: Extract from the parish map of Rainham showing the land associated with Chapel House (green shading) which was predominantly located within the site

- 5.41 The asset is best appreciated from Pump Lane where its main façade can be experienced, and which it was clearly sited to face onto. It also appears to have been sited to be part of the Lower Rainham settlement.
- 5.42 The rear of the asset has some partially-screened intervisibility with the site (Plate 17).



Plate 17: View south-east towards the rear of Chapel House from within the site

- 5.43 The site is not readily co-visible with the asset from Lower Rainham Road, although the absence of built form is perceptible. From Pump Lane, co-visibility is largely screened by vegetation (Plate 18), although there are a couple of views from the immediate vicinity of Chapel House towards the site beyond the garden areas (Plate 19).



Plate 18: Looking south-east along Pump Lane to Chapel House



Plate 19: Looking north-west from adjacent to the Chapel House

- 5.44 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic illustrative values as an example of a 15th-century dwelling which has subsequently been converted into two residences.
- 5.45 Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that makes the greatest contribution to its heritage significance comprise the following:
- the associated curtilage plots;
 - Pump Lane, which the asset faces onto and from where the asset is best appreciated;

- the location of the asset as part of the settlement at Lower Rainham;
- the immediately adjacent agricultural land which is considered to be part of the historic rural surrounds and part of which as the asset's historic landholding, albeit the functional association with the wider area has ceased.

5.46 As part of the historic rural surrounds of Chapel House and as an area which was part of the historic landholding of the asset, the land within the site is considered to make a minor contribution to the heritage significance of the asset. The contribution is minor as the functional association has ceased, the site has partially screened intervisibility with the rear of the asset and is only co-visible from a couple of locations, and the character of the site has changed from arable and orchard to modern commercial orchard.

5.47 The proposed development would result in the construction of modern built form to the west and north-west of Chapel House, including a care home to the west. The character of the land, including some of the historically associated landholding, will be altered from modern commercial orchard to residential. However, there would be a generous set back of built form from the asset, which would incorporate historically-appropriate orchard planting on the vicinity of the asset. Overall, the proposed development would result in less than substantial harm at the low end of the spectrum to the heritage significance of the Grade II Listed Chapel House, through changes in setting.

497-501 Lower Rainham Road

5.48 The Grade II Listed 497, 499 and 501 Lower Rainham Road lies c. 75m north of the site (NHLE ref. 1259732). As a Grade II Listed Building, this is considered to be a designated heritage asset of less than the highest significance.

5.49 This range of three houses were constructed as a single dwelling during the late 15th century out of timber framing, and was remodelled during the 17th century. The house was later used as a shop before being converted to three dwellings (Plate 20).



Plate 20: Looking north to 497, 499 and 501 Lower Rainham Road

- 5.50 The asset fronts onto Lower Rainham Road to the south-west, with associated garden plots to the rear (north-east). Existing residential development lies to the south-east, south-west and north-west of the asset.
- 5.51 The earliest map to depict the building is the Plan of Rainham parish of 1838. This demonstrates no historic functional association between the land within the site and the asset.
- 5.52 The asset is best appreciated from its associated plots and from Lower Rainham Road, where the main façade can be experienced. There is no intervisibility between the land within the site and 497-501 Lower Rainham Road and the two are not co-visible.
- 5.53 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic illustrative values as a 15th-century dwelling which was later remodelled and converted into three dwellings.
- 5.54 Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that contribute to its heritage significance are its associated plots, Lower Rainham Road and the settlement of Lower Rainham.
- 5.55 The proposed development would result in the construction of modern built form to the south of the asset, beyond existing residential development. The character of the land will be altered from modern orchard planting to residential. There is no historical functional association between some of the land within

the site and the heritage asset and no intervisibility. The proposed development would result in no harm to the heritage significance of the Grade II Listed 497-501 Lower Rainham Road through changes in setting.

The Old House

- 5.56 The Grade II Listed The Old House lies c. 50m north of the site (NHLE ref. 1267776). As a Grade II Listed Building, this is considered to be a designated heritage asset of less than the highest significance.
- 5.57 The dwelling was mainly constructed during the 15th century and underwent alterations during the late 16th century. It has a timber frame with plaster infill, limestone rubble and brick, and a brick ridge stack and a tiled hipped roof with right-hand cross wing (Plate 21).
- 5.58 The asset is located within an associated garden plot with a garage, situated to the north-east of Lower Rainham Road. Residential development and restaurants lie to the south-east, south-west and north-west, with some agricultural or grazing land beyond the garden to the north-east.



Plate 21: Looking east to The Old House

- 5.59 The earliest map to depict the building is the Plan of Rainham parish of 1838. There is no historic functional association between the land within the site and the asset.
- 5.60 The asset is best appreciated from its associated plot and from Lower Rainham Road, from where the main façade can be experienced. There is no intervisibility between the land within the site and The Old House and the two are not co-visible.
- 5.61 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic illustrative values as a 15th-century dwelling which underwent later alterations.

- 5.62 Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that contribute to its heritage significance are its associated plot, Lower Rainham Road and the settlement at Lower Rainham.
- 5.63 The proposed development would result in the construction of modern built form to the south of the asset, beyond existing residential development. The character of the land will be altered from modern orchard planting to residential. There is no historical functional association between some of the land within the site and the heritage asset and no intervisibility. The proposed development would result in no harm to the heritage significance of the Grade II Listed The Old House through changes in setting.

Bloors Place

- 5.64 The Grade II* Listed Bloors Place lies c. 60m north of the site (NHLE ref. 1267763). As a Grade II* Listed Building, this is considered to be a designated heritage asset of the highest significance.
- 5.65 The two-storey-and-attic house was originally constructed as a Hall House in 1470-1510 for Christopher Bloor. It has a timber frame and is clad in red brick to the ground floor and tile hung above. Its rear wing dates to the early 16th century and this was truncated and rebuilt during the late 17th century. This was partially destroyed by fire during the 18th century. It is thought that the hall has its original tall, octagonal stack with a crenelated cap to the rear wing extension. Bloors Place forms a group with the Grade II Listed range of outbuildings and garden walls (discussed below).
- 5.66 Bloors Place is located within a large parcel which also contains the aforementioned associated Grade II Listed Buildings, other historic unlisted structures and associated grounds which include a pond and a large amount of mature vegetation.
- 5.67 Bloors Place is depicted on the Plan of the parish of Rainham of 1838. The map shows 'Bloors Place Homestead' as a main dwelling which was surrounded to the north, south and west by associated outbuildings and agricultural land/orchard to the wider surrounds. The landholding associated with Bloors Place was very large and included land in the eastern extent of the site (Plate 22). This appears to have been a dispersed

landholding, rather than a consolidated area centred on the house. This included arable, orchard, nursery, meadow, woodland and saltmarsh. This is in line with the outbuildings, which include a granary, cattle sheds and oasts, suggesting a mixed farming base, not just a farm cultivating just fruit.

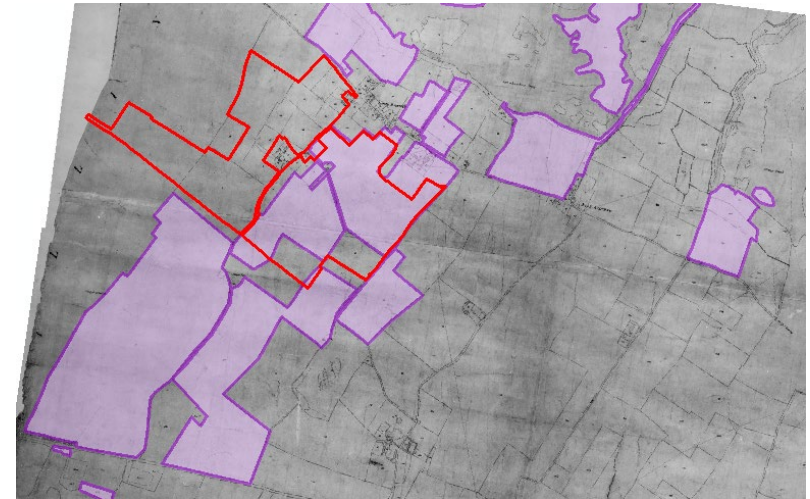


Plate 22: The landholding associated with Bloors Place

- 5.68 It was ascertained during the site visit that there is virtually no intervisibility between Bloors Place and the site due to intervening mature vegetation. Strong lines of vegetation are present in the vicinity of the asset (Plate 23).



