THE FARMHOUSE, ACRISE
HERITAGE IMPACT ASSESSMENT
ISSUE 04: NOVEMBER 2018



PURCELL

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THE FARMHOUSE, ACRISE: DESIGN, ACCESS AND HERITAGE STATEMENT

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SECTION 1.0
INTRODUCTION

This Heritage Impact Assessment has been prepared by Purcell, on behalf of the current owners of The Farmhouse, Acrise in support of a proposed private driveway to the property. This report should be read alongside the application drawings prepared by Purcell Architects.

1.1 BACKGROUND AND PURPOSE OF THE REPORT

The owners of the Farmhouse have recently purchased a plot of land adjacent to their own boundary, as indicated on the plan, that originally formed part of their own gardens, to be able to restore the land and to build a drive. Planning and Listed Building Consent was granted in 2014 for alterations and repairs to the listed building (Y14/0407/SH). These works are due to commence shortly, however in planning for them, the owners are conscious that the existing unbound gravel access road is unsuitable for heavy contractor's site vehicles and does not go directly to their property but stops short some 60m from it. Furthermore, the driveway is shared between several other residential properties at Acrise Place. A new private driveway would minimise disruption to other residents and would partially reinstate a former estate carriageway.

Pre-application advice was sought from Shepway District Council in August 2016. The council's informal pre-application advice letter was later received and is discussed in more detail in Section 7.

There will be no physical impact on any statutorily listed buildings or curtilage listed structures resulting from the proposed driveway. The closest listed building is the Farmhouse which is listed at grade II. Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require the Local Planning Authority to have special regard to the desirability of preserving listed buildings **or their settings** or any features of special architectural or historic interest which they possess.

The Farmhouse and wider park are not situated within a conservation area.

Paragraph 128 of The National Planning Policy Framework (NPPF) states 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their settings. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposals on their significance'. The heritage asset in this instance being the estate parkland.

1.2 STRUCTURE OF THE REPORT

A summary of relevant legislation, national, regional and local planning policy and guidance is provided in **Section 2** followed by a description of the site in **Section 3**. A brief history of Acrise is described in **Section 4** and **Section 5** assesses the significance of any heritage assets potentially affected by development proposals. **Section 6** provides a description of the proposals and **Section 7** discusses their potential impact.

The history of the site and its surroundings has been researched in the Kent County Archives, the Folkestone Library and Museum, the Folkestone and Hythe District Council Planning Department and from our own internal library.

1.3 LOCATION AND CONTEXT

Acrise is a small ecclesiastical and civil parish in the local government district of Folkestone and Hythe located within the Kent Downs Area of Outstanding Natural Beauty approximately six miles north of Folkestone.

Acrise Farmhouse is a detached late 18th century farm building and forms one of the three principal buildings within the grounds of the old Acrise estate. It was separated from the host estate in the 1980s when what remained of the former manorial estate was dismantled and the buildings sold off for residential use. The freehold of Acrise Farmhouse and land are now owned by the applicant, as shown on the location plan overleaf. The existing driveway and parking is shared by the Farmhouse with a number of other residences converted from the estates stables and out buildings. The two other principal houses still having their own separate driveways and parking.

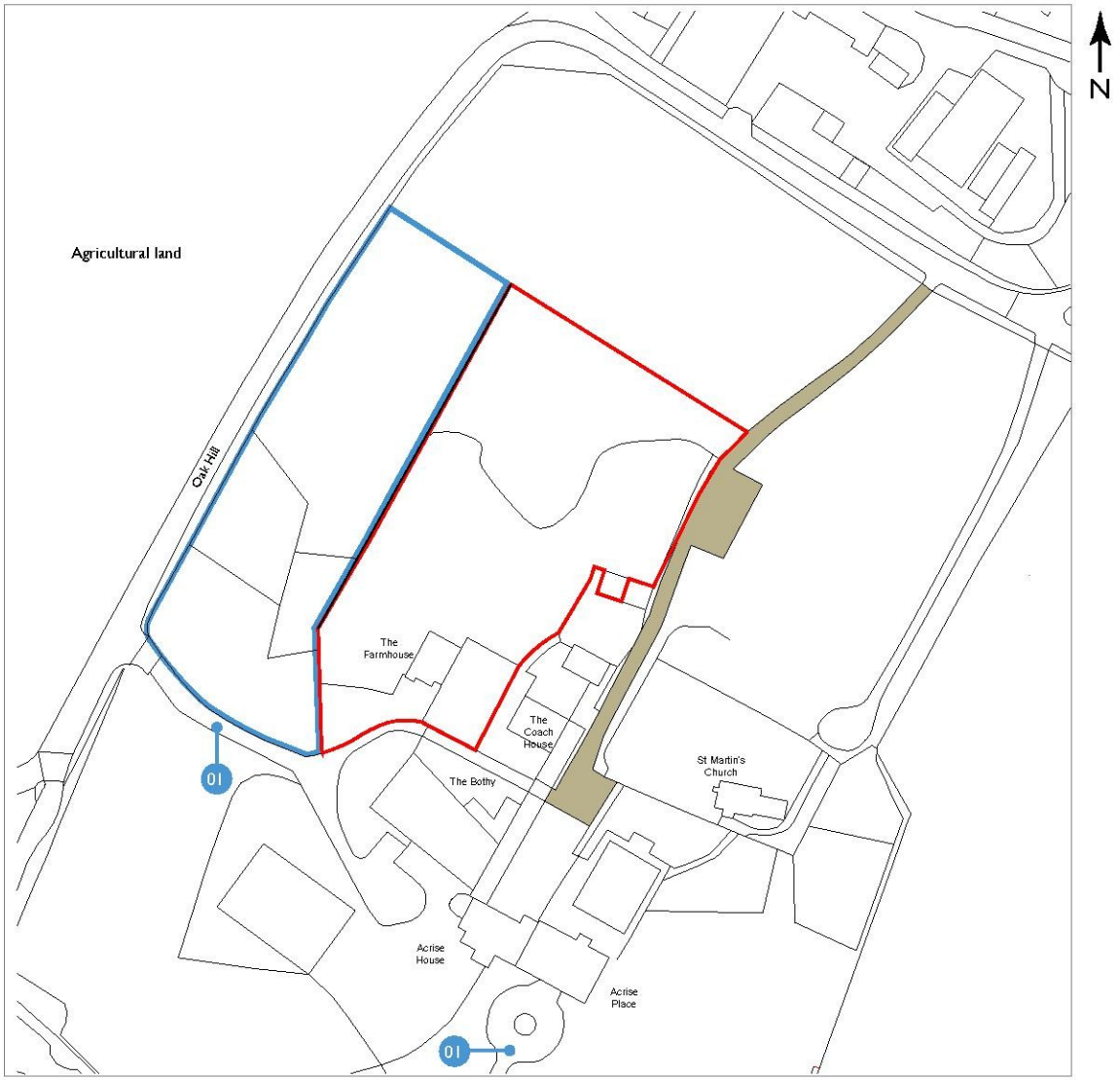
The Farmhouse is surrounded by a large garden of approximately 2 acres extending to the north and west covering part of an earlier drying yard and grove. The newly acquired land of approximately 1.6 acres abuts the client's land on its west side and historically formed the other half of the drying yard and a former 19th century pleasure ground. The boundary between the two plots of land is entirely modern and does not follow any historic field boundaries or features.

LOCATION PLAN

- Existing property boundary with no direct access from the Farmhouse to the shared drive
- Land recently reacquired by the owner of the adjacent Farmhouse (the applicant) that used to form part of the Farmhouse's gardens
- Shared access driveway and parking for the Farmhouse and converted properties some 50m distance from the Farmhouse

01 Private driveways with parking and turning circles under separate ownership serving the two other principal houses on the estate.

This plan is not to scale



Site plan showing applicant's property and adjacent land recently acquired. Existing shared and private driveways are indicated. Base plan Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100020449.

SECTION 2.0
LEGISLATION, POLICY AND GUIDANCE

LEGISLATION – PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

2.1 LISTED BUILDINGS

When considering whether to grant planning permission for development which affects a listed building **or its setting**, Section 66 of the Act requires local planning authorities to 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.

Acrise Farmhouse is statutorily listed at grade II under the name of the Bailiff's Cottage. The following listed building description is provided by the National Heritage List for England:

Name: The Bailiff's Cottage and Gate Piers Attached
List entry Number: 1250987
Grade II
Date first listed: 29th December 1966

The Bailiff's Cottage, and 29.12.66 Gate Piers Attached (formerly listed as cottage in the grounds of Acrise Place GV II House. Late C18. Red brick in Flemish bond with lighter brick dressings. Plain tile roof. Double depth. Central-entry plan. 2 storeys, attic and cellar. Brick plinth. Plain brick eaves band. Hipped roof. Two rear dormers with hipped roofs. Projecting brick gable-end stacks to left and right, front and rear. Regular 3-window front of two three-light and central two-light casements. Two three- light ground-floor casements with segmental heads. Central half- glazed door with flat corniced and bracketed hood, up three steps. Two boarded rear doors with segmental heads. Interior: brick floor to entrance corridor. Two chamfered axial beams to each ground-floor room. Small brick fireplaces with segmental heads. Dog-leg staircase from ground floor to attic to rear, with moulded balusters and rectangular newel. House situated to west of former Stable range at Acrise Place. Wall and gate piers: wall of red and grey brick, single-storey height, running about 10 metres south from south-east corner of Bailiff's Cottage, curving east to terminate in rectangular pier with stone plinth and stone ball finial.

