

Heritage Statement



Red Lion, Rusthall, Tunbridge Wells,

On behalf of Shepherd Neame

November 2018

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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