Plate 23: Looking south to vegetation to the south-west of Bloors Place

- 5.69 Only one glimpse of chimneys of Bloors Place is visible from within the site (Plate 24).



Plate 24: Looking north to the chimney of Bloors Place from within the site

- 5.70 More long-distance views are screened by vegetation both in the vicinity of Bloors Place and within the orchard areas to the south-west (Plate 25).



Plate 25: Strong line of vegetation south-west of Bloors Place, within the site

- 5.71 The heritage significance of the asset is primarily derived from its built form, which has architectural, artistic and historic illustrative values as a former Hall House constructed during the 13th to 14th centuries.
- 5.72 Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the asset's setting that makes the greatest contribution to its heritage

significance are the settlement of Lower Rainham, immediate curtilage including gardens, outbuildings and structures (including the Listed wall), and intervisible orchard. The wider historic landholding tenancy, as documented on the Tithe Map, included parts of the site, but it is important to note that the site was only a small part of the wider dispersed landholding; the associated landholding extended considerably further north, east and south. Furthermore, the character of those parts of the site that were once associated has changed from arable and orchard to modern commercial orchard. Overall, the land within the site is considered to make a very minor contribution to the heritage significance of Bloors Place through setting.

- 5.73 The proposed development would result in the construction of built form to the south of the asset, beyond existing, mature, intervening vegetation. The character of the land will be altered from modern commercial orchard planting to residential. Overall, the proposed development would result in very minor harm to the heritage significance of the Grade II* Listed Bloors Place, through changes to setting. This would comprise less than substantial harm at the lowermost end of the spectrum.

Range of outbuildings and garden walls at Bloors Place

- 5.74 The Grade II Listed Range of outbuildings including cart lodge and granary west of Bloors Place lie c. 65m north of the site (NHLE ref. 1267769) and the Grade II Listed garden walls to south and east of Bloors Place lie c. 25m north of the site (NHLE ref. 1267767). As Grade II Listed Buildings, these are considered to be designated heritage assets of less than the highest significance.
- 5.75 The cart shed and granary with an adjoining cattle shed converted to a coach house most likely date to the 18th century with late 19th-century alterations to the cattle shed. These were constructed out of red brick in various bonds and partly weather-boarded timber-frame with tiled roofs. The garden walls were constructed out of English bond brick and limestone rubble with dressings during the mid-17th century. The brick walls have plinth and angled brick beneath a weathered brick coping and the stone walls have a moulded stone four-centre arched doorway. The garden walls enclose the eastern garden and the southern kitchen garden.
- 5.76 As stated above, the outbuildings at Bloors Place are depicted on the plan of the parish of Rainham of 1838 and were part of the historic landholding associated with Bloors Place.
- 5.77 It was noted during the site visit that there is no intervisibility between the land within the site and the outbuildings and garden wall at Bloors Place.
- 5.78 The heritage significances of the assets are primarily derived

from their built form, which has architectural, artistic and historic illustrative values as examples of an 18th-century outbuildings and a 17th-century wall.

- 5.79 Setting also contributes to the heritage significance of the asset, but to a lesser degree than its fabric. The elements of the assets' setting that makes the greatest contribution to their heritage significance is Bloors Place itself, and the remainder of the curtilage. The land within the site is not considered to contribute to the heritage significance of the range outbuildings and garden walls at Bloors Place, having no intervisibility with them and being modern commercial orchard.
- 5.80 The proposed development would result in the construction of modern built form to the south of the asset, beyond intervening mature vegetation. The character of the land will be altered from commercial orchard planting to residential. There is no intervisibility between land within the site and the heritage asset. The proposed development would result in no harm to the heritage significance of the Grade II Listed Range of outbuildings including cartlodge and granary west of Bloors Place and the Grade II Listed garden walls to south and east of Bloors Place.

Lower Twydall Conservation Area

- 5.81 The Lower Twydall Conservation Area lies adjacent to the western extent of the site. The Conservation Area covers the historic core of the hamlet and includes five Grade II Listed Buildings. The Conservation Area was designated by Medway Council in August 2014. No Conservation Area Appraisal has been prepared for the hamlet.
- 5.82 As stated above, the Appeal Site lies outside of the Conservation Area. Only the western extents of the Appeal Site abuts the boundary of the Conservation Area.
- 5.83 Lower Twydall was historically part of the parish of Gillingham and comprises a small hamlet. Twydall was one of the medieval manors of Gillingham which was first mentioned during the early 12th century. By the 19th century Twydall lost its significance as a manor and the estate became centred on Twydall, Little London, York, Woodlands and Darland Farms. During the 20th century the estate was mainly given over to housing. Lower Twydall has continued into the 21st century as a small hamlet consisting of farmhouses, cottages and residentially converted former farm buildings located along Lower Twydall Lane. The character and appearance of the Conservation Area is primarily derived from the historic buildings flanking and slightly set back from Lower Twydall Lane.
- 5.84 In terms of overall setting, the surrounds of the Conservation Area comprise a mix of agricultural land, woodland and modern settlement, with the latter divided from the hamlet by the

railway. However, it should be noted that curtilage plots now surround many of the historic buildings, including residentially converted or rebuilt former farm buildings, forming a buffer between the historic core and the wider agricultural land; these areas often screening intervisibility with boundary vegetation.

- 5.85 As such, there is minimal visibility between the land within the site and the Conservation Area due to intervening mature vegetation at the rear of curtilage plots.
- 5.86 It should also be noted that the area between Lower Twydall and Pump Lane has changed in character over the period of time it has been mapped. Early mapping given above (Plate 4) shows that whilst there was orchard in the immediate vicinity of the settlement, much of the land between Pump Lane and Lower Twydall was not historically orchard, and, of course, no areas were modern commercial orchard as is present today.
- 5.87 Lower Twydall Conservation Area is considered to be a designated heritage asset of less than the highest level of significance, as defined by the NPPF. Its significance is very largely derived from the character and appearance of the historic street pattern, buildings and spaces within its boundaries. Setting makes a far lesser contribution to the significance of the asset. The main element of the setting of the Conservation Area that contributes to its wider rural surrounds that are perceptible from the historic buildings and main thoroughfare.
- 5.88 The site is not readily perceptible from the historic buildings of

the Conservation Area or the spaces around them. There is some glimpsed intervisibility between the converted outbuildings of York Farm and the large converted barn to the north-east (Plates 26-27). It should be noted that this glimpsed intervisibility is beyond modern curtilage plots and from modern fenestration.



Plate 26: Looking north to the converted barn north-east of the former York Farm from the edge of the site



Plate 27: Looking west to the converted/rebuilt building of York Farm from the edge of the site

- 5.89 Much of the site is separated from the Conservation Area by intervening agricultural land, and where it lies closest, it is divided from it by a strong line of vegetation.
- 5.90 The site is considered to make a very minor contribution to the heritage significance of Lower Twydall Conservation Area through setting.
- 5.91 The proposed development would result in the construction of modern built form to the east of the asset, beyond existing, mature, intervening vegetation, and beyond a buffer of open space where the site lies closest to the Conservation Area. This

would not cause coalescence of developed areas.

- 5.92 The character of the land will be altered from orchard planting to residential, beyond open space. It should be noted that much of the site between Lower Twydall and Pump Lane was not orchard historically, as demonstrated by historic maps.
- 5.93 There is minimal intervisibility between the land within the site and the asset.
- 5.94 Overall, the proposed development would result in very minor harm to the heritage significance of the Lower Twydall Conservation Area, through changes to setting. This would comprise less than substantial harm at the lowermost end of the spectrum.

Lower Rainham Conservation Area

- 5.95 A small portion of the Lower Rainham Conservation Area extends into the northern extent of the site. The Conservation covers the historic core of the hamlet and includes six Listed Buildings, one of which is Grade II* Listed and the remainder are Grade II Listed Buildings. The Conservation Area was designated by Medway Council. No Conservation Area Appraisal has been prepared for the settlement.
- 5.96 The Conservation Area comprises dwellings of a wide variety of dates, two public houses and a chapel. Its early origins are legible from its historic buildings, some of which front directly onto the main thoroughfare.
- 5.97 It appears to have been sited close to the edge of the saltmarsh to take advantage of both the estuarine environment and agricultural land on the solid geology in the vicinity. Historic maps show the vicinity of the settlement as saltmarsh, arable, orchard, market garden, and meadow. The agricultural land in the vicinity of the settlement has seen a large degree of change recently, with the expansion of the orchard areas in the 20th century and establishment of modern commercial orchard operations.
- 5.98 There is a very large degree of visual separation between the elements of the Conservation Area that have historic interest and the site. Strong vegetation is present between older buildings, such as Bloors Place and 486 Lower Rainham Road, and the site. Only modern residences have an open outlook in

this direction, and these views are constrained by orchard trees and other vegetation within the site (Plate 28).



