

Heritage Statement



Red Lion, Rusthall, Tunbridge Wells,

On behalf of Shepherd Neame

November 2018

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Authored by:	Adrian Parry
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1.0 INTRODUCTION

- 1.1 This heritage statement has been prepared for Shepherd Neame by Heritage Collective. It relates to the construction of a row of three two-storey houses, associated car parking and an access road on land at Lower Green Road in Rusthall, and the potential impacts of the proposed development on the setting and significance of the adjacent Red Lion Public House, Nos. 55-63 Lower Green Road and Home Farm, all of which were listed grade II on 7th June 1974. The locations of the listed buildings in relation to the proposed development site are shown in Figure 1.



Figure 1: Proposed Development Area (approximate boundary in red) and locations of nearby listed buildings

- 1.2 The list description for the Red Lion pub (Historic England designation 1084448) is as follows:

"Early C19. 2 to 3 storeys. The ground floor is of Tunbridge Wells stone and some brick. The upper floors are tile hung. Tiled roof. 1 3-light casement on the right-hand side of the 1st floor, 2 sashes on the left-hand side and casements on the ground floor. Doorcase with wooden hood on brackets. The left-hand side has 4 sashes and an outside chimney stack".

- 1.3 The list description for Nos. 55-63 Lower Green Road (Historic England designation 1338836) is as follows:

"An early C19 terrace. 2 storeys. The ground floor is of red brick with some grey headers, the 1st floor is tile-hung. Tiled roof with 3 brick chimney stacks. 7 casement windows in all. Simple batten doors in moulded architraves. Nos 55 to 63 (odd) form a group".

- 1.4 The list description for Home Farm (Historic England designation 1338837) is as follows:

"Mid C19. 2 storeys red brick. Hipped tiled roof with brick modillion cornice. 3 sashes with glazing bars intact and cambered heads. Central doorcase with wooden weatherhood and brackets. Modern door. Left side outside chimney stack".

- 1.5 During pre-application dialogue with Tunbridge Wells Borough Council, there was a discussion whether the proposed development area shown in Figure 1 provides a purpose in terms of the setting of the Public House. It was therefore decided that investigation would be required regarding its historical context and how this site has still remained undeveloped. It was decided that it would be useful to start with consideration of this matter, in order to determine whether its loss to residential development has any impact on the setting of the listed buildings referred to in 1.1 above. The Council's Conservation Officer advised the following:

"The open piece of land can be considered part of its setting. It may also form part of the setting of the listed Home Farm. Any proposals for development on this site would need to take into consideration the contribution of the setting of the building(s) (all of its surroundings and how it is experienced) towards its significance as part of an application, to be included in a heritage statement within a design and access statement. Historic England's GPA2 ('Managing Significance in Decision Taking) and GPA3 (Settings and Views) would need to be referred to, and the latter in particular".

It is likely that development at the site is likely to have some level of harm, however, at this stage, without the detailed proposals and supporting

Heritage Statement, I am unable to confirm if this is so significant to result in refusal of the planning application”.

- 1.6 This heritage statement is a revised and updated version of a heritage assessment produced for pre-application purposes in January this year. A formal pre-application response was provided by Tunbridge Wells Borough Council on 28th February 2018, which largely concurred with the findings of the assessment, stating that *“the area of land in which it is now proposed to locate the new houses has a minor role in the significance of the pub, and very little role in the significance of the listed terrace or Home Farm”*. The Council also agreed that the development proposals would result in less than substantial harm to the heritage significance of the listed Red Lion public house and that the effects of visual harm could be mitigated following pre-application advice from the Council.
- 1.7 This Heritage Statement will accompany the full planning application, providing the required statement of significance addressing the effects of the proposed development on the setting of the Red Lion and other nearby listed buildings.
- 1.8 The construction of the proposed new access road from Lower Green Road to the new builds will truncate the curtilage-listed boundary wall to the south of the Red Lion. The impact of this in heritage terms is also addressed in this report.
- 1.9 A site visit was undertaken on 20th October 2017 to assess the significance of the listed buildings and their settings.

