

Heritage Statement

- 1.0 This Heritage Assessment has been researched and prepared by Hume Planning Consultancy Ltd to support the application for the erection of 14 bungalows and chalet bungalows, which will provide age-restricted general market accommodation for those over the age of 55, together with 21 communal car park spaces and amenity space (19/505215/FULL). The report is submitted at the request of Swale Borough Conservation Officer.
- 1.1 Desk-based research and an on-site assessment have identified one heritage asset whose setting may be affected by the development of the Site. This is the Grade II Listed Coleshall Farmhouse, which lies 90m (at its closest point) to the north west of the application site.
- 1.2 Paragraph 128 of the National Planning Policy Framework (NPPF) requires an applicant to explain the significance of heritage assets likely to be impacted by a proposed development, including consideration of their settings, and to demonstrate the impact that the development will have upon that significance. This report fulfils this requirement.
- 1.3 The assessment has been based on legislative framework, the findings of detailed historical research, a site walkover survey, an assessment conducted from publicly accessible locations around the Site, map regression studies, and the application of professional judgement.



Figure 1: A view of the Site looking southwest from Sheppey Way. Coleshall Farmhouse is just about visible behind a row of trees.



Figure 2: Grade II Listed Coleshall Farmhouse



Figure 3: View of Coleshall Farmhouse from the south east. The view is largely screened by a row of trees.

Site Assessment

- 2.0 The site is located southwest of Iwade, Kent. It is bound by new residential development to the northwest and north east, to the south east by a nursing home (under construction) and the south/south west boundary a bridleway lined with popular trees which leads to Coleshall Farm House.
- 2.1 Due to the construction of the nursing home abutting the site, the site has been stripped of vegetation and is currently being used to store topsoil from the building site.

2.2 The Grade II Listed Coleshall Farmhouse and its grounds are located 90m to the north west of the site. Chestnut House and two large nondescript sheds are also located a few metres away from Coleshall Farmhouse. However these are not considered to be heritage assets. This group of buildings can be accessed from Sheppey Way through a bridle road that runs along the north-eastern boundary of the site.



Figure 4: Map showing the site and Coleshall Farm

Assessment of Heritage Assets

2.3 The proposed development is not going to have a direct impact on any heritage asset. However, the use of Historic England's Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Historic England, 2015), a desk based assessment, and a site walkover, has enabled the identification of the Grade II Listed Coleshall Farmhouse whose setting may be affected by the proposals. The assessment of this heritage asset, including consideration of its setting, is included below.

Assets whose settings may be potentially affected by the proposal

Coleshall Farmhouse—Grade II Listed Building

3.0 Coleshall Farmhouse was first designated as a Grade II Listed Building in February 1974. Its listing was amended in November 1984. Coleshall Farmhouse is a sixteenth century, timber-framed, two-storey building which was altered and extended in subsequent centuries. The original part of the farmhouse was possibly a Wealden as there is evidence of a jettied front.

3.1 However, it was clad in painted brick and extended in the eighteenth century and a two-storeyed, slate-roofed wing was added in the nineteenth. The significance of Coleshall Farmhouse lies mainly in its evidential value, as a place that can yield information about

medieval architecture, and in its aesthetic value, as a building of architectural interest. Moreover, Coleshall Farmhouse's setting also contributes to a degree of its significance.

- 3.2 The immediate setting of Coleshall Farmhouse can be defined by: the driveway and grassed areas, located to the northeast; the gravelled parking area, located directly in front of it; the large, well-tended garden, located to the back and southeast, which contains numerous large trees, shrubs, and expanses of lawn; the large, rectangular grassed areas, located to the southwest and northwest; a medium-sized shed, located to the northwest; the small stream and wooded area, also located to the northwest; and Chestnut House with its surrounding grassed area. On the whole these make a positive contribution to the significance of the heritage asset as they mark the boundaries of the original farmstead. However, as most of the original agricultural buildings at Coleshall Farm have been removed and replaced by Chestnut House, which has a suburban character, it is not immediately apparent that Coleshall Farm was originally a working farm with a farmhouse at its heart. The relationship between the farmhouse and the small stream is particularly important as Coleshall Farm would have originally depended on this water source.