Listing NGR: TR1984942818

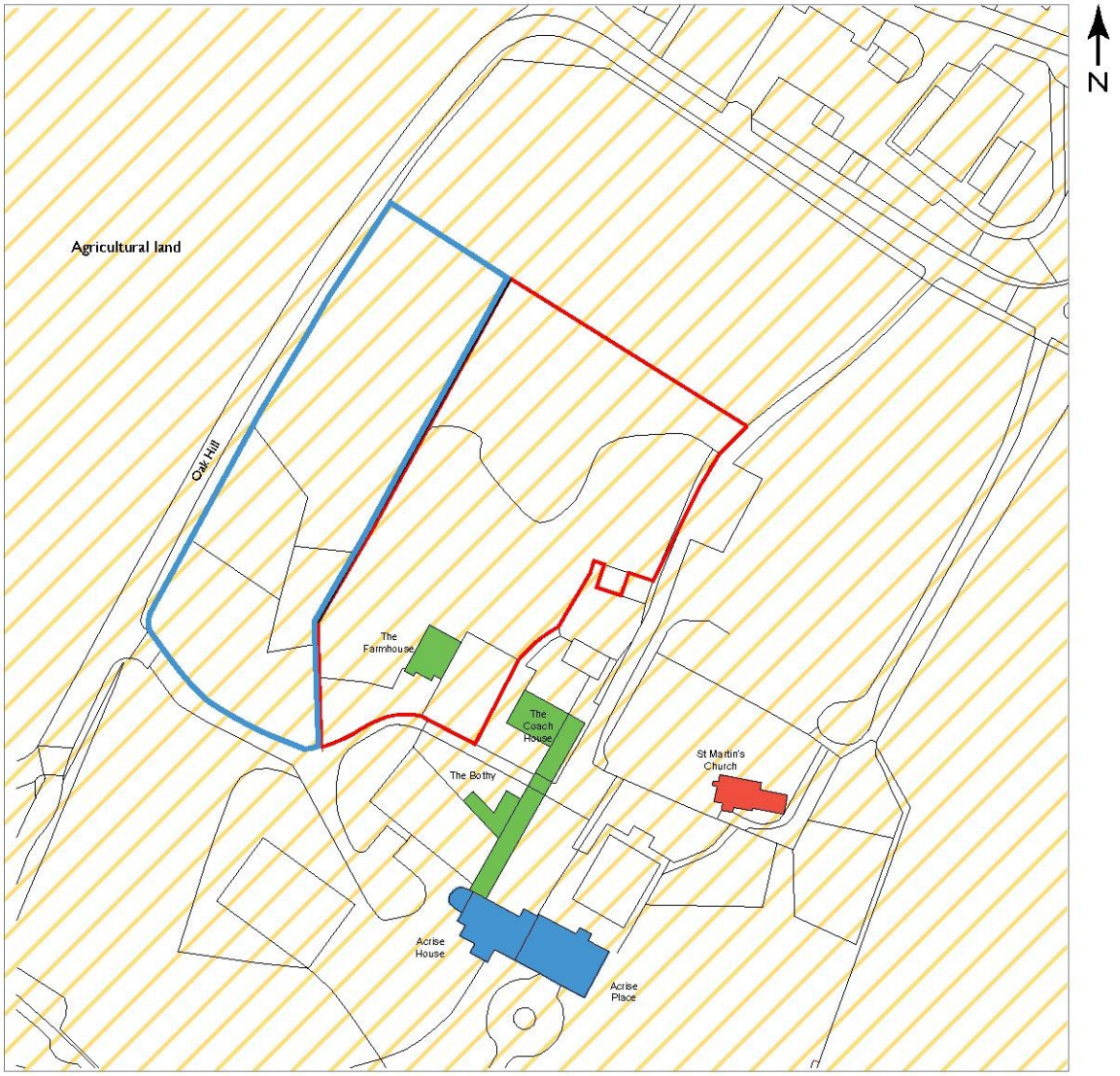
The Farmhouse is within proximity of several other listed buildings including Acrise Place (grade II*), the Former Stables at Acrise Place (grade II) and the Church of St. Martin (grade I).

The house is within the Kent Downs Area of Outstanding Natural Beauty but is not within a statutorily protected conservation area, nor does it feature on Historic England's Register of Historic Parks and Gardens of special historic interest. The estate, although of local and regional historic interest was dismantled throughout the 20th century and remains in a fragmented state. It is an non designated heritage asset. Paragraph 135 of the National Planning Policy Framework states *'In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.*

HERITAGE ASSETS

- Application Site Boundary
- Grade I
- Grade II*
- Grade II
- Land recently acquired by the applicant
- Kent Downs Area of Natural Beauty

This plan is not to scale



Plan showing the heritage assets around the application site. Base plan Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 100020449.

2.2 THE NATIONAL PLANNING POLICY FRAMEWORK 2012 (UPDATED 2018)

The National Planning Policy Framework (NPPF) establishes the government's planning policies for new development within England and how these are expected to be applied. 'At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking'. In July 2018 the Ministry of Housing, Communities and Local Government published the revised NPPF incorporating around 85 reforms. The sections most relevant here are outlined below:

Section 12 - Achieving well-designed places (formerly Section 7 - Requiring Good Design)

Paragraph 124: The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 127: Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 - Conserving and Enhancing the Historic Environment (formerly Section 12)

Paragraph 189: Requires that the significance of any heritage assets affected by development proposals, including any contribution made by their settings, should be described by an applicant. The level of detail should be proportionate to an asset's importance.

Paragraph 190: Local planning authority to identify and assess the significance of heritage assets affected, including by development affecting the setting of a heritage asset.

Paragraph 193: 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.

Paragraph 195: 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.

Paragraph 196: 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.

2.3 THE NATIONAL PLANNING PRACTICE GUIDANCE

On March 6th 2014 the Department for Communities and Local Government (DCLG) launched the Planning Practice Guidance website which includes the section 'Conserving and enhancing the historic environment'. The guidance is a live document intended to provide further detailed information with regard to the implementation of the NPPF.

2.4 ENGLISH HERITAGE, CONSERVATION PRINCIPLES, 2008

The Principles, Policies and Guidance for the sustainable management of the historic environment were produced to strengthen the credibility and consistency of decisions taken and advice given by Historic England staff (formerly English Heritage). The guidance is intended to be read by local authorities, property owners, developers and professional advisers and is fully aligned with the NPPF and many Local Plans refer to it as important policy.

2.5 HISTORIC ENGLAND, GOOD PRACTICE ADVICE IN PLANNING NOTE 2 – MANAGING SIGNIFICANCE IN DECISION-TAKING IN THE HISTORIC ENVIRONMENT, 2015

The purpose of this note is to provide information on good practice to assist local planning authorities, consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and the related guidance contained within the National Planning Practice Guidance.

2.6 HISTORIC ENGLAND, GOOD PRACTICE ADVICE IN PLANNING NOTE 3 – THE SETTING OF HERITAGE ASSETS, 2015

This note provides guidance on managing change within the settings of heritage assets and supersedes *The Setting of Heritage Assets*, English Heritage 2011

LOCAL PLANNING POLICY AND GUIDANCE

2.7 SHEPWAY DISTRICT LOCAL PLAN REVIEW SAVED POLICIES 2006

Policy BE5 Listed Buildings
Policy BE18 Historic Parks and Gardens
Policy CO1 Development in the Countryside
Policy CO4 Landscape

2.8 SHEPWAY CORE STRATEGY LOCAL PLAN POLICIES 2013

Policy DSD Delivering Sustainable Development

SECTION 3.0
BRIEF SITE DESCRIPTION

The following section provides a brief illustrated description of the existing historic and modern driveways, carriageways and entrances around the estate, the setting of the listed farmhouse and the location of the proposed driveway.