Plate 28: Looking north-east to modern dwellings on the edge of the Conservation Area from within the site

- 5.99 As noted above, views in this direction are to agricultural land of the site which has seen a large degree of change in its character.
- 5.100 Lower Rainham Conservation Area is considered to be a designated heritage asset of the highest significance, as defined by the NPPF. Its significance is largely derived from the character and appearance of the area. Setting makes a far lesser contribution to the significance of the asset. The main element

of the setting of the Conservation Area that contributes to its significance comprises the salt marsh and estuary to the north, as the settlement appears to have been located on the edge of this area to exploit both estuarine areas and agricultural land on solid geology. Agricultural land in the vicinity also makes a contribution, but the historic parts of the Conservation Area do not have a strong visual relationship with the land to the south-west, the character of which has changed over the last century from arable, orchard, and market garden to modern commercial orchard.

- 5.101 As discussed above, there is some intervisibility between the site and Chapel House.
- 5.102 The site is considered to make a very minor contribution to the heritage significance of Lower Rainham Conservation Area through setting, as part of the wider agricultural surrounds, albeit of changed character and not with strong intervisibility to historic areas of Lower Rainham.
- 5.103 The proposed development would result in the construction of modern built form to the south-west of the asset, beyond existing mature intervening vegetation that very largely screens areas of historic development from the site. A buffer of land with an open character will be present between the Conservation Area and built form, and there will be no coalescence of settlement. The experience of the Conservation Area from Lower Rainham Road will be very largely unchanged.
- 5.104 The character of the land will be altered from orchard planting

to residential, but it should be noted that the character of this area has changed from arable and historic orchard to modern commercial orchard.

5.105 Overall, the proposed development would result in very minor harm to the heritage significance of the Lower Rainham Conservation Area, through changes to setting. This comprises less than substantial harm at the lowermost end of the spectrum.

5.106 The character and appearance of the very small area of the site that lies in the Conservation Area will be preserved.

The Local Historic Landscape

5.107 The Reason for Refusal cites harm to the 'local historic landscape'. The historic landscape is also mentioned within the Officer's Report, both as an individual element of the historic environment and in relation to setting of designated assets.

5.108 In almost all cases, large scale development causes change to landscape patterns, and this is inevitable. Being a greenfield site, agriculture is going to have been part of the historic landscape. However, there is very clear evidence of change within the site and, as such, its landscape is not considered to

be a heritage asset.

5.109 Today the site is almost entirely commercial orchard, but the historic buildings present in the vicinity (such as the granary, oast and cattle shed at Bloors Place) attest to a much more mixed farming landscape historically. This is also supported by historic map evidence, as discussed above.

5.110 The expansion of orchard areas relatively recently (considering Bloor Place's long history) from the late 19th century onwards is well documented in several parts of the country, and was precipitated by better access to urban markets for fruit and jam being facilitated by the railways.

5.111 Even those areas that were orchard historically would have had a very different character to the modern commercial orchard present today, with regulated rows of trees spaced for mechanical tending. Furthermore, field patterns have changed to accommodate the commercial orchard, with the removal of field boundaries

5.112 As such, it is not considered that the landscape of the site, or any wider area it might be considered a part of, is a heritage asset.

7. Conclusions

- 7.1 The proposed development will result in less than substantial harm at the low end of the spectrum to the Grade II Listed Pump Farmhouse and the Grade II Listed Chapel House, through changes to setting.
- 7.2 The proposed development will result in less than substantial harm at the lowermost end of the spectrum to the Grade II* Listed Bloors Place, Lower Twydall Conservation Area and Lower Rainham Conservation Area, through changes to setting.
- 7.3 The proposed development will result in no harm to the heritage significance of the Grade II Listed York Farmhouse, the Grade II Listed 497-501 Lower Rainham Road, the Grade II Listed The Old House, the Grade II Listed Range of outbuildings including cartlodge and granary west of Bloors Place and the Grade II Listed garden walls to south and east of Bloors Place, through changes to setting.
- 7.4 The landscape in which the site is located is not considered to be a heritage asset.

Appendix 1: Designation Descriptions

YORK FARMHOUSE

Overview

Heritage Category:
Listed Building

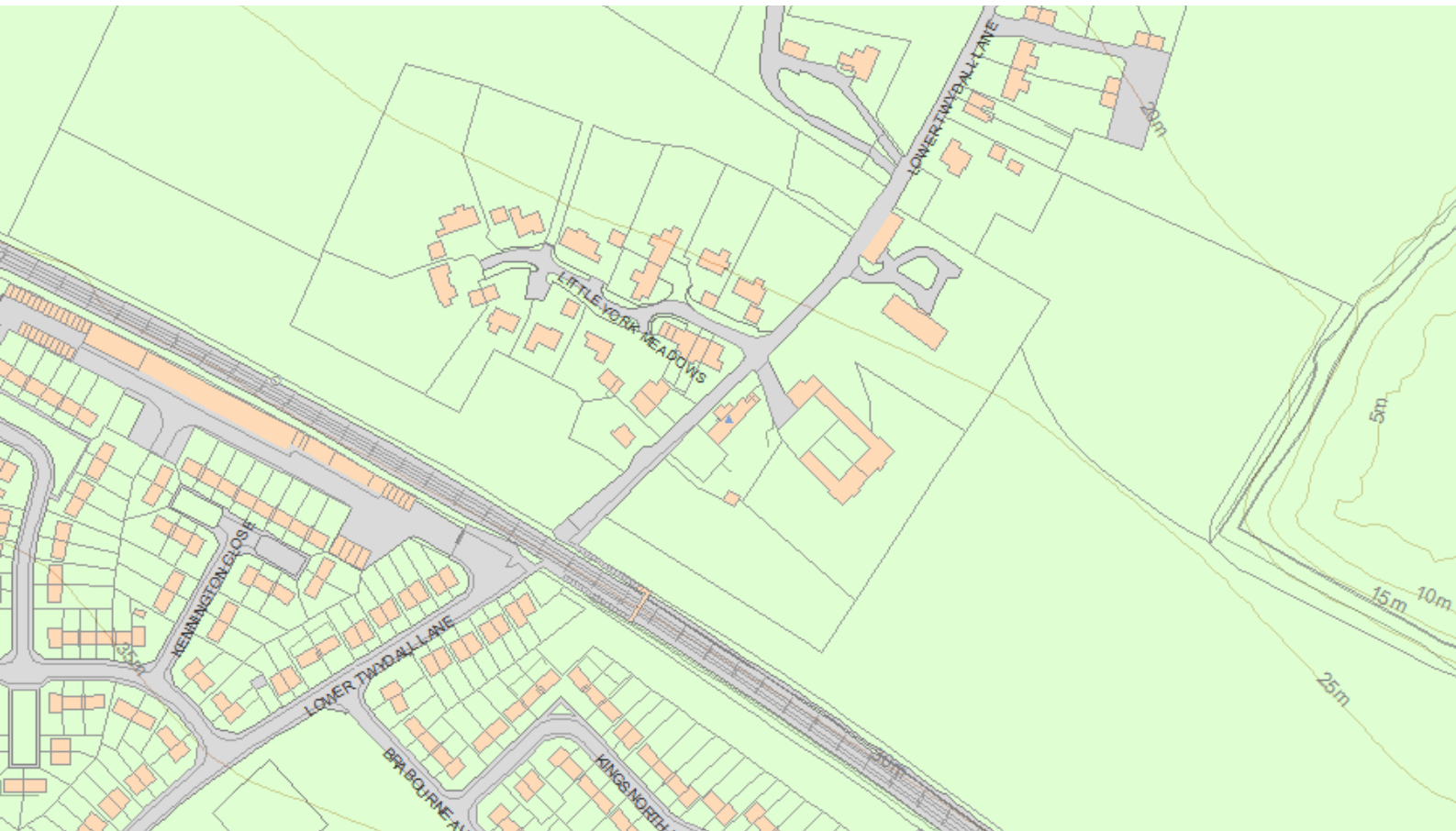
Grade:
II

List Entry Number:
1259716

Date first listed:
16-Aug-1983

Statutory Address:
YORK FARMHOUSE, LOWER TWYDALL LANE

Map



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Location

Statutory Address:

YORK FARMHOUSE, LOWER TWYDALL LANE

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 80214 67701

Details

GILLINGHAM

TQ86NW LOWER TWYDALL LANE, Twydall 686-1/8/127 York Farmhouse 16/08/83

House. C16 with C17, C18 and C19 additions. Timber-framed, elevations encased in red and blue brick in C19, rendered to right on 1st floor of east front of main block and north gable end of main block. Plain tiled roofs. East front: end stacks to right and left to main block, that to right projecting but encased in C19 extension. EXTERIOR: 2 storeys and garrets with 1-storey extension to right. 2-window front to main block, with irregular fenestration of casements on 1st floor, and glazing bar sash to left and polygonal bay to right on ground floor. 1 window to right-hand extension. Central half-glazed door with wooden C19 weather-porch to main block. Irregular rear elevation with C17 wing to rear of main block and C19 2-storey wing to left. INTERIOR: substantial timber-frame evident with heavy jowled posts and braces. Moulded beams inside main block. Side-purlin rafter roof with collars.

Listing NGR: TQ8021467701

Legacy

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

Legacy System number:

462612

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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PUMP FARMHOUSE

Overview

Heritage Category:
Listed Building

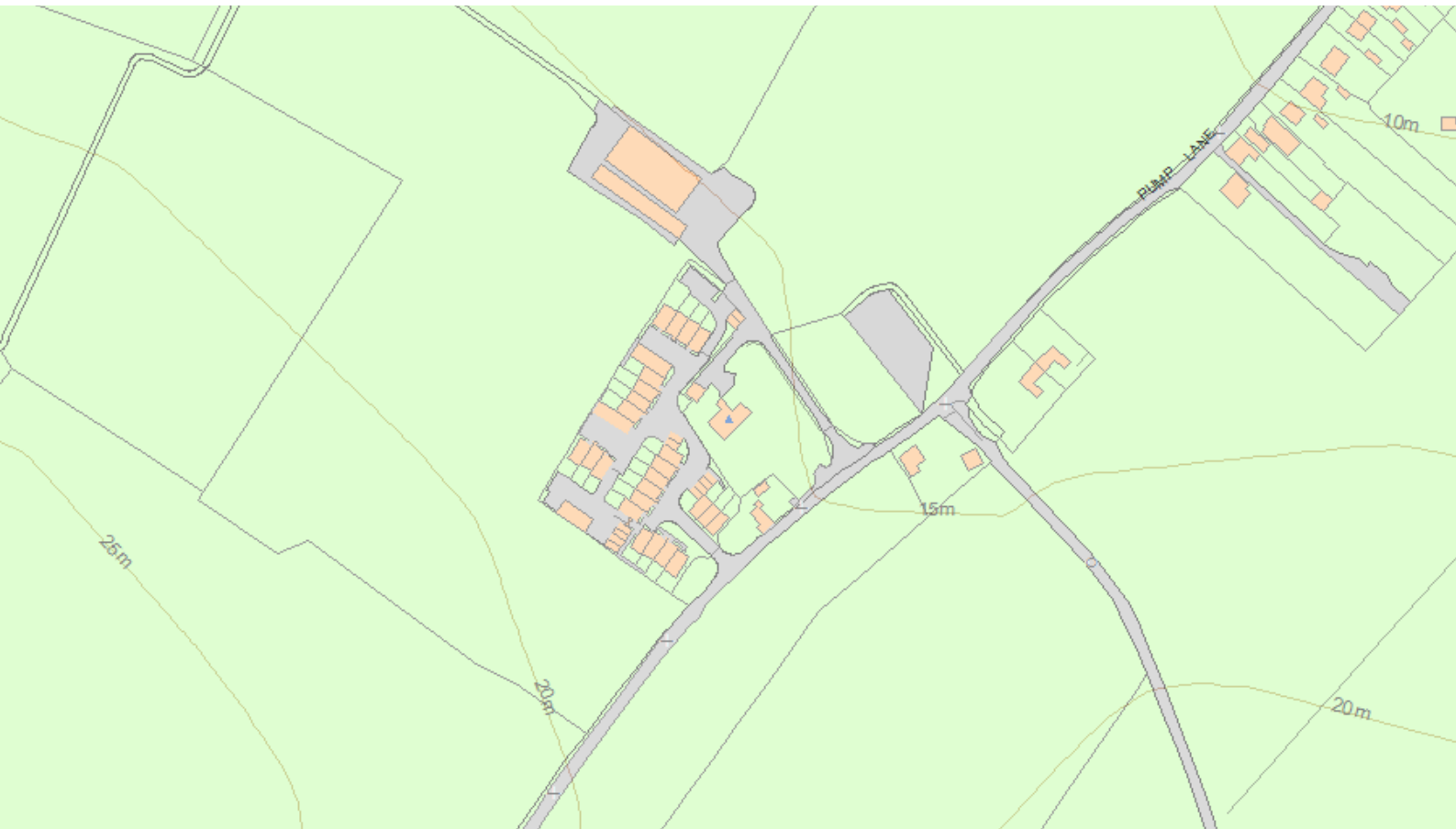
Grade:
II

List Entry Number:
1259637

Date first listed:
21-Dec-1973

Statutory Address:
PUMP FARMHOUSE, PUMP LANE

Map



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Location

Statutory Address:

PUMP FARMHOUSE, PUMP LANE

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 80926 67514

Details

GILLINGHAM

TQ86NW PUMP LANE, Lower Rainham 686-1/8/81 (West side) 21/12/73 Pump Farmhouse

Farmhouse. Late C18, extended and remodelled early C20. Rendered brick with brick end lateral stacks and a left-hand rear external stack, and a tiled hipped roof. PLAN: double-depth plan with right-hand single-room extension. EXTERIOR: 2 storeys; 3:1-window range. Double-fronted, a timber doorcase with a small canopy and door with 6 flush panels, late C20 15/15-pane ground-floor and three 9/9-pane sashes; similar right-hand 1-window block with matching glazing. INTERIOR: altered, contains a central C20 dogleg stair, rear fireplace with possibly re-set 4-centre arched bressumer.

Listing NGR: TQ8092667514

Legacy

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

Legacy System number:
462709

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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CHAPEL HOUSE