2.0 RELEVANT HERITAGE POLICY AND GUIDANCE

- 2.1 The decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting. The decision maker must also give considerable importance and weight to the desirability of preserving the listed building. There is a strong presumption against the grant of permission for development that would harm the special interest of the listed building, although this can be outweighed through mitigation and public benefit within the meaning in the National Planning Policy Framework (NPPF), as is explained further below.
- 2.2 No part of the development is within a conservation area, so section 72(1) of the Act (which established a broadly similar duty to the above in respect of conservation areas) does not strictly apply.
- 2.3 For the purposes of this assessment, preservation means to do no harm, as is established in the South Lakeland case, 1992. Harm is defined by English Heritage as change which erodes the significance of a heritage asset.¹
- 2.4 The significance of a heritage asset is defined in the NPPF as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance. Setting is defined in the NPPF as follows:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change 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."*
- 2.5 The advice of Historic England on the setting of heritage assets (Historic Environment Good Practice Advice Planning Note 3 [GPA3], revised in December 2017) has been taken into account in this assessment, although

¹ Paragraph 84 of *Conservation Principles* 2008.

GPA3 does not prescribe a single methodological approach for assessments relating to the setting of heritage assets.

- 2.6 The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.7 The NPPF requires the impact on the significance of the heritage asset to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 193 to 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.
- 2.8 Paragraph 193 of the NPPF states that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance.
- 2.9 This assessment is confined to the significance of heritage assets and the impact of change on that significance. It does not address the planning balance in which public benefit is weighed against the degree of harm, if any.

3.0 THE SIGNIFICANCE OF THE HERITAGE ASSETS

- 3.1 The criteria for heritage significance are those listed in 2.3 above, in respect of the NPPF, namely architectural interest, historical interest, archaeological interest and artistic interest.
- 3.2 There will also be an assessment of the setting of each of the above designated assets, as this is a contributory factor to significance, and is of particular relevance when addressing the potential impacts of this development. The assessment of setting takes into account the criteria outlined in Historic England GPA3.

The Red Lion Public House

Historical Interest

- 3.3 The hamlet of Lower Green, the historic core of which is centred upon the triangular road junction formed by Lower Green Road and Ashley Gardens, originally formed part of the Manor of Rusthall in the parish of Speldhurst.
- 3.4 The origins of the Red Lion are obscure, but tradition has it that there has been a licensed hostelry at this location since 1415. If that were the case, it would make it the oldest public house in Kent. The earliest large-scale map evidence for the current pub building is the 1841 Tithe map of Speldhurst (Figure 1).
- 3.5 The Tithe apportionment accompanying the 1841 map shows that the Red Lion was owned at that time by a local family of brewers, the Baden-Powells. One of the family, Robert Baden-Powell, who went to school in Tunbridge Wells, later became famous for founding the Scouting movement.
- 3.6 Title deed evidence demonstrates that the Baden-Powell family passed on their interest in the Red Lion to a Robert Sale in 1845. He in turn conveyed the pub to the Culverdon Brewery in Tunbridge Wells in 1854. The Red Lion remained in the ownership of the Kelsey family, who ran the brewery, until at least 1938. The pub then became part of the Flowers Brewery, which later became the Whitbread brewery, before passing into Shepherd Neame ownership in 1995.



Figure 2: Extract from the 1841 Speldhurst Tithe map, showing the Red Lion Pub ringed in red, its property footprint shaded in yellow and Nos. 55 to 63 Lower Green Road ringed in blue

- 3.7 The Red Lion, as well as being a public house, has been a hotel and, according to the Dover Kent Archives pub website, a temporary mortuary.

Architectural Interest

- 3.8 The characteristic L-shaped footprint of the current Red Lion pub (albeit a slimmed-down version) was already evident in 1841. The original core of the pub is the mid-section of the frontage, which at three-storeys in height is noticeably taller than the rest of the pub building.



Figure 3: Red Lion Pub – main south-west facing elevation, with one corner of the original building highlighted in red and shown in detail in Figure 4



Figure 4: Photograph looking north showing corner detail of original building before the addition of the southern lean-to

3.9 The timber framework forming the historic core of the pub can be seen in Figures 5 to 10.



Figure 5: Ground floor interior of the oldest part of the pub, showing its original timber framework (see also front cover), with inglenook fireplace at the southern end



Figure 6: First floor room in the historic core of the public house



Figure 7: Second floor room in the historic core of the pub building



Figure 8: Garret occupying top floor of pub



Figure 9: Carved staircase detail on first floor (left) and wooden spiral staircase up to garret (right)



Figure 10: Roof timbers in the historic core of the pub. The presence of a roof plate indicates a late date

- 3.10 The two-storey extension on the northern side of the pub (Figures 11 & 12), judging by its fenestration, is 18th or early 19th century in date. The former coach-house to the north-west of the pub is now partly demolished and used as a garage. It forms part of the curtilage of the pub and probably dates from the same period as the extension. The two buildings also share a close visual

and spatial relationship when viewed together from the north-west and south-west.