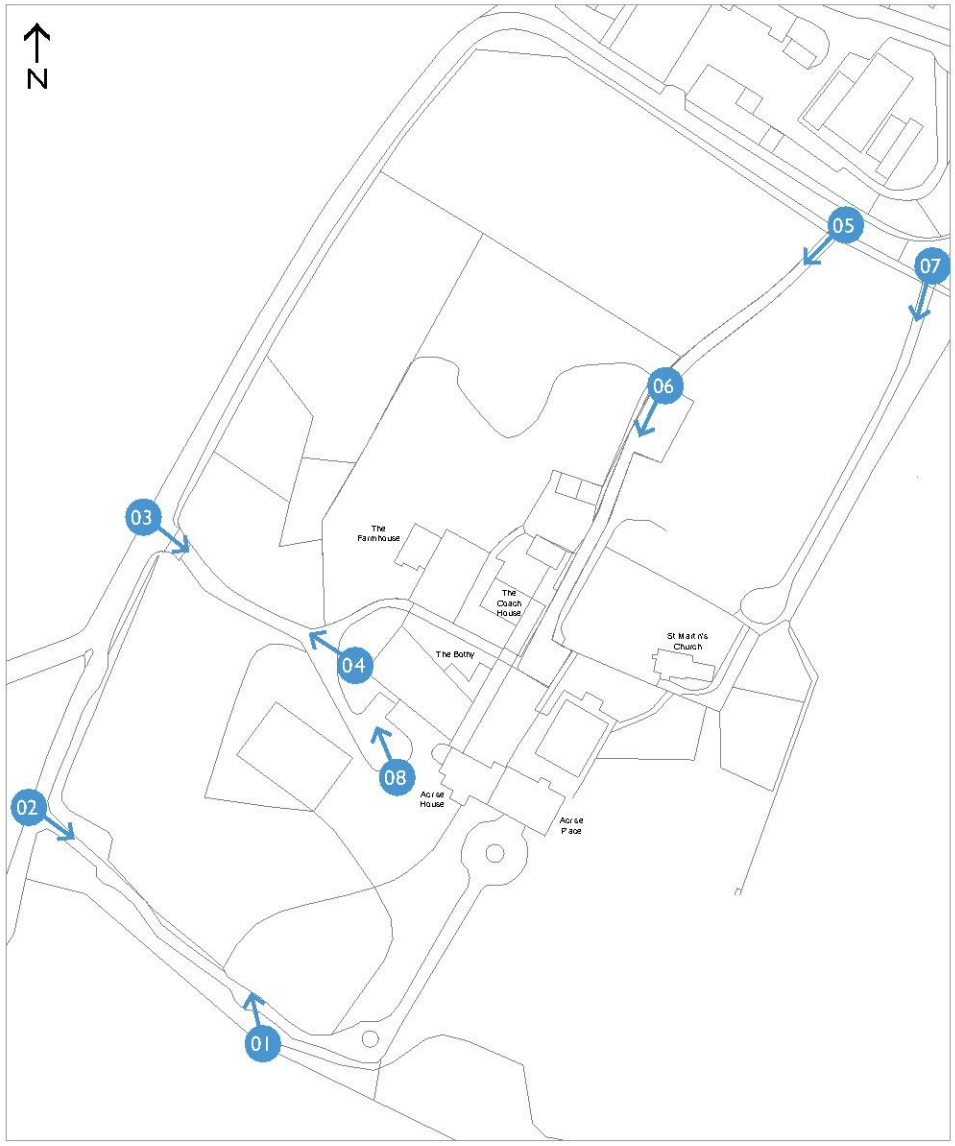


Photo location plan 1

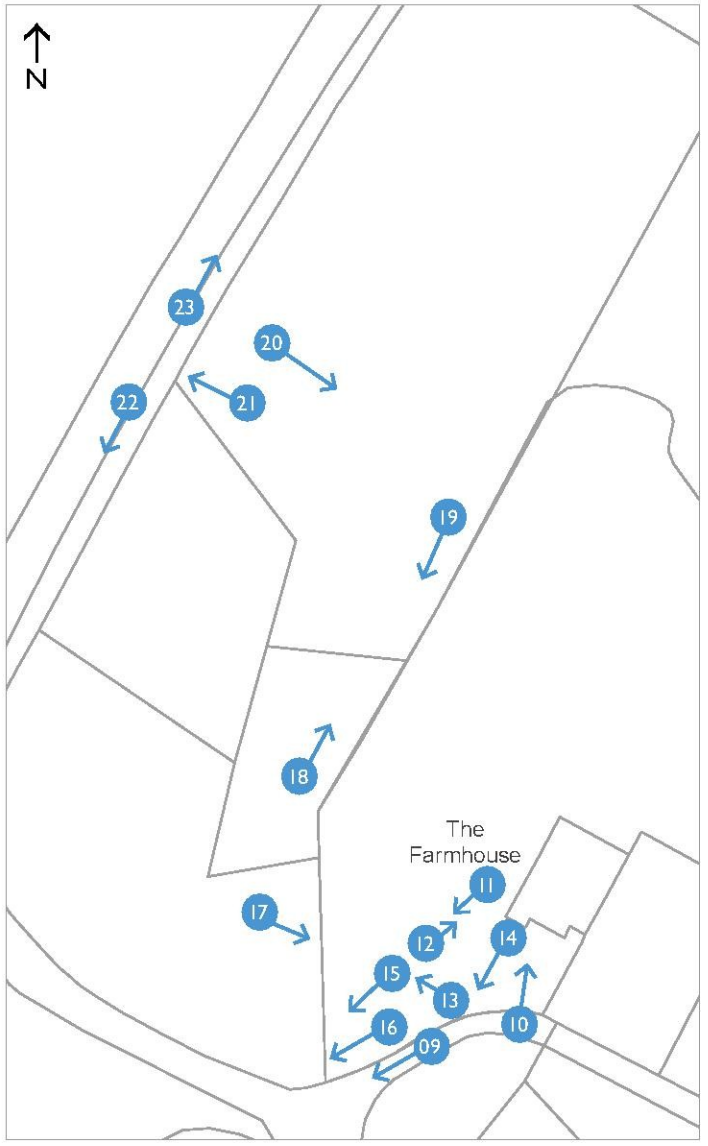


Photo location plan 2

ENTRY POINTS & CARRIAGEWAYS



The new driveway to Acrise Place, laid out in the 1980s to provide private access to the main house.



View from Acrise Park Road towards the entrance formed during the mid-1980s alterations to the main house and service wing.



A view of the west entrance to the estate which was repositioned further north along Acrise Park Road in the mid-19th century.



View looking west along the west entrance road. The recently consented works to the farmhouse (Y14/0407/SH) will require access for heavy construction traffic. The narrow, tree-lined, historic route is not an appropriate option for such vehicles and the owners of this driveway have not given their permission for the access of heavy vehicles to undertake the works to the farmhouse.

BRIEF SITE DESCRIPTION



A view of the shared entrance driveway to the north, formed in the mid-19th century when the sweeping carriageway was stopped up.



View looking south on the shared entrance driveway.

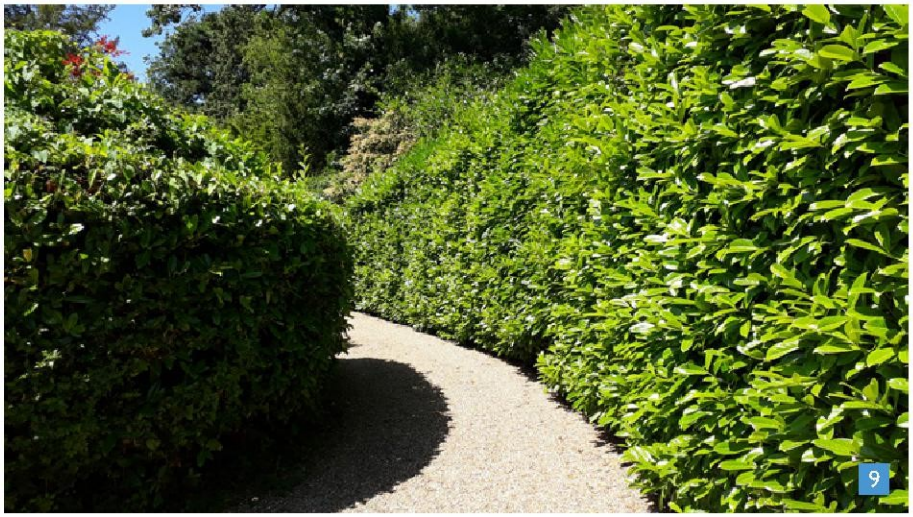


A view of the original entrance road to St. Martin's Church Acrise which is probably one of the truly historic routes within the estate, all others are more recent, stopped up or realigned.



View of the modern turning circle to Acrise Place which was formed in the mid-late 1980s when the existing driveway was stopped up and the new driveway (shown above) formed.

PROPOSED DRIVE AND PARKING AREA



View looking south west along the historic entrance route to the service wing and stable block. The recently consented works to the farmhouse (Y14/0407/SH) will require access for heavy construction traffic. The narrow, tree-lined, historic route is not an appropriate option for such vehicles and permission has not been provided by the owners of the driveway to allow heavy construction traffic..



View of the south end of the farmhouse showing the limited parking available.



View looking south west over the patio, paving and wire and post fencing with the proposed parking area shown taped out. The area was landscaped in the late 1990s, all materials are modern.



View looking north east over the proposed parking area to the rear elevation of the farmhouse.



View looking north west over the proposed parking area. The paving, fencing and pond were all added in the late 1990s.



Detail of the modern fencing and existing gravel parking area adjacent to the south end of the farmhouse.



View of the modern summerhouse overlooking the pond and decaying timber decking.



Modern timber lean to and log store to the rear of the summerhouse.

BRIEF SITE DESCRIPTION



View looking east along the route of the proposed driveway. The pond and landscaping are all modern.



View looking north east along the line of the proposed driveway shown taped out. The former pleasure ground (left) and modern hedge (right) are to be retained.



View looking south east from the corner of the proposed driveway which contains no mature trees. The area in front and the depression to the right of the view forms the site of an historic pond which was infilled in the 1950s with waste coal, fencing and rubbish making the site toxic and again the 1980s when the estate was sold off. Consequently, trees have not been able to take root and the area is characterised by waste material and weeds.



View looking south east along the proposed route of the driveway to Oak Hill which has been aligned to take advantage of a natural clearing in the woodland across the abandoned pond through a natural opening to the road..

BRIEF SITE DESCRIPTION



View looking north west at the proposed driveway entrance to Oak Hill. There are no surrounding properties, so the driveway will not be visible from any residences.



View looking south west from the proposed vision splay along Oak Hill Road. There is a clear view of approximately 70m.