Overview

Heritage Category:
Listed Building

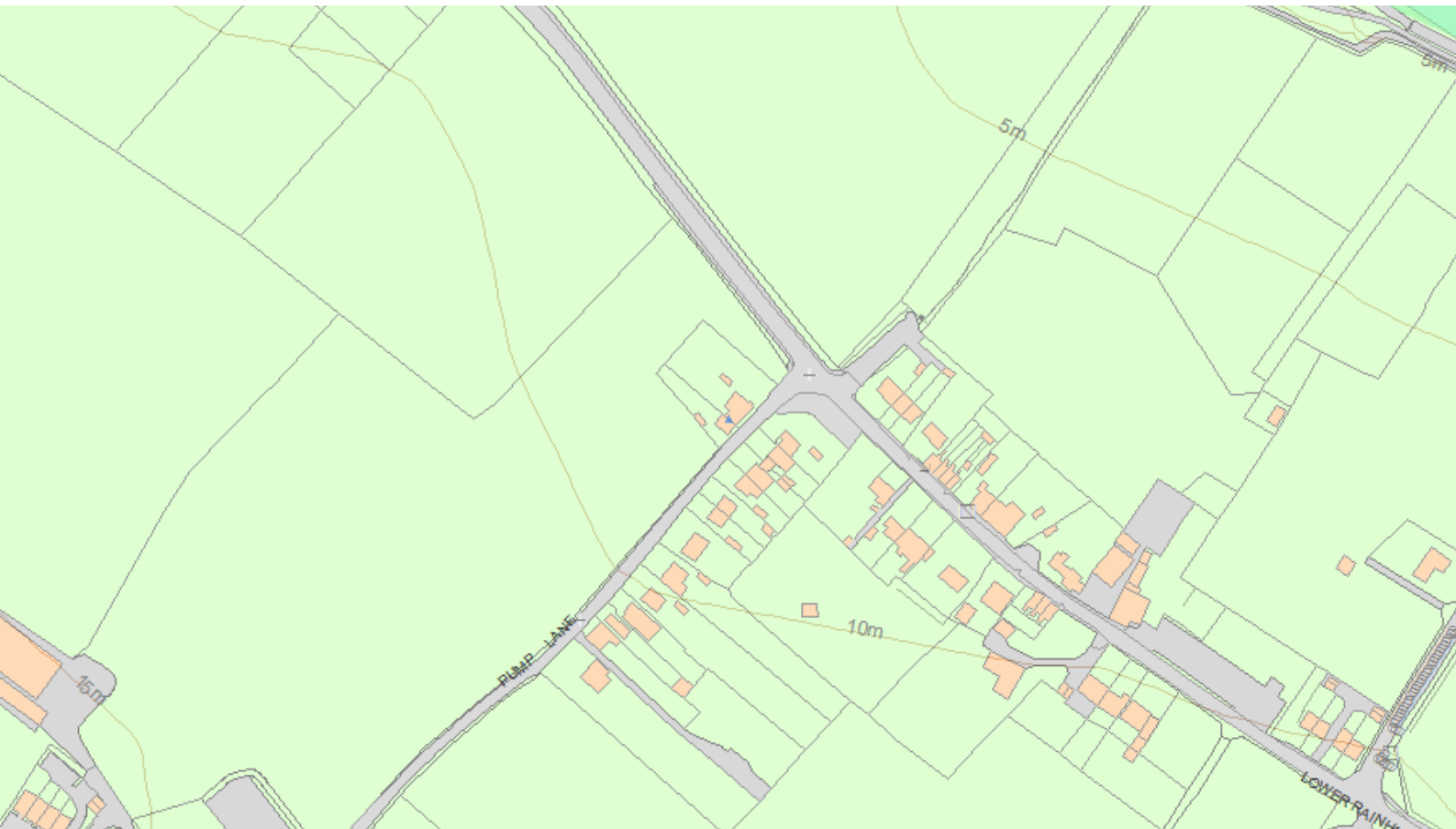
Grade:
II

List Entry Number:
1259635

Date first listed:
21-Dec-1973

Statutory Address:
CHAPEL HOUSE, 1 AND 2, PUMP LANE

Map



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Location

Statutory Address:

CHAPEL HOUSE, 1 AND 2, PUMP LANE

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 81187 67712

Details

GILLINGHAM

TQ86NW PUMP LANE, Lower Rainham 686-1/8/80 (West side) 21/12/73 Nos.1 AND 2 Chapel House

House, now two. Mid-late C15, altered early-mid C16, altered early C20. MATERIALS: timber-framed, rendered rear and weatherboarded left-hand end, with a large right-hand brick external stack, rear left-hand gable stack and rear central external stack, and a half hipped tiled roof with left-hand hipped cross range. PLAN: 3-room parallel plan with a right-hand rear outshut to No.1. EXTERIOR: 2 storeys, attic and basement; 9-window range. A close-studded front has a continuous jettied first-floor in three sections, the left-hand one projecting and with a jettied return, and a hipped roof front and rear. Mostly late C16 windows with flanking clerestory windows, blocked on the first floor, mostly C19 casements; right-hand and left side of middle section have ground-floor 3-light transom and mullion windows with small flanking lights, with C20 first-floor window above; left-hand 1-window range section has C19 cross windows, and a curved brace with a moulded base to the corner post. Large right-hand stack has offset toward the front and ridge section of roof connecting to the house; to the rear is a plain C20 door, with C20 windows above and to the side of the outshut. Left-hand return is weatherboarded to upper floor, with C20 windows, and a rear C20 extension with a gable stack and C20 door. Rear has a central single-storey gable with a stack, and a shallow raking dormer to the attic. INTERIOR: not inspected.

Listing NGR: TQ8034766348

Legacy

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Legacy System number:
462707

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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497, 499, AND 501, LOWER RAINHAM ROAD

Overview

Heritage Category:
Listed Building

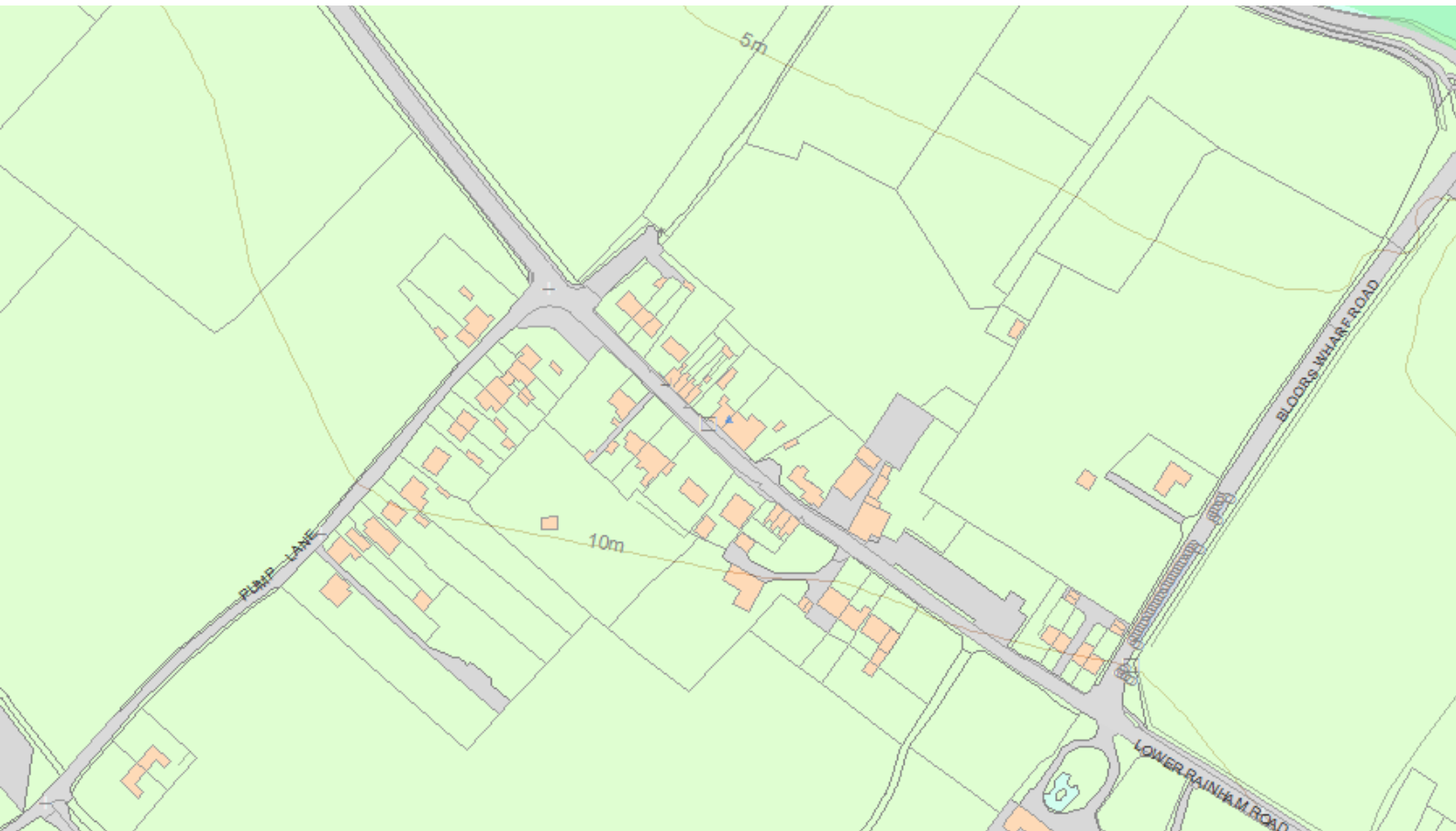
Grade:
II

List Entry Number:
1259732

Date first listed:
21-Dec-1973

Statutory Address:
497, 499, AND 501, LOWER RAINHAM ROAD

Map



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Location

Statutory Address:

497, 499, AND 501, LOWER RAINHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 81293 67677

Details

GILLINGHAM

TQ86NW LOWER RAINHAM ROAD, Lower Rainham 686-1/8/74 (North side) 21/12/73 Nos.497, 499 AND 501

House, later shop, now 3 houses. Late C15, remodelled C17; later rear ranges; refenestrated and altered mid-late C19. Timber-framed, roughcast with brick external end and rear stacks and tiled hipped roof. PLAN: open hall house, with high end cross-wing (No.499), remodelled with inserted floor and stacks in C17. EXTERIOR: 2 storeys; 5-window range. No.497 has right-hand C20 door, 6/6-pane ground-floor and tripartite first-floor sashes; No.499 has central door with small canopy and flanking C19 small-paned shop window with cornice and paired first-floor casement; No.501 with a central doorway with mid C20 door, tripartite flanking ground-floor windows and central and left-hand 2/2-pane sash. Right-hand return has a large stack with offsets each side and small flanking windows and a rear hipped C19 porch. Left-hand rear extension. INTERIOR: reported as having undershot cross passage with one service door still visible. Fine crown post with octagonal post and cap and square base. Moulded low end beam remains. Staircase added and floor inserted in the C17.