Figure 11: View of the late 18th/early 19th century addition of the Red Lion and what remains of the contemporary former coach-house (left)



Figure 12: Ground floor interior of side addition looking towards the front

- 3.11 A postcard and photograph from the early 20th century (Figures 13 & 14) show the front and side elevations of the Red Lion, which, aside from one slight

alteration in the window layout and the absence of the main entrance porch, looks broadly similar to what is on view today.



Figure 13: 1907 postcard showing the Red Lion Hotel (and part of Nos. 55 to 63 Lower Green Road on the right) from the north. The same view is still visible today in Figure 5



Figure 14: 1912 Photograph looking north along Lower Green Road (in the opposite direction from Figure 13 above), with the Red Lion on the right. This view is also relatively unchanged today.

- 3.12 The timber frame of the building is of intrinsic archaeological interest and there is some artistic interest in features such as the carving on the first-floor staircase.

- 3.13 Ordnance Survey mapping shows that the pub has occupied its current building footprint since at least 1960, with the server, kitchen, store and toilets all being relatively modern additions to the establishment.

The Setting of the Red Lion

- 3.14 The curtilage of the Red Lion pub can be broadly divided into three separate areas:

- The former coach house and area of hardstanding which separates it from the pub (Front cover photo and Figure 11)
- The beer garden, which occupies two levels at the rear of the pub
- The private garden of the pub, which fronts onto Lower Green Road (Figures 18 & 19), including the boundary wall which separates the two

- 3.15 The private garden and beer garden were originally a single plot, numbered 1114 on the 1841 Tithe map and called "Red Lion Garden" in the accompanying apportionment. The only structures known to have been previously constructed within the garden (s) were small ancillary buildings, one shown behind the pub on the 1841 Tithe map (Figure 2) and another erected on a terrace cut into steeply sloping ground rising up from Lower Green Road. The latter structure is first recorded cartographically on an 1890s Ordnance Survey map (Figure 15), and its brick remains are still visible today.

- 3.16 The Historic England Guidelines referred to 2.5 above contain a checklist of factors which contribute to setting. These attributes relate to the surroundings of a heritage asset and how it is experienced. Not all of these attributes apply in all cases, and there is no set methodology as to how they are applied. In this particular instance, factors like topography, history, green space, trees, vegetation, land use, other heritage assets and the nature of the surrounding built environment all come into play. However, it is the visible and spatial inter-relationship of the Red Lion with other buildings and spaces which is the main consideration when assessing the setting of the public house, and the contribution it makes to the heritage significance of the listed building. The same can be said for the settings of the other listed buildings.

- 3.17 The setting of the Red Lion (see 2.4 above) can be summarised as follows:

- Lower Green Road and Ashley Gardens – the Red Lion frontage occupies a prominent corner position which means it is highly visible from within the historic core of Lower Green as Lower Green Road sweeps round from the south-east to the north; the physical and spatial relationship between the pub and the remains of the former coach house is best experienced and appreciated from here, as is a similar relationship between the pub and the listed terrace, and the pub and the rest of the historic core of Lower Green.
- The private garden – this unevenly surfaced grass-covered space, which at the time of the site visit was slightly overgrown with vegetation, occupies an elevated position above Lower Green Road Road; apart from the lower terrace (see 3.15 above), views of it from the public realm are filtered by the treeline visible in Figure 18; There are views of the former coach house, listed terrace and historic core of Lower Green from the garden (Figure 19) as well as various views of the rear and south side of the pub itself; it is a relatively tranquil green space with a domestic aspect which has probably changed very little over time.
- The beer garden – the partially tree-lined lower level of the beer garden sits behind the former coach house and the upper level is on the north-east side of the private garden (from which it is separated by a fence); it is a more manicured and better maintained open space than the private garden and there is greater inter-visibility with surrounding housing.

3.18 It is the visual and spatial relationship of the Red Lion with other buildings in the historic core of Lower Green which contributes most, in terms of setting, to its heritage significance. The front of the pub, (and its public face, given that this is a building whose primary function has always been to serve not only the local community but the wider travelling public) occupies a prominent street corner position overlooking the historic core of Lower Green. The visual and spatial relationship of the pub with its former coach house is also best viewed from the northern junction of Ashley Gardens and Lower Green Road. How the Red Lion relates to the listed terrace on the opposite side of Lower Green Road (with which it may have been historically associated – see 3.26 below) is also

best experienced and appreciated when looking south-east from the centre of the hamlet (Figures 11 & 13).