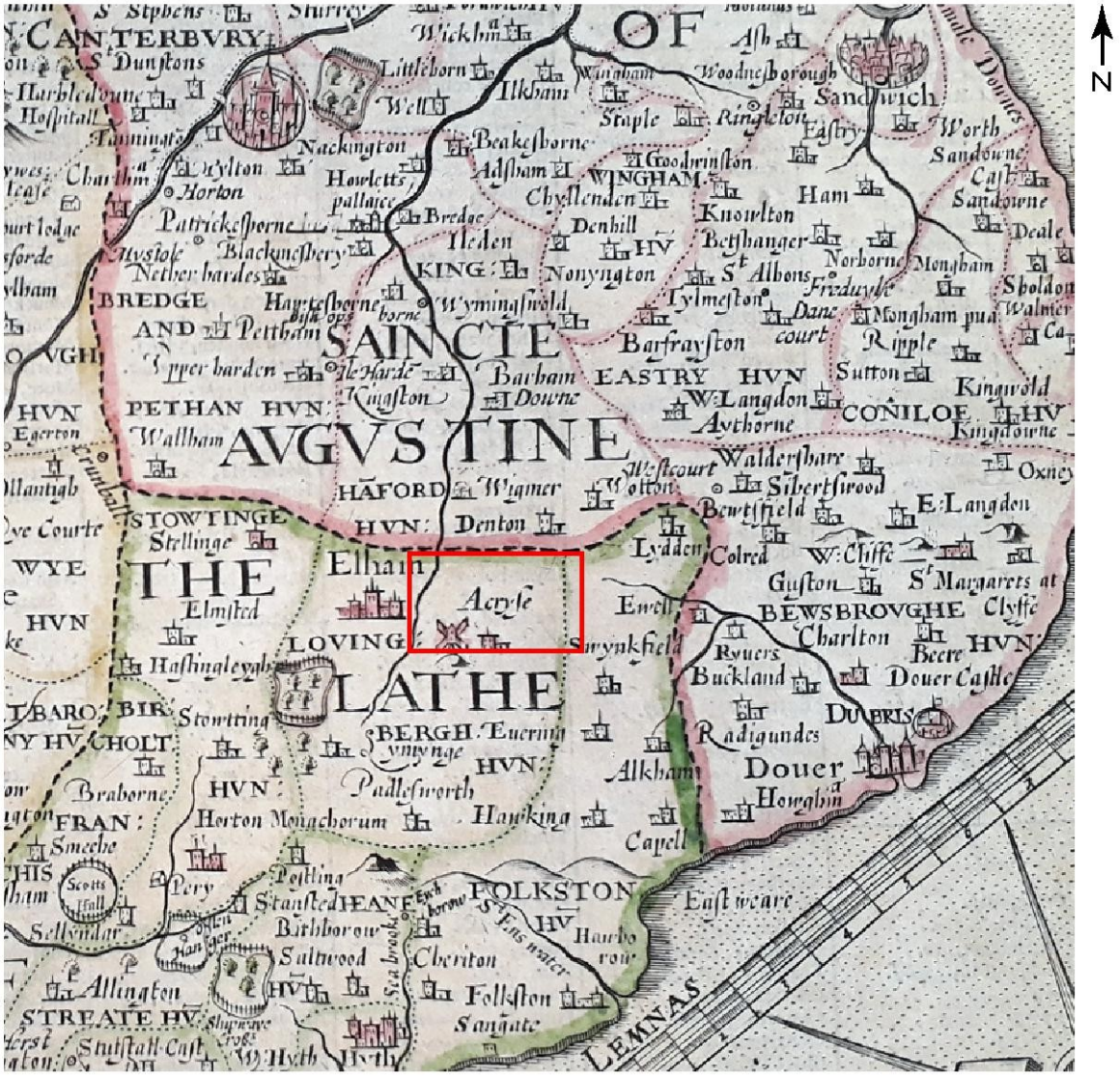
View looking north east from the proposed vision splay along Oak Hill Road. There is a clear view of approximately 75m. The mature trees form part of the historic boundary, the self-seeded saplings, bushes and wire fencing do not. There are no historic boundary walls or features to remove.

SECTION 4.0

BRIEF HISTORY OF THE ACRISE ESTATE

The following section is not intended to be an exhaustive account of the history of the Acrise estate. Instead it is targeted and proportional in line with paragraph 128 of the NPPF requiring an applicant to describe the significance of any heritage assets potentially affected by development proposals and the degree and impact of changes proposed.

Acrise is a small settlement of 30+ dwellings just west of the historic route between Folkestone and Canterbury (A260) consisting of former manorial estate buildings, the parish church and small farmsteads. Its name derives from various possible interpretations including the Old English 'Acrise' meaning 'oak copse' and Acrise, or Acryse, Saxon for 'Oak Rise'. It is described in the Domesday Survey of 1086 as being in the possession of the Bishop of Bayeux and his tenant Anschitil de Ros who had previously supplanted two local Saxon landowners.[01] The parish Church of St. Martin, within the setting of the former manor house at Acrise Place, contains Norman building fabric of the late 11th century. [02]



John Speed map of Kent 1608, with Acrise highlighted

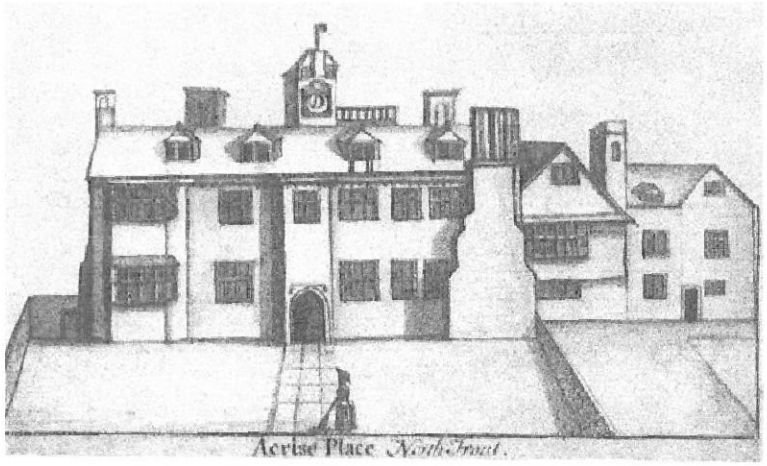
01 http://opendomesday.org/place/TR1942/acrise/

02 Listing description

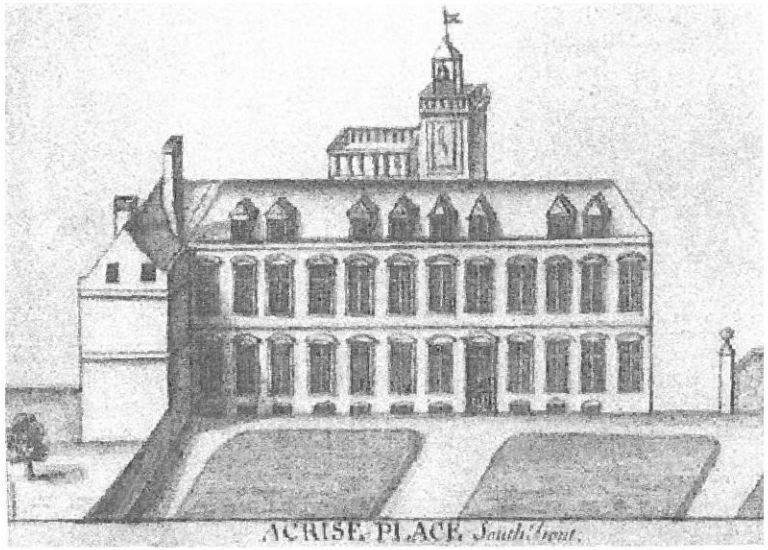
BRIEF HISTORY OF THE ACRISE ESTATE

Following the Bishop of Bayeux's expulsion and confiscation of his English possessions, feudal lordship was granted to his tenant, Anschitil de Ros who also held other lands in Kent. In the 12th century the Cosentons were the tenants and by 1333 Stephen de Cosenton was granted charter of free warren on his lands at Acrise and Cosington. Acrise remained in the possession of the family until the death of Thomas Cossington during the reign of Henry VIII when Acrise passed to his daughter Elizabeth and her husband Alexander Hamon.[03]

Acrise Place, the former manorial residence at the heart of the estate is thought to be Tudor in origin. The earliest reference to the house is in the 1560s – 1570s when William Hamon either rebuilt the manor house or its principal north front, which is of Elizabethan origin. In 1613, when William's son Alexander died, the estate passed to his daughter Mary, who brought the Acrise estate to her husband Sir Robert Lewkenor, who in 1666 sold the estate to the City merchant and Whig politician Thomas Papillon. He rebuilt the back, south elevation of the house and doubled its breadth from a single room deep to two rooms thick, and gave the elevation a regular appearance, twelve windows in length. Both elevations are shown in two late 18th century illustrations reproduced below.



A late 18th century drawing of the north elevation of the Acrise Place. The main entrance is on the principal axis of the north elevation.



A late 18th century drawing of the south elevation of Acrise Place remodelled by Thomas Papillon in c.1667 when the house was doubled in breadth and the twelve windowed arrangement added.