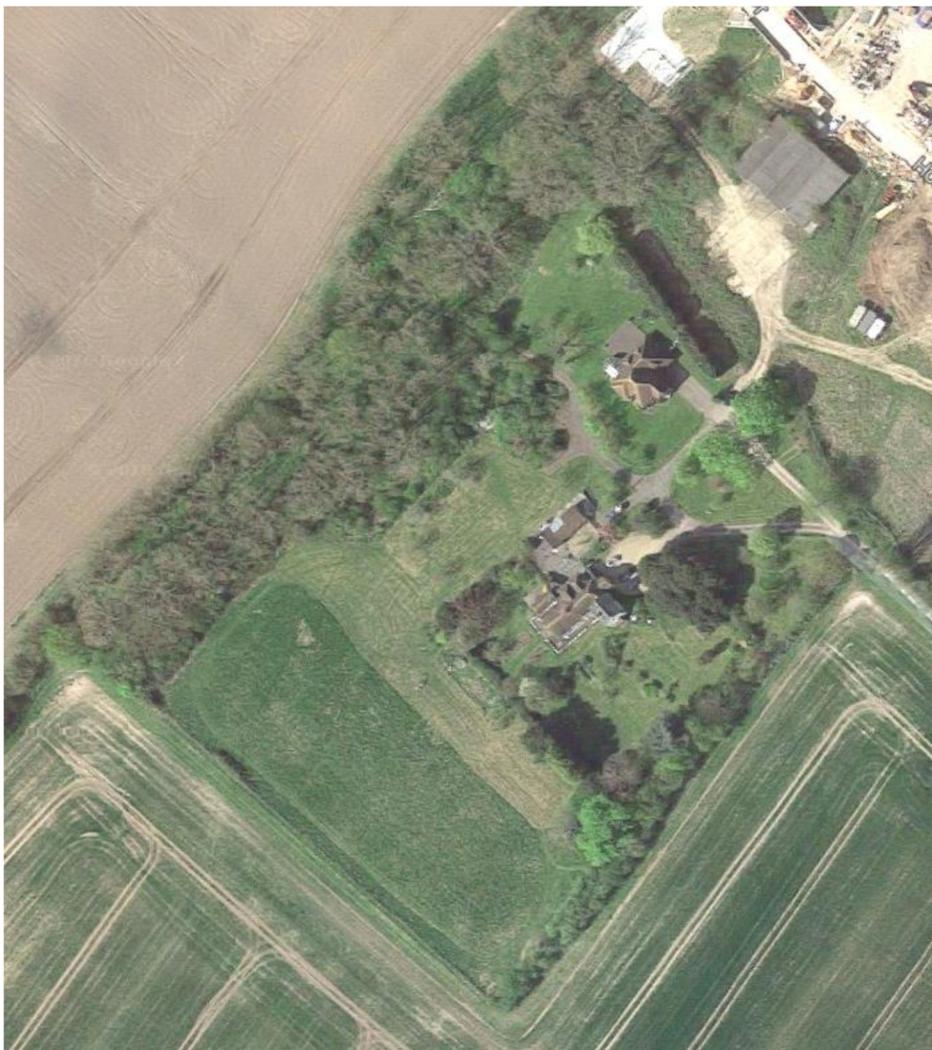


Figure 5: Coleshall Farm House and its immediate setting



Figure 6: A view towards Coleshall Farm House from the North East



Figure 7: Grade II listed Coleshall Farm House

- 3.3 The wider setting of Coleshall Farmhouse can be defined by the surrounding agricultural land and by the residential settlement of Iwade to the northeast. The surrounding agricultural land makes a positive contribution to the significance of the heritage asset as it emphasises the rural setting in which the farmhouse is located. The residential settlement at Iwade makes a neutral contribution as the significance of the listed building can still be appreciated.
- 3.4 With regards to the surrounding agricultural land, Coleshall Farmhouse has some limited views towards the field that surrounds it to the southwest and southeast. The wood that is located to the northwest of the farmhouse block the views towards the large field beyond. Hence, this latter field contributes less to the significance of Coleshall Farmhouse.

Planning History of Coleshall Farmhouse

- 4.0 On the 19th June 2015, the Swale Borough Council granted a listed building consent (Ref: 15/503154/LBC) to demolish a side extension, which was deemed to be of minimal historic or

architectural significance, and a planning permission (Ref: 15/502740/FULL) to erect a new single storey extension, including internal and external alterations.

Assessment of Impact

- 5.0 The assessment of impact has been undertaken in conjunction with the assessment criteria set out in Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 and paragraphs 133 and 134 of the NPPF.
- 5.1 Whilst no heritage asset will be affected directly by the development of the Site, this report has identified one heritage asset, the Grade II Listed Coleshall Farmhouse, whose setting may be affected. This section of the report will assess any impact that the proposals may have on the setting and significance of this heritage asset.

Coleshall Farmhouse - Grade II Listed Building

- 5.2 Coleshall Farmhouse and its grounds are located within the Site. The Site is considered to form part of the farmhouse's immediate and wider setting. The proposed development will preserve the immediate setting of Coleshall Farmhouse. It will also preserve the important relationship between the farmhouse and the small stream that flows close to it. Moreover, the proposed development will also preserve the small wood surrounding the listed building and hence, the wood will continue to provide a sense of enclosure within the immediate setting of the farmhouse.
- 5.3 On the 16th October 2008, the Swale Borough Council granted a conditional planning permission (Ref: SW/08/1127) to develop housing, employment space, public open spaces, a pavilion, roads, cycle paths, footpaths, stream crossings, landscaping, and ancillary works, on a site measuring 3000sqm, located directly north of Coleshall Farmhouse (marked as Area C in Figure 8), the application site forms a small area within this permission and is over 90 m away with development and vegetation between.
- 5.4 This large housing development was constructed in phases and is now in its final phases. During the planning process, the Grade II Coleshall Farmhouse was considered to be a constraint as the wider site was considered to lie within its setting. However, despite this, no harm to the heritage asset was identified and planning permission was granted.
- 5.5 Moreover, the Council approved an application (15/508514/FULL) that seeks to demolish the existing building within Area D (refer to Fig. 8) and erect six four-bed detached houses and two three-bed semi-detached houses with garaging access and landscaping. The said site is considered to be within the wider setting of Coleshall Farmhouse. However, the report to the Planning Committee concluded *'It sits approximately 60m from the closest part of the application site boundary, however, and beyond Chestnut House. Because of this relationship, and in combination with the quantum of surrounding development at Coleshall Farm, I do not consider that the proposed dwellings would harm the special*

architectural or historic interest of the listed building, or impact significantly upon its setting'. (emphasis added by HPC).

- 5.6 The application site is further away and the proposed development is low scale and would be screened by existing two storey development between the site and Coleshall Farm House.

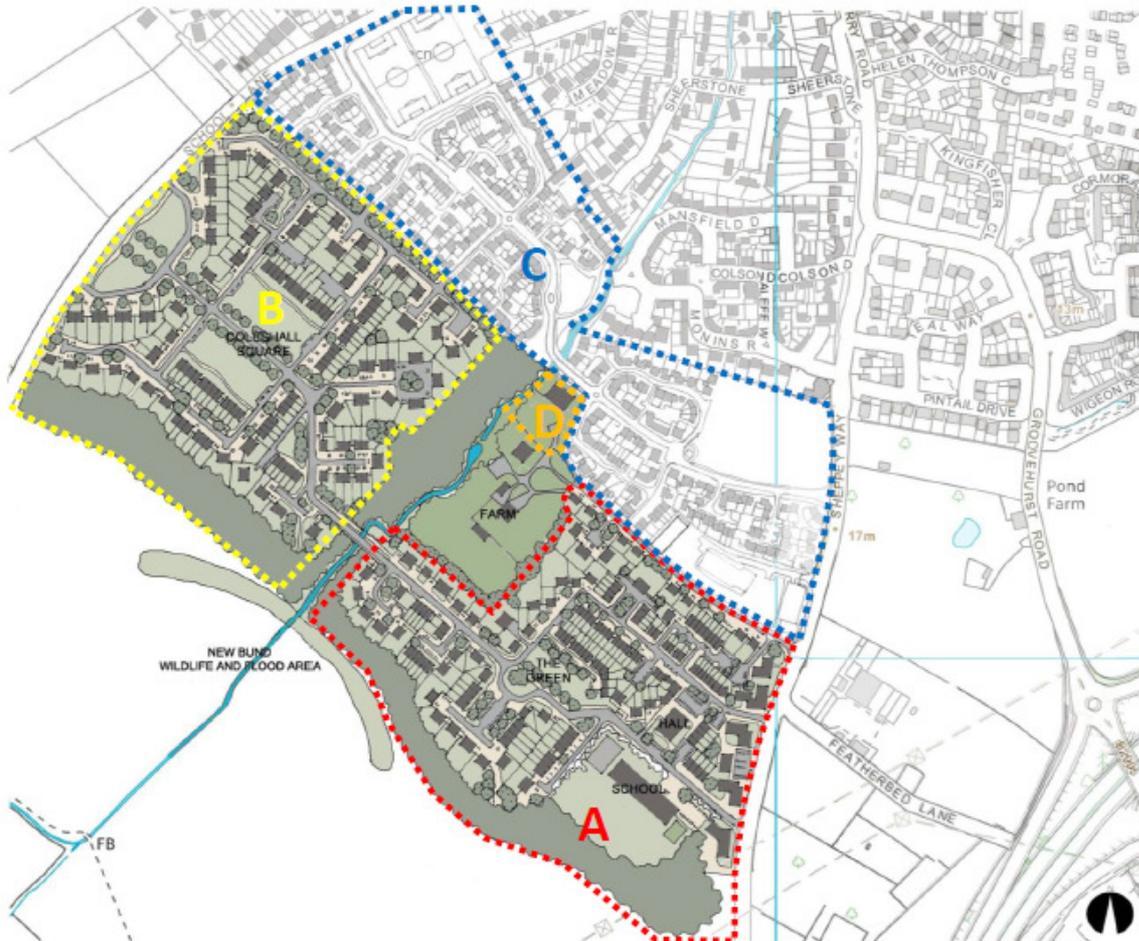


Figure 8: Shows proposed and existing development around Coleshall Farm House

Conclusion

- 6.0 This Built Heritage Assessment considers the impacts of a small proposed housing development on a site that is located to the south of Iwade, Kent. The proposed development is comprised of 14 small dwellings which will have an age restriction for the occupiers of over 55.
- 6.1 Coleshall Farmhouse, a Grade II Listed Building, has been identified as the only heritage asset that is likely to be affected by the proposed development. Its assessment, including consideration of its setting, has been assessed as part of this Heritage Assessment.
- 6.2 It has been demonstrated that the proposals will not cause harm to the asset's setting and in turn its significance.