- 3.19 As can be seen from Figures 13 & 14, there has been very little change to the historical streetscene of the hamlet of Lower Green in the last hundred years. This includes the green space to the side of the Red Lion, which as far is known, has always been part of the garden attached to the public house. As this is also visible from Lower Green Road and Ashley Gardens, the private garden also makes a positive contribution to the setting of the Red Lion.
- 3.20 Views from the private garden itself provide more filtered and glimpsed perspectives of the visual and spatial relationships described in 3.17 above, but do allow visual appreciation of the architectural and historical interest of the rear elevation of the Red Lion, which reflects the more domestic and private face of the public house.
- 3.21 The upper beer garden makes the least contribution to the setting of the Red Lion. It is an attractive leafy, tree-covered space that feels exactly like what it is, a modern amenity serving the needs of the pub as an outdoor space rather than an integral part of its historical curtilage. It is fenced off from the pub and the private garden and is located in close proximity to surrounding buildings which do not contribute anything to the setting of the listed building.



Figure 15: 1896 OS map extract showing the small ancillary structure (ringed) located south-east of the Red Lion pub on Lower Green Road. The grade II listed terrace on Lower Green Road and Home Farm are shaded green and orange respectively



Figure 16: The private garden of the Red Lion, looking from Lower Green Road



Figure 17: View of the Red lion and its wider setting from the south-east corner of the private garden

Nos. 55-63 Lower Green Road

- 3.22 This grade II listed terrace of five cottages lies on the opposite side of Lower Green Road from the Red Lion (Figure 18).

Architectural & Historical Interest

- 3.23 The cottages do not feature on Ordnance Surveyor drawings from the turn of the 19th century but are depicted on the 1841 Speldhurst Tithe map (Figure 2). This confirms the early 19th century date of construction given in the list description in 1.3 above. The site visit confirmed that the remaining detail in the list description also still applies in respect of their external architectural character and appearance.



Figure 18: Front elevation of the grade II listed terrace at 55-63 Lower Green Road

- 3.24 The 1896 Ordnance Survey map (Figure 15) shows that the footprint of the cottages did not change during the remaining decades of the 19th century. The addition of extensions to the back of the terrace, presumably to relocate kitchen space and other domestic facilities, has been ongoing since the beginning of the 20th century.
- 3.25 Nos. 51 & 53 Lower Green Road, which are not listed buildings, are located adjacent to the terrace and appear to have been built at the same time. It is not known, however, whether there is any other connection historically between the terrace and its neighbouring properties.
- 3.26 The entry for the Red Lion Inn in the Dover & Kent archives pub catalogue states that the cottages were used as accommodation for the hotel, but the research carried out for this assessment has not seen the documentary evidence for this assertion.
- 3.27 The listed terrace is not thought to have any artistic or archaeological interest.

Setting

- 3.28 The heritage significance of the listed terrace is best experienced and appreciated from directly in front and when looking north-west and south-east along Lower Green Road. The oblique views (Figures 11 & 13) highlight its physical, visual, historical and spatial association with the Red Lion and other nearby buildings.

Home Farm

- 3.29 Home Farm is not depicted on the 1841 Speldhurst Tithe map but is shown on Ordnance Survey maps from the 1860s onwards (Figure. This confirms the mid-19th century date for its construction given in the list description (see 1.4 above).
- 3.30 An Ordnance Survey map regression exercise demonstrates that the historical curtilage of Home Farm has clearly been heavily fragmented, and its significance eroded by later adjacent development.

Setting

- 3.31 The heritage significance of Home Farm is best experienced and appreciated when viewed from directly in front and from within its own grounds. The density of later development and vegetation between Home Farm and the Red Lion pub means that inter-visibility between the two is severely restricted. There was no sense from the site visit that Home Farm forms an integral part of the setting of the Red Lion or vice versa.

The south-western Boundary Wall of the Red Lion public house

- 3.32 The proposed new builds will be connected to Lower Green Road by an access road, which will pass through the right-hand end of the brick boundary wall shown in Figure 19 below.



Figure 19: Brick boundary wall south of the Red Lion, looking along Lower Green Road from the northwest.