03 Country Life August 8th 1957

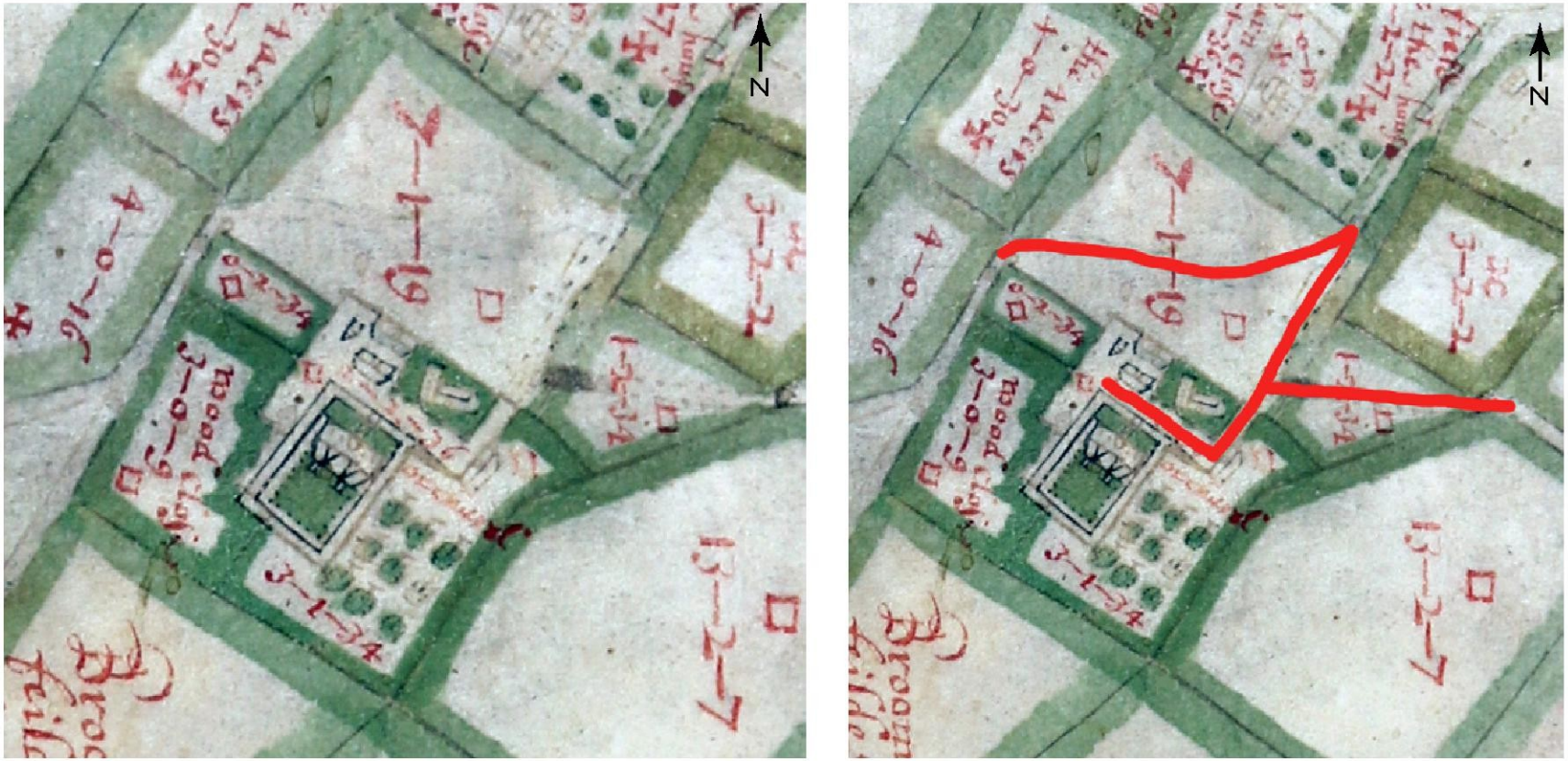
BRIEF HISTORY OF THE ACRISE ESTATE

A cartographic survey by Thomas Boycot undertaken in 1667 provides a fascinating insight into the layout of the estate at this time. It shows the manor house, with its principal entrance to the north set within a walled or fenced enclosure and the main carriageway skirting around the south and east sides of St. Martin's Church. The carriageway is shown crossing a seven acre field to the north of the church following the line of the present-day church lane. The curious right angled turn in Acrise Park Road seen today is not shown, instead an east/west route crosses the seven acre field.

The adjacent detail of the Boycot Survey shows the house, set within a walled/fenced enclosure with an entry point to the north (left) and the same detail with the various pathways and carriageways highlighted (right). The main carriageway to the house is shown to the south and east of the church where it crosses the seven acre field to the north. A separate trackway leads off to the east to join the main road and another to the west, crosses the seven acre field.



Thomas Boycot survey of Acrise dated 1667 (left) and to the right, the same survey with the present-day roads superimposed to provide orientation and to explain the origin of the right-angled turn on Acrise Park Road, which follows an historic field boundary.



Detail of the Boycot survey showing the house, set within a walled/fenced enclosure with an entry point to the north (left) and the same detail with the various pathways and carriageways highlighted in red (right). The main carriageway to the house is shown to the south and east of the church where it crosses the seven acre field (7-1-19) to the north, where it still exists today. A separate trackway leads off to the east to join the main road and another to the west, crosses the seven acre field to a point roughly in the position of the proposed driveway entrance.

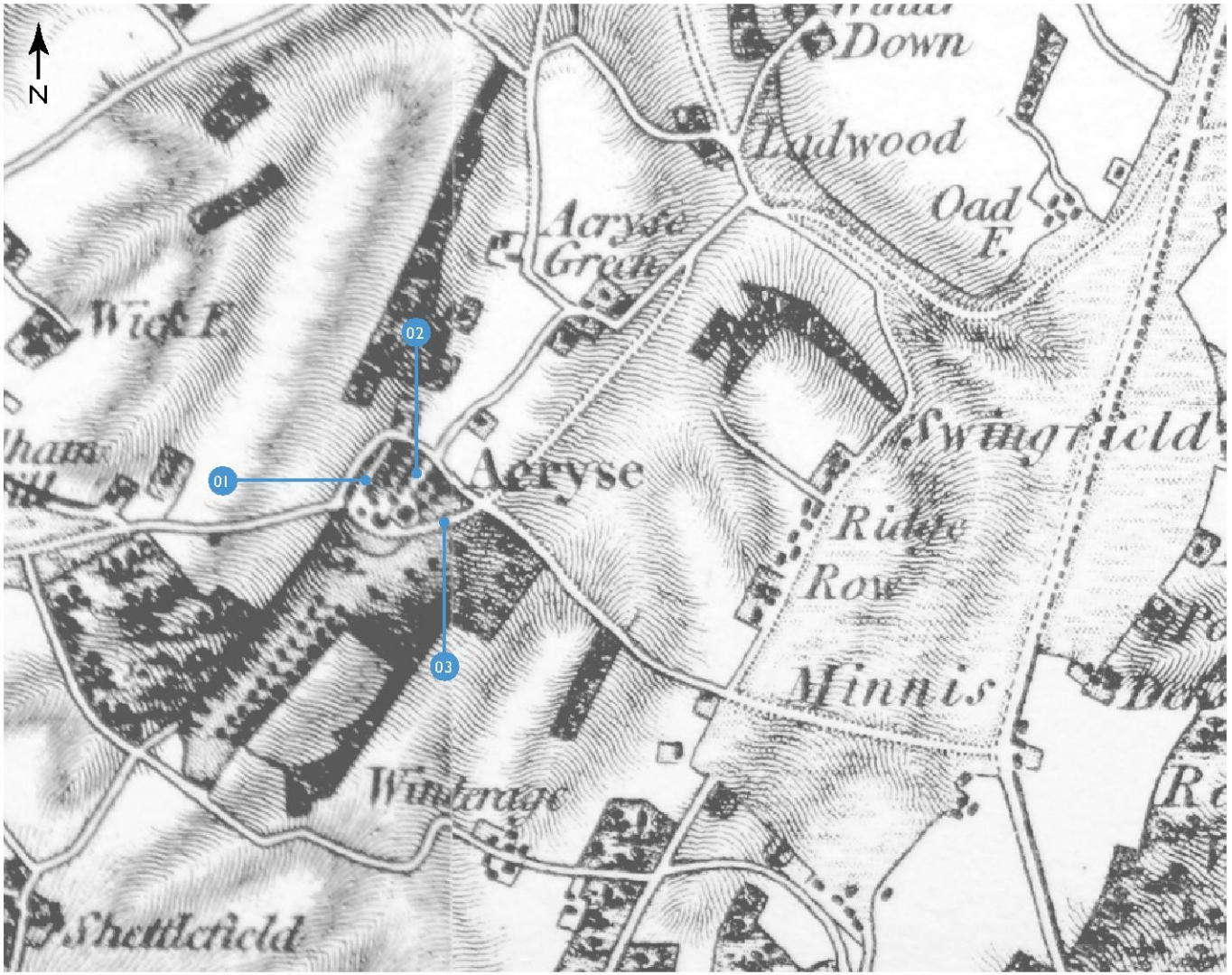


An engraving of the north elevation of Acrise Place seen in the context of the Church of St. Martin. A pond or lake is shown in the foreground which has since been infilled. The illustration confirms the accuracy of Boycot's survey by showing a simple pedestrian entrance to the north of the house.

Acrise Place passed down through several generations of the family before resting in 1792 with Thomas and his wife Anne (née Pelham), daughter of Henry Pelham. An article in the Kentish Register describes the house as 'a seat which has been lately repaired and altered, at a great expense' and the grounds which 'have been lately entirely modernized and extended' [04]. The alterations included making the south front the principal elevation by retaining the 17th century brickwork but adding wooden cornicing, sash windows, a new centrally placed portico in the form of a loggia and adding two segmental bows to the east end. The Papillon's also built the new stable block to the north end of the house and a new farmhouse to the west (the applicant's residence).

A 1 inch to 1 mile scale Ordnance Survey map of 1801-19 shows the estate shortly after Papillon's alterations. It also shows the newly formed stretch of road to the west of the estate and the right angled turn in Acrise Park Road. The main carriageway to the house is shown repositioned once again, projecting eastwards from the south front of the house to meet Acrise Park Road. Although there is little evidence on the ground, aerial photos appear to confirm the route of the former carriageway which is also clearly shown on the 1838 tithe map.

01 Pleasure ground carriageway
02 Entrance to church
03 Main carriageway



1801-19 Ordnance Survey map drawn at 1 inch to 1 mile scale showing the new carriageway repositioned to the east of the church. The right angled turn on Acrise Park Road is shown laid out along the north corner of the estate.