Listing NGR: TQ8128967685

Legacy

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Legacy System number:

462584

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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THE OLD HOUSE

Overview

Heritage Category:
Listed Building

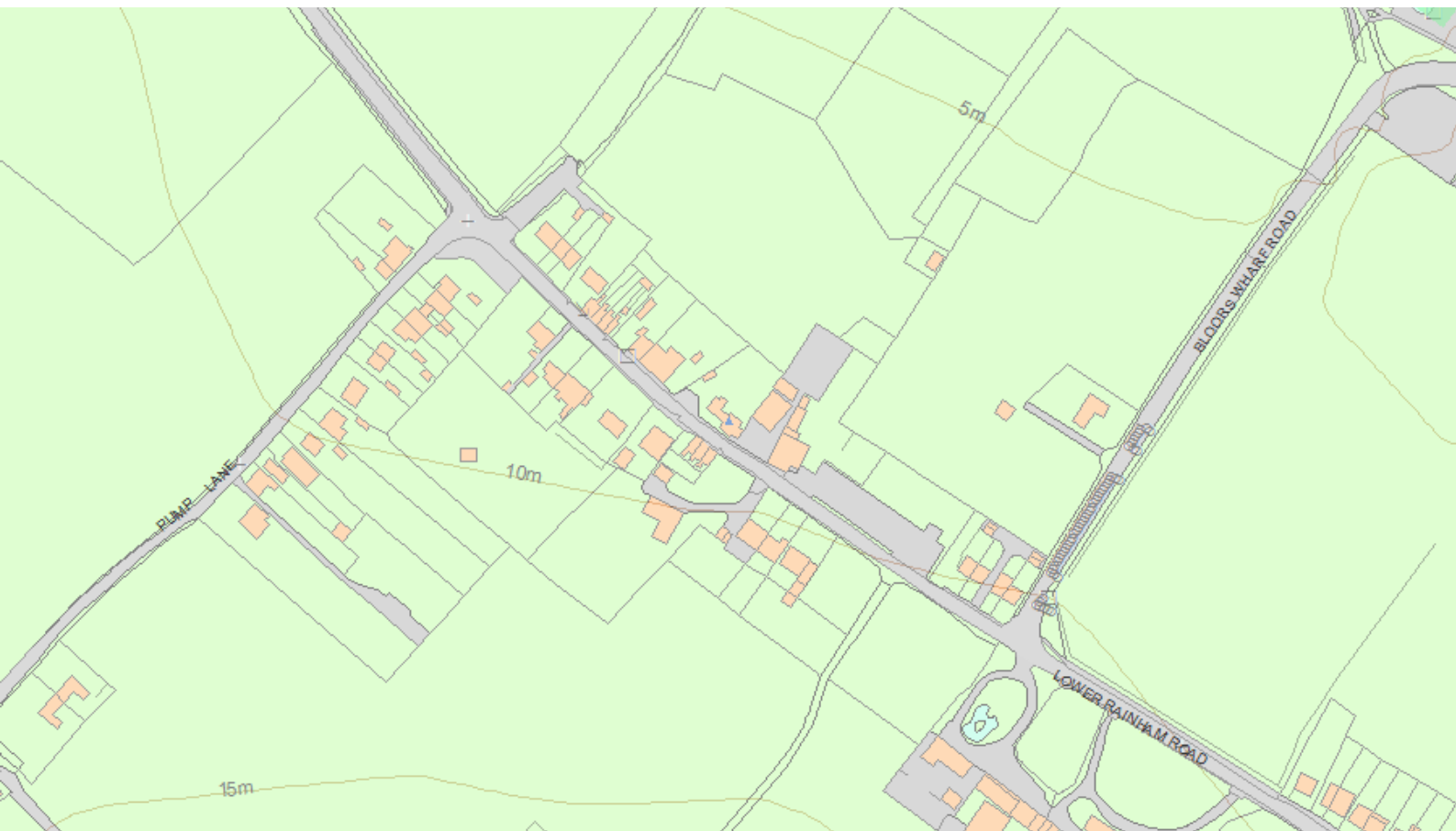
Grade:
II

List Entry Number:
1267776

Date first listed:
24-Feb-1950

Statutory Address:
THE OLD HOUSE, LOWER RAINHAM ROAD

Map



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Location

Statutory Address:

THE OLD HOUSE, LOWER RAINHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 81327 67648

Details

GILLINGHAM

TQ86NW LOWER RAINHAM ROAD, Lower Rainham 686-1/8/79 (North side) 24/02/50 The Old House

House. C15, altered late C16. Timber-framed with plaster infill, limestone rubble and brick, with a brick ridge stack and tiled hipped roof with right-hand cross wing. PLAN: Wealden-type plan, with a lobby entry when the stack was inserted, and right-hand service room under catslide. EXTERIOR: Wealden frame with large square panels and C20 leaded lattice lights. Left-hand section jettied to front and end with curved corner brackets, a larger one on the corner and 2-light first-floor casement; left-hand return has ground-floor compression braces and first-floor tension braces, and central casements to each floor. Central former hall range set back beneath the eaves with a central curved brace, a mortice in the wall plate from a former diagonal left-hand brace, and a tension brace in the left-hand bay, former central doorway in line with the stack, 2 outer 3-light ground-floor casements and a right-hand first-floor casement, some with diamond-section mullions. Right-hand cross wing set forward with jettied upper floor, and a left-hand buttress or former chimney, stone below and brick above; 3-light casements, larger on the ground floor. Brick service range on the right-hand return under a catslide roof. INTERIOR: not inspected, but reported as having octagonal crown post roof and dragon beam to south-west corner.

Listing NGR: TQ8130267677

Legacy

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

Legacy System number:
462599

Legacy System:
LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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BLOORS PLACE

Overview

Heritage Category:
Listed Building

Grade:
II*

List Entry Number:
1267763

Date first listed:
24-Feb-1950

Statutory Address:
BLOORS PLACE, LOWER RAINHAM ROAD

Map



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This copy shows the entry on 25-Aug-2020 at 16:30:42.

Location

Statutory Address:

BLOORS PLACE, LOWER RAINHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 81480 67478

Details

GILLINGHAM

TQ86NW LOWER RAINHAM ROAD, Lower Rainham 686-1/8/75 (South West side) 24/02/50 Bloors Place

Hall house, now house. 1470-1510, for Christopher Bloor, rear wing early C16 truncated and rebuilt late C17, partly destroyed by C18 fire. MATERIALS: timber-frame, clad in red brick to ground floor and tile-hung above, galleated limestone rubble rear wing extended in English bond brick, and the right in Flemish bond brick, brick rear external stacks, and a tall octagonal stack with crenellated cap to the rear wing extension, and a hipped roof with left-hand gable. PLAN: Wealden-type 3-room hall house of which the left-hand section destroyed in C18 fire, extended to rear C16. EXTERIOR: 2 storeys and attic; 4-window range. Former hall recessed at left-hand end has chamfered curved brackets from sides and projecting lateral beam under the overhanging eaves, a right-hand 4-centre arched moulded doorway with ribbed door and a rectangular overlight with margin panes, and a late C19 left-hand casement and first-floor casement over the entrance. Long right-hand bay refaced late C19 has C20 fenestration with a left-hand canted bay and mullion, and mullion and transom casements, with hipped dormers to the middle and left-hand return. A deep C20 weatherboarded eaves band extends along the front. The rear of the hall and the rear wing have C16 Perpendicular moulded stone mullion windows with shallow pointed heads and small panes. The hall has a rubble rear with a large external stack with a C19 star-shaped shaft, and a wide 2-storey bay in the outer corner with a hipped roof, 3 ground-floor and 5 first-floor lights, the latter leaded casements, and to the inner side of the stack are single 2-light windows to each floor; the left-hand return a 1-window range with a C19 doorway with 4-pane overlight, C18 8/8-pane first-floor sash and a C20 attic casement. Rear wing has a weathered stone plat band, with 5 irregularly spaced windows to the E with an off-centre 4-centre-arched door with moulded surround and boarded door, and arched lights as the previous section; a C19 doorway as the end of the hall. The W side has 2 paired windows, that to the left higher to a possible stairwell, a single paired first-floor window, and a hipped dormer, with a flat-headed door in the window-less rear

section. C20 lower porch and probable stair well in the SW re-entrant. INTERIOR: not inspected but recorded by RCHME as having much evidence of timber-framing including heavy jowled posts in front range; original C16 4-centre arched doorways at S end of former screen passage and in first floor stair well, the latter with enriched spandrels and moulded stops; crown post collar purlin roof in front range with octagonal crown posts with bases and capitals and arched braces. Rear wing first-floor chamber has clustered roll-moulded ceiling beams. C18 panelling in front right-hand drawing room. HISTORY: an unusual plan in having a very long W service bay, formerly jettied but the floor altered. The roof shows no evidence of smoke blackening, and believed to be a rare example of a hall with an original rear stack. A fine and unusual complex with group value with the rear walled garden walls and cart lodge and outbuildings (qv). (Survey of Kent Buildings: 1991-: 40264).

Listing NGR: TQ8130267677

Legacy

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

Legacy System number:
462586

Legacy System:
LBS

Sources

Books and journals

Survey of Kent Buildings, (1991)

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

RANGE OF OUTBUILDINGS INCLUDING CART LODGE AND GRANARY WEST OF BLOORS PLACE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1267769

Date first listed:

28-Feb-1989

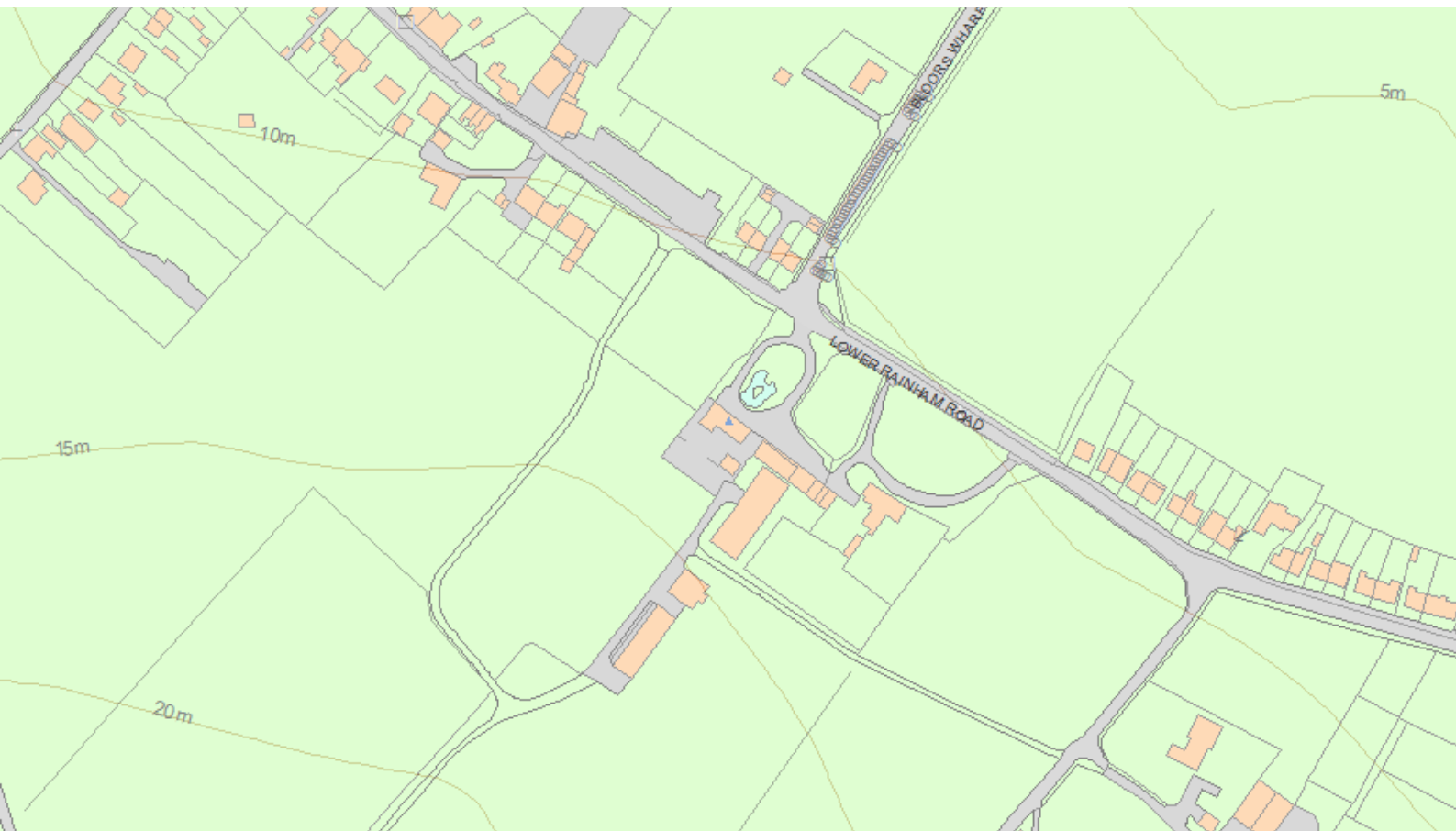
Date of most recent amendment:

05-Dec-1996

Statutory Address:

RANGE OF OUTBUILDINGS INCLUDING CART LODGE AND GRANARY WEST OF BLOORS PLACE,
LOWER RAINHAM ROAD

Map



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Location

Statutory Address:

RANGE OF OUTBUILDINGS INCLUDING CART LODGE AND GRANARY WEST OF BLOORS PLACE,
LOWER RAINHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 81417 67512

Details

GILLINGHAM

TQ86NW LOWER RAINHAM ROAD, Lower Rainham 686-1/8/77 (South West side) 28/02/89 Range of outbuildings including Cart Lodge and Granary west of Bloors Place (Formerly Listed as: LOWER RAINHAM ROAD, Rainham Range of outbuildings including Cart Lodge and Granary WNW of Bloors Place)

GV II

Cart shed and granary with adjoining cattle shed converted to coach house. Probably C18 with late C19 alterations to cattle shed. The cattle shed has a late C19 or C20 roof. Red brick in various bonds and partly weatherboarded timber-frame, and tiled roof. PLAN: rectangular. EXTERIOR: 2-storey; 7-bay cart lodge has open ground floor with timber posts and small curved braces to wall plate and longer braces to inner posts, with first-floor granary weatherboarded with open central and right-hand doorways and small boarded windows between. Rear has a first-floor loft door and window, with ground-floor window with boarded shutters. Lower left-hand brick single storey former cattle shed probably originally open-fronted, now brick-fronted with a right-hand vehicle entrance and louvred window. INTERIOR: not inspected.

Listing NGR: TQ8130267677

Legacy

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

Legacy System number:

462592

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

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GARDEN WALLS TO SOUTH AND EAST OF BLOORS PLACE

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1267767

Date first listed:

27-Jan-1984

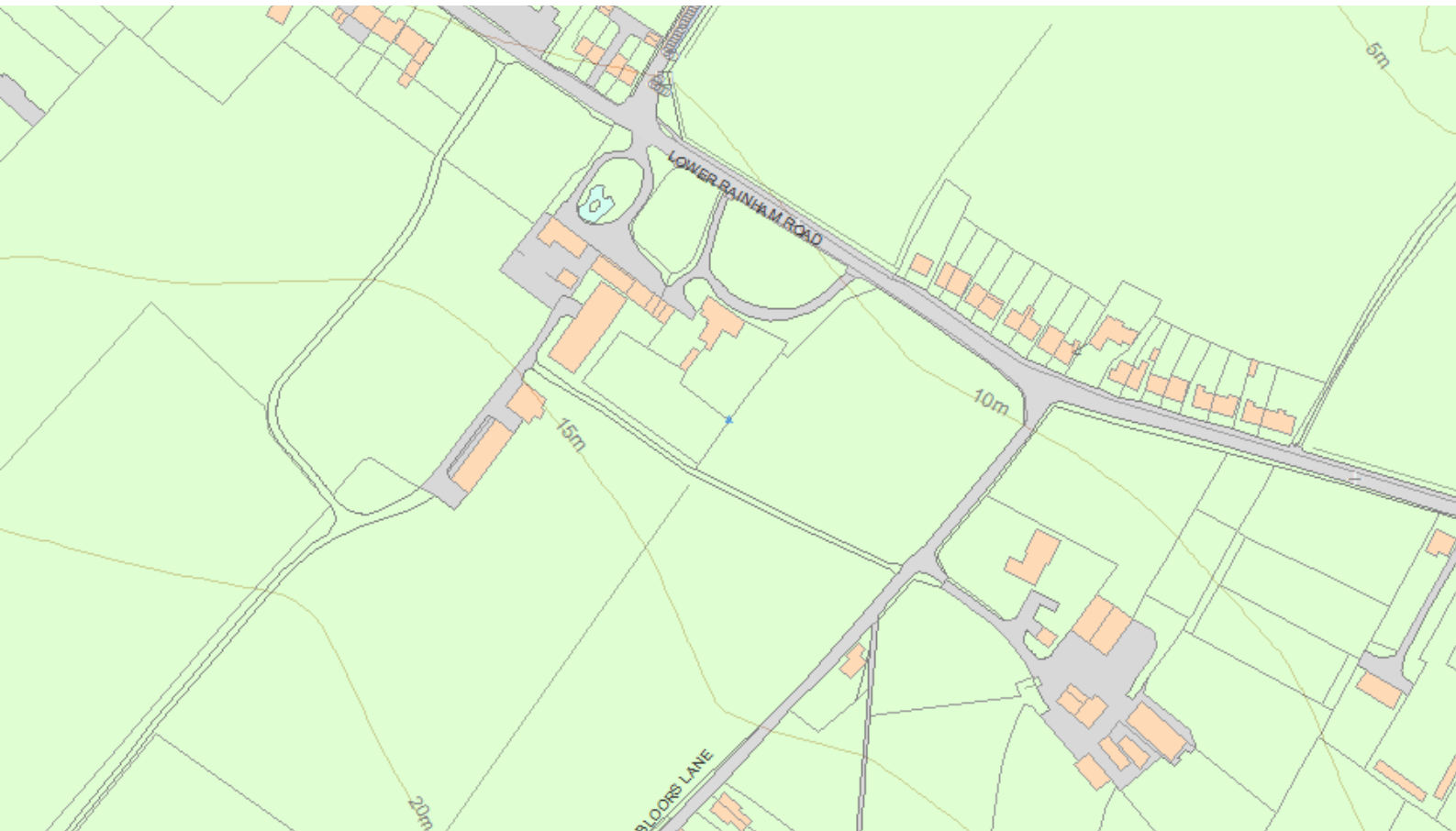
Date of most recent amendment:

05-Dec-1996

Statutory Address:

GARDEN WALLS TO SOUTH AND EAST OF BLOORS PLACE, LOWER RAINHAM ROAD

Map



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Location

Statutory Address:

GARDEN WALLS TO SOUTH AND EAST OF BLOORS PLACE, LOWER RAINHAM ROAD

The building or site itself may lie within the boundary of more than one authority.

District:

Medway (Unitary Authority)

National Grid Reference:

TQ 81484 67437

Details

GILLINGHAM

TQ86NW LOWER RAINHAM ROAD, Lower Rainham 686-1/8/76 (South West side) 27/01/84 Garden walls to south and east of Bloors Place (Formerly

Listed as: LOWER RAINHAM ROAD, Rainham (South West side) Walls to south and east of Bloors Place)

GV II

Garden walls. Mid C17. English bond brick and limestone rubble and dressings. Brick walls have plinth and angled brick beneath a weathered brick coping, stone walls have a moulded stone 4-centre arched doorway. Walls enclose E garden and S kitchen garden.

Listing NGR: TQ8130267677

Legacy

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

Legacy System number:

462590

Legacy System:

LBS

Legal

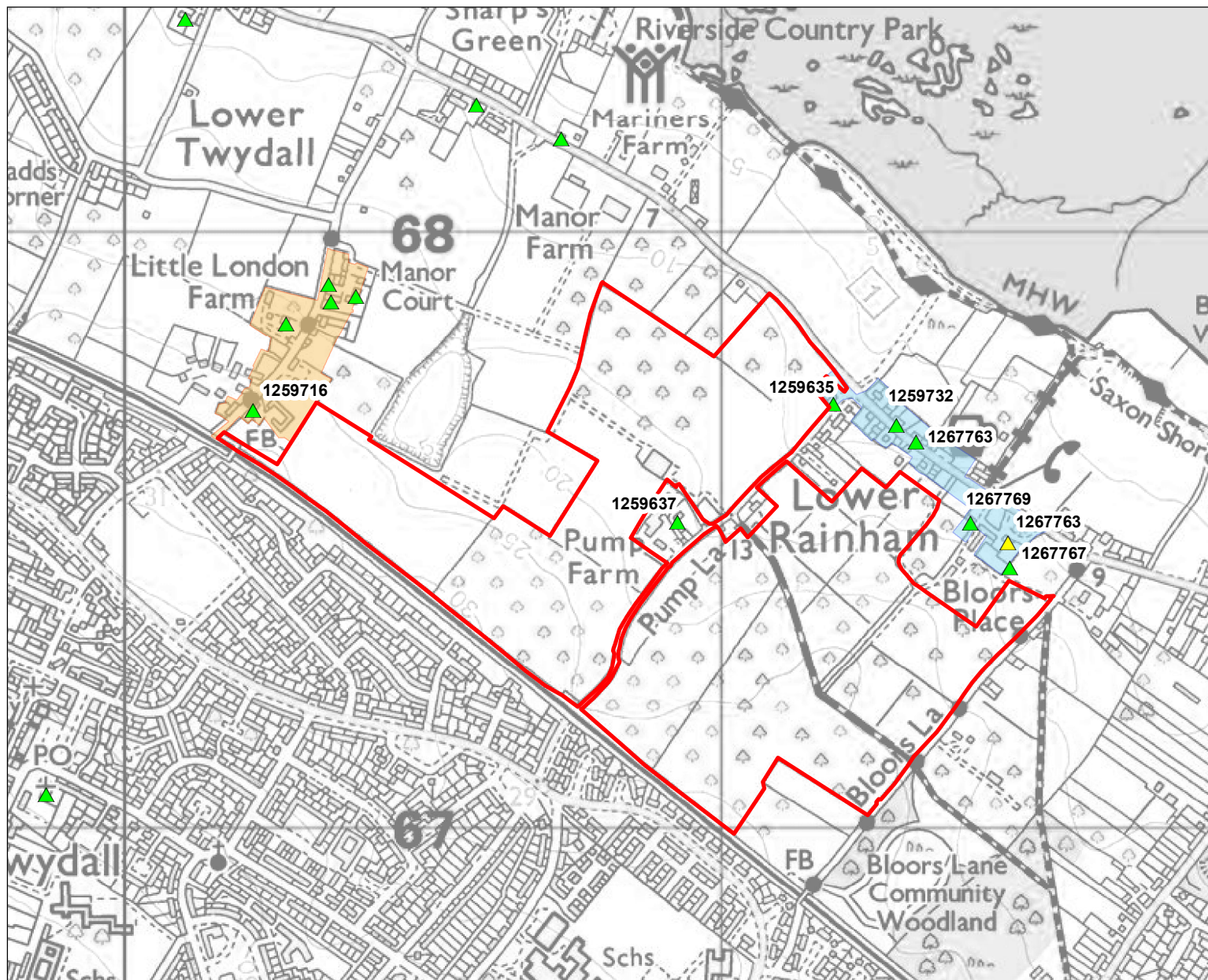
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End of official listing

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Appendix 2: Figure



KEY

- Site
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Lower Twydall Conservation
- Lower Rainham Conservation

Revisions:
First Issue- 25/08/2020 RG

Figure 1: Designated Heritage Assets

Land off Pump Lane, Lower Rainham

Client: AC Goatham and Sons
 DRWG No: P20-1268 Sheet No: - REV: -
 Drawn by: RG Approved by: GST
 Date: 25/08/2020
 Scale: 1:10,000 @ A3

0 0.45 km



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