- 3.33 The brick wall forms the boundary between the private garden of the Red Lion and Lower Green Road. As such, it is curtilage-listed with the Public House, but not listed in its own right.
- 3.34 As the photograph in Figure 19 shows, the brick wall is clearly a later (19th century? insertion between the stonework of the public house (ringed on the left) and further boundary stone-work at the back of the pavement to the south-east (ringed on the right). It therefore forms part of the curtilage boundary of the Red Lion, without being necessarily being of intrinsic heritage significance.

4.0 EFFECTS ON HERITAGE SIGNIFICANCE

The application proposal

- 4.1 The proposed development (Figure 20) is for a small terrace of three residential units to be built in the current beer garden of the Road Red Lion public house. In light of pre-app and other heritage advice, the location of the planned terrace has been revised with a view to setting the new buildings as far back as possible from the listed building and the historic streetscene. Vehicular access would be provided from Lower Green Road.



Figure 20: Proposed Development Plan

Effects on the significance of the Red Lion Pub

4.2 The siting of the new buildings at the proposed location would change the setting of the Red Lion public house as it would introduce new development to an area of land which has historically been open ground attached to the public house. Harm to the significance of the listed building can be considered minor, however, for the following reasons:

- The planned location of the terrace is in an area of the pub grounds which contributes least to the setting of the listed building.
- The setting back of the proposed terrace from the Red Lion and Lower Green Road would preserve views of the public house relative to the green tree-filled space currently forming its private garden. The car parking spaces are intended to be screened from view by a landscape buffer and the private garden is proposed to be retained as a (shared) green space.
- The visual relationship between the Red Lion and the listed terrace opposite, when looking in either direction along Lower Green Road, would also remain largely unchanged.
- Views of the public house relative to other old buildings in the historic core of the hamlet would also be preserved.
- The proposed location of the new terrace would mean that it would not protrude too much into the gap between the public house and former coach-house when looking from the west; thus, the visual and historic relationship between the two buildings would be maintained.
- The design of the new builds has taken into account the architecture of the historical core of Lower Green, particularly the listed terrace opposite
- The provision of an access road to the new builds from Lower Green Road will remove historical fabric from an existing curtilage-listed boundary wall; however, this wall is thought to be a 19th century insertion and loss of part of its structure will have little impact, if any, on the special interest of the public house.

Effects on the significance of grade II listed Nos. 55-63 Lower Green Road

- 4.3 The proposed development would cause a slight change to the setting of the listed terrace by altering the character of the pub garden opposite but it would not erode its significance. Views of the cottages from directly in front would be preserved, and views along Lower Green Road (where the terrace can also be seen in relation to the Red Lion and other buildings in the historic core of the hamlet), would remain relatively unchanged.

Effects on the significance of grade II listed Home Farm

- 4.4 It is considered that the proposed development would not erode the heritage significance of Home Farm. The wider setting of this grade II listed building, particularly in the direction of the proposed development site, has already been negatively impacted by modern development and there is little inter-visibility between the two.

5.0 CONCLUSION

- 5.1 Local tradition ascribes late medieval origins to The Red Lion public house although the hand-cut timber framework visible today within its interior appears to be post-medieval in date. Either way, the Red Lion has been a longstanding fixture in the historical core of the hamlet of Lower Green and as such, its heritage significance operates at a local level, rather than in a wider historical and architectural context.
- 5.2 The pub was extended in the late 18th or early 19th century when it became a coaching inn and hotel. The terrace of listed cottages opposite the hotel was constructed in the early 19th century, possibly as overflow accommodation for the Red Lion.
- 5.3 Further additions have been made to the Red Lion since the 19th century to modernise its facilities and extend its footprint.
- 5.4 It is the conclusion of the assessment that current proposals to place new builds within the historic curtilage of the Red Lion, and in an area of its grounds which has been previously undeveloped, would change the setting of the pub and erode its significance in doing so. This would therefore engage paragraph 196 of the NPPF, to which the decision maker would have to give considerable importance and weight when discharging the duty under section 66(1) of the Act. However, the harm identified above, is deemed to be at the low end of the spectrum and is considered to be relatively minor.
- 5.5 The proposed development would also change the setting of the grade II terrace of listed cottages but not erode its heritage significance, Paragraphs 195 & 196 of the NPPF would therefore not be engaged in this case.
- 5.6 The same applies to the heritage significance of Home Farm. This would be unaffected by the proposed development.