04 The Kentish Register and Monthly Miscellany, February 1794 p. 67





Current Google Earth images showing the remnant of the former main entrance carriageway

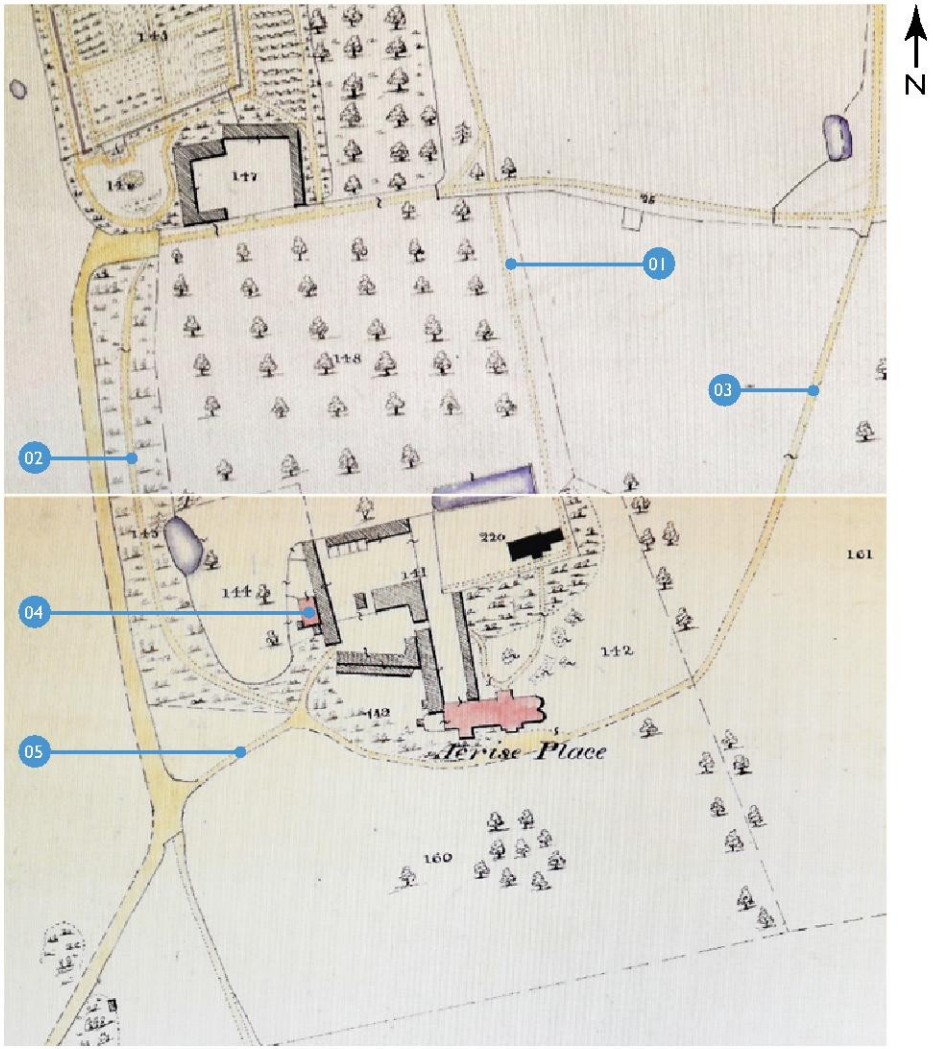
BRIEF HISTORY OF THE ACRISE ESTATE

The Acrise tithe schedule of June 1839 describes the areas shown on the tithe map opposite. The house is described with pleasure grounds to the south, the Upper Park to the east, through which the main carriageway crosses, a drying yard to the west and a grove (small wood) to the north. The location of the proposed driveway entrance is described as a pleasure ground and is shown with a central carriageway with access points to the north and south. Acrise Park Road is shown partially laid out to the west of the pleasure ground before joining a trackway to the north of the grove.

The main house is accessed from the south front along a sweeping carriageway heading north east with a secondary carriageway to the west providing access to the stables and farmhouse. Another carriageway or path leads north through the pleasure grounds from the secondary carriageway.

A recent arboricultural survey confirmed that over 50% of the trees in the grove are non UK native trees and have been imported from countries around the world. This would seem to confirm the area's former 18th and 19th century use as a pleasure ground populated by exotic trees with a meandering ornamental drive.

01 Entrance to church
02 Tree-lined carriageway through pleasure ground
03 Principal sweeping carriageway to Acrise Place
04 Farmhouse (current application site)
05 Secondary entrance to house, stables and ancillary buildings



Tithe map of 1838 showing the main house and farmhouse in red, the outbuildings in black, ponds, grove (148) and drying yard (144).

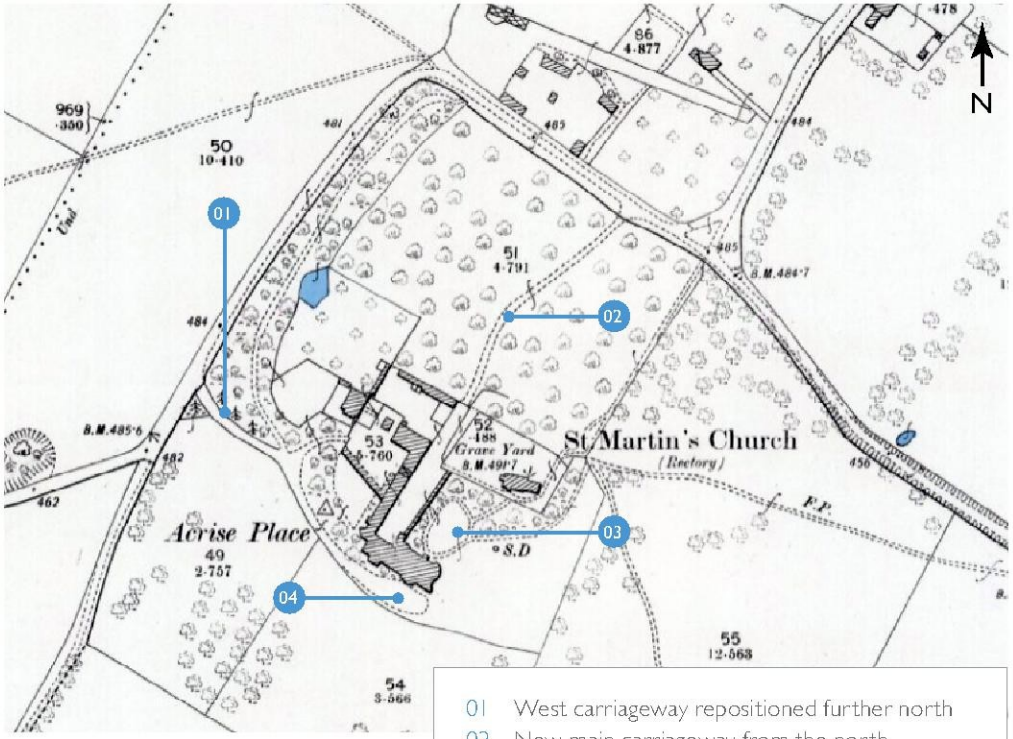
NO.	OWNER	OCCUPIER	DESCRIPTION	CULTIVATION	AREA
141	Thomas Papillon	Thomas Papillon	Homstead	-	1.0.13
142	Thomas Papillon	Thomas Papillon	Pleasure Grounds	Pasture	2.1.27
143	Thomas Papillon	Thomas Papillon	Pleasure Grounds	Pasture	1.1.29
144	Thomas Papillon	Thomas Papillon	Drying Yard	Pasture	0.3.33
145	Thomas Papillon	Thomas Papillon	Walled Garden	Garden	1.0.30
146	Thomas Papillon	Thomas Papillon	Garden	Garden	1..17
147	Thomas Papillon	Thomas Papillon	Carpenters Yard	Yard	0.0.35
148	Thomas Papillon	Thomas Papillon	Grove	Grove	5.0.21
160	Thomas Papillon	Norwood Wollett	Lawn	Pasture	6.0.15
161	Thomas Papillon	Norwood Wollett	Upper Park	Pasture	12.1.0

Schedule of tithe map entries transcribed from the 1838 tithe award

BRIEF HISTORY OF THE ACRISE ESTATE

In 1861, the third Thomas Papillon sold Acrise estate to William Alexander Mackinnon, thirty third chief of his clan. The 1896 Ordnance Survey map shows the estate during Mackinnon's ownership. The sweeping east carriageway is shown stopped up, a new carriageway is shown crossing the former grove, where it remains today and the west carriageway has been realigned to meet the Acrise Park Road further to the north (compare with 1838 tithe map). Other alterations include the infilling of the church pond and the demolition of a range of stables abutting the farmhouse.

In 1914 the house and park were purchased by Mr. A. N. Watney. An auction catalogue of the time describes the estate as covering 423 acres, as shown on the auction catalogue plan right.



Ordnance Survey map 1896. The east carriageway has been stopped up, the west carriageway realigned and a new one formed to the north, across the former grove.

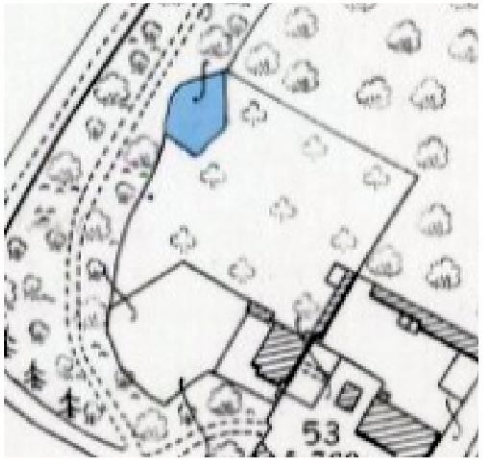
01 West carriageway repositioned further north
02 New main carriageway from the north
03 New turning circle to the north of the house
04 Sweeping carriageway stopped up and new turning circle formed



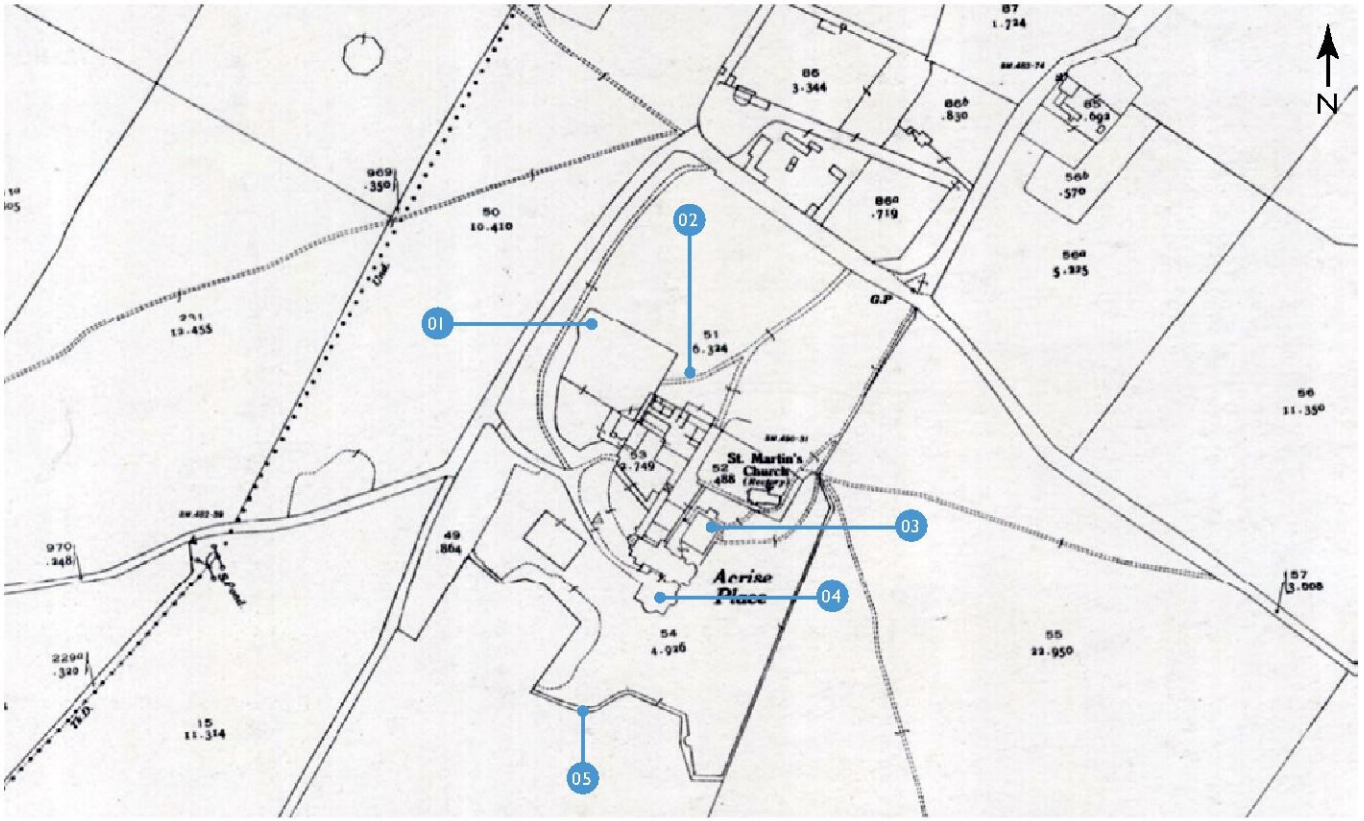
Plan attached to the 1914 auction catalogue showing the extent of the estate at the turn of the 20th century covering 423 acres.

BRIEF HISTORY OF THE ACRISE ESTATE

In c.1938, shortly before the start of the Second World War, the estate was acquired by the War Department and used as a tank training centre with the main house being used as the officers' mess and a hospital. The physical impact caused by a tank facility on the estate and its buildings is unclear but local accounts refer to roads being strengthened and fences and trees being damaged and destroyed. The 1938 Ordnance Survey map shows what appear to be ditches or trenches to the south of the house and several new buildings or enclosures to the north and west. Other alterations included the infilling of the pond to the north of the farmhouse, as shown on the 1896 OS map, with rubble, broken bottles, rubbish coke, coal, old estate fencing and barbed wire making the ground barren. This helps to explain why today there remains a clearing in the wooded area where very little grows.



Ordnance Survey map of 1896 showing the former pond which the War Department infilled with rubble, broken bottles and tangled estate fencing. It is here, that the applicant wishes to lay out a new driveway.

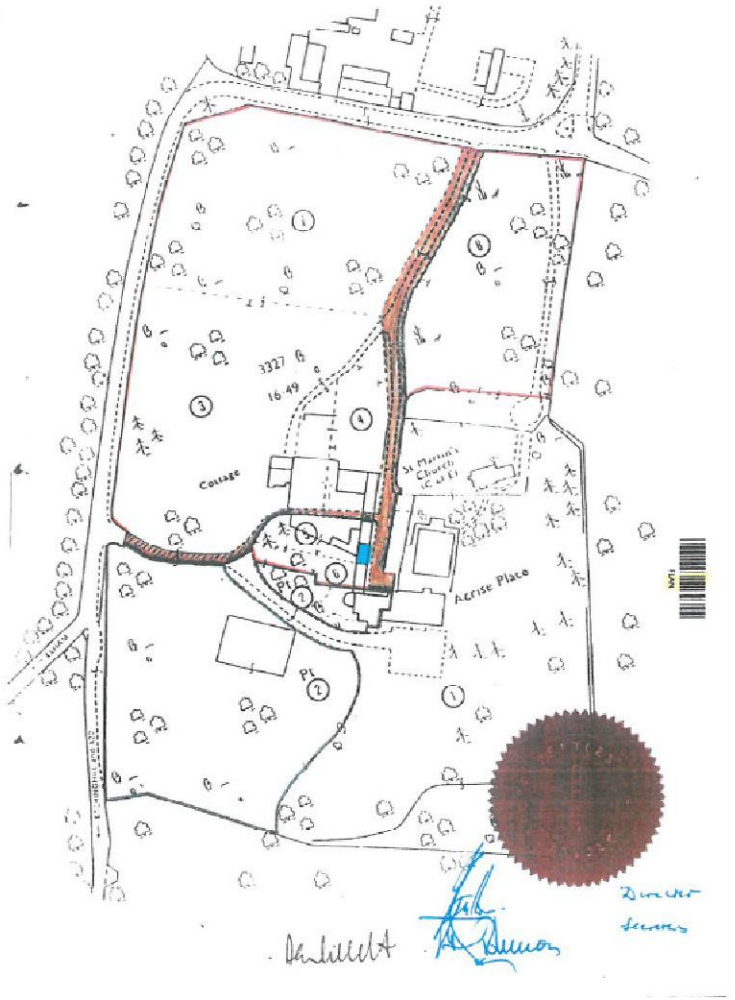


01 Former pond infilled
02 New branch road to the farmhouse and outbuildings
03 New structure?
04 Enlarged forecourt/parking area
05 Ditches?

The 1938 OS map above shows several further alterations to the estate including a possible new structure to the north of the house, an enlarged forecourt to the south of the house, various ditches to the south and one or two new unidentified enclosures or structures dotted about the landscape.

BRIEF HISTORY OF THE ACRISE ESTATE

After the war, the house and 15 acres (of the former 423 acres) was put up for auction in September 1950 by the War Department, and is still held to this day by the Ministry of Defence. The house was purchased by one of Thomas Papillon's descendants where it stayed until 1985 when Mrs Papillon died and it was again sold at auction to local developers Champion & Bushell Ltd when it was broken up further. The former grove and pleasure grounds to the west forming the Farmhouse's gardens were split by the developers and the grove retained with the intention of developing the land for future residential development and the remaining buildings, including the main house, farmhouse and stables split up and individually sold off for residential use. Several landscape features were not reinstated at this time, including the former driveway which ran through the pleasure ground. The new residential units were to share a single driveway to the north as shown on the 1986 Land Registry plan below. The plan also shows that the farmhouse had its own separate driveway to the north, which has since been removed.



1986 Land Registry plan showing the layout of the estate when sold at auction to local developers Champion & Bushell. Of particular relevance is the separate driveway to the farmhouse, which fed into the main driveway. This and the former historic carriageway have since been lost.

BRIEF HISTORY OF THE ACRISE ESTATE

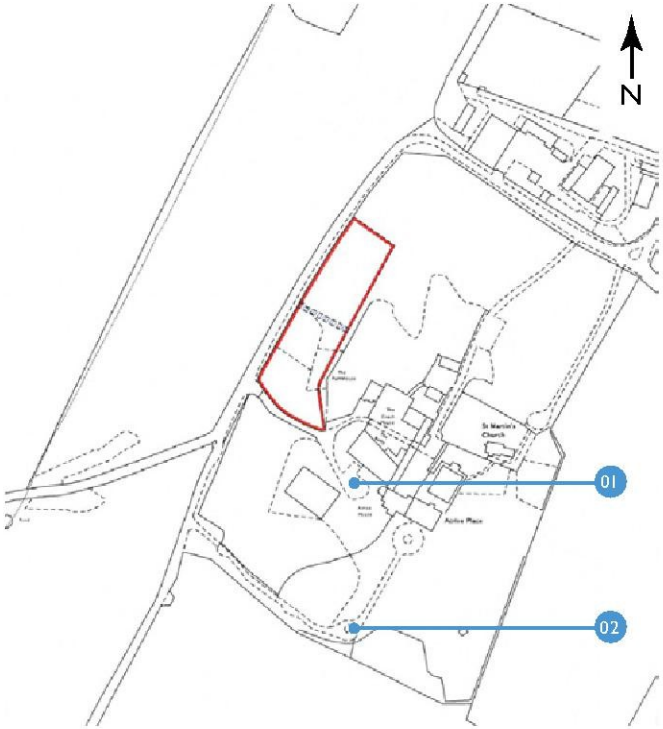
Following the sale of the estate in 1985, the three principal houses, including the farmhouse, were converted to individual residential use and sold off freehold. The remaining stables, dairy, forge and coach house were also converted to residential use.

Other works included the provision of new freestanding garages, additional parking and the stopping up of the existing driveway and formation of a new driveway and entrance gates for the sole use of the main house (planning ref.: 88/0385/SH). No original plans survive but the 2017 OS map clearly shows the extent of the works.

In 1998 landscape alterations were carried out to the north and west of the farmhouse. These included the laying out of formal planting, new paving, an ornamental pond and a small timber summerhouse. The landscaping of the late 1990s is what is seen today.



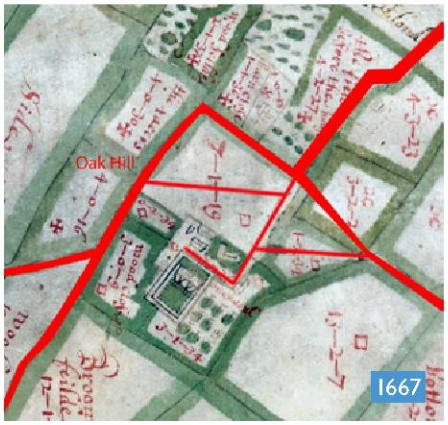
Plan dated 1997 showing proposed (and implemented) layout of new landscaping to the north and west of the farmhouse.



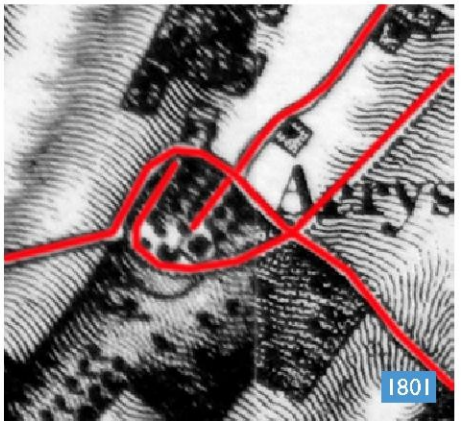
2017 OS map showing the stopped up driveway and the new driveway, turning circle and entrance gates to the south of the main house.

01 'Stopped up driveway'
02 New driveway, added in the late 1980s.

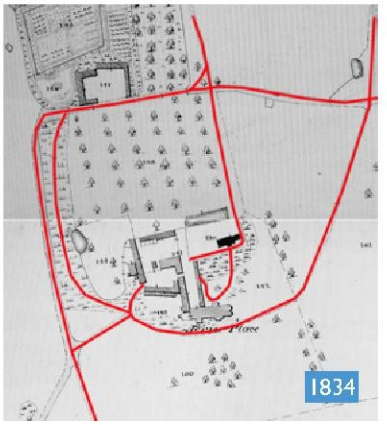
The following thumbnail maps illustrate the extent of change to the boundaries, carriageways, footpaths and driveways from the mid-17th century to the present day.



The main house was approached from the north along the route to the church. The seven acre field to the north (7-1-19), was crossed by a trackway leading to Oak Hill, roughly in the location of the proposed driveway.



A new sweeping carriageway is shown leading to the south elevation of the house. The architectural emphasis was moved from the north side of the house to the south side in the late 18th century by Thomas Papillon and the carriageways rerouted accordingly. A new carriageway is shown wending its way through the pleasure ground to the west.



The 1834 tithe map shows the sweeping carriageway in more detail and the secondary carriageway to the west, providing access to the service wing and stables.



The secondary access has been repositioned further to the north, the sweeping carriageway is shown stopped up, a new turning circle is shown to the north of the main house and a new main driveway formed across the seven acre field.



A new branch road is shown leading from the main carriageway to serve the range of outbuildings appended to the north elevation of the farmhouse (possibly garages by this stage) and the turning circle to the south of the main house is shown reshaped once again.



The 2017 OS map shows the new private driveway to the south of the main house which was formed in the mid-1980s when the buildings were converted to multiple residences. The new driveway included a new gated entrance on Oak Hill flanked by large stone pillars.

SECTION 5.0
ASSESSMENT OF SIGNIFICANCE

5.1 INTRODUCTION

This section assesses the significance of any heritage assets potentially affected by the proposals, including their settings, as required by para. 128 of the NPPF. The conclusions will then allow the potential impacts of the proposals to be assessed. The NPPF Glossary defines a heritage asset 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).*

This assessment has been informed by English Heritage's Conservation Principles (April 2008) *and Historic England's Managing Significance in Decision-Taking in the Historic Environment* (March 2015).

The concept of 'significance' lies at the heart of English Heritage's Conservation Principles, it is a collective term for the sum of all the heritage values that society attaches to a place. Understanding who values a place and why provides the basis for managing and sustaining those values for future generations. Heritage values can be arranged into the following four groups:

Evidential value - the potential of a place to yield evidence about past human activity.

Historic value – the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative.

Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place

Communal value – derived from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory

5.2 LEVELS OF SIGNIFICANCE

The following approach to defining levels of significance is proposed and has been adapted from that devised by J. S. Kerr based on the Burra Charter.

LEVELS OF SIGNIFICANCE

VERY HIGH	A theme, feature, building or space which is has a very high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.
HIGH	A theme, feature, building or space which is has a high cultural value and forms an essential part of understanding the historic value of the site, while greatly contributing towards its character and appearance. Large scale alteration, removal or demolition should be strongly resisted.
MEDIUM	A theme, feature, building or space which has some cultural importance and helps define the character, history and appearance of the site. Efforts should be made to retain features of this level if possible, though a greater degree of flexibility in terms of alteration would be possible.
LOW	Themes, features, buildings or spaces which have minor cultural importance and which might contribute to the character or appearance of the site. A greater degree of alteration or removal would be possible than for items of high or medium significance, though a low value does not necessarily mean a feature is expendable.
NEUTRAL	Themes, spaces, buildings or features which have little or no cultural value and neither contribute to nor detract from the character or appearance of the site. Considerable alteration or change is likely to be possible.
INTRUSIVE	Themes, features or spaces which actually detract from the values of the site and its character and appearance. Efforts should be made to remove these features.

5.3 INTRODUCTION

A Design and Access Statement and an Assessment of Significance was prepared in January 2014 to support the consented 2014 alterations to the farmhouse. The statement focused on the physical fabric of the building itself and provides no useful information on the context and setting of the building. New research has been carried out and is distilled in Section 4 above to allow the history and significance of the application site, within its wider estate context, to be fully understood.

5.4 EVIDENTIAL VALUE

'The potential of a place to yield evidence about past human activity'

The origins and evolution of the estate are reasonably well understood and documented. Key 17th century maps and 18th century illustrations along with aerial photographs, provide a valuable and fascinating insight into the layout and circulation of the lands around the house, including within the current application site. The tithe map of 1838 provides the first clear picture of land use and shows the pleasure ground and pathway/carriage way, forming part of the current application site. The 1667 survey shows this to be a densely wooded area lining a field boundary.

The informal path or carriageway which once extended through the pleasure ground would appear to be of early 19th century origin. It no longer survives but its course could be easily tracked and many of the remaining mature trees indicate its route.

The Kent Historic Environment Record (accessed through the online database Heritage Gateway) has been consulted. HER numbers TR 14 SE 184 and 185 acknowledge the importance of the mature parkland trees but there are no recorded archaeological deposits within the current application site which would suggest a low archaeological potential.

The evidential value of the estate in its entirety is considered high, there is much to be understood about the extent and form of the ancient manorial estate and function and use of many of its spaces. The application site specifically is considered to be of **low evidential value** as much is already understood about its former use and there is little scope to reveal more than is already known about past human activity.

5.5 HISTORIC VALUE

'The ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative'

Acrise estate is of considerable historic value spanning a period of over 1,000 years. There is a dearth of scholarly research into the origins, growth, management and day to day running of the large manorial complex of buildings and structures. The historic value of the estate in its entirety is beyond the scope of this assessment but is nevertheless considered high.

The historic value of the application site is closely linked to its evidential value and is far simpler to understand through surviving maps and written accounts. In the 17th century, before Acrise Park Road was laid out around the north corner of the estate, the application site was within and adjacent to a thick border of parkland trees lining an historic field boundary. In the early 19th century, when Acrise Park Road was laid out, a new informal carriageway was routed through what the tithe inclosure describes as a pleasure ground. The recent aboricultural survey confirms many of the trees forming the pleasure ground, which also still line the meandering route of the carriageway, are not native to this country, but imported from abroad. The area provides a layer of interest by describing a former social use and provides a record of the park's early 19th century circulation. The **historic value** of the former pleasure ground and farmhouse is considered **medium** within the context of the wider park.

5.6 AESTHETIC VALUE

'The ways in which people draw sensory and intellectual stimulation from a place'

The belt of trees along the western edge of the site are an important reminder of the historic wooded parkland. Many of the mature specimens remain and are laid out along historic field boundaries and divisions and are an important feature of the wider landscape possessing a very high aesthetic value. The self-seeded saplings and shrubs which have grown up around the mature parkland trees reinforce the historic boundary by providing a dense low-lying thicket but are not part of the original park layout, are of limited aesthetic value in their own right and are capable of accommodating minor change. The pathway or carriageway which once wended its way through the woodland has been removed and the area now has an unkept appearance. The unmanaged self seeded saplings have contributed to the obliteration of the historic driveway and in their fight for sunlight have caused significant harm to the slower growing mature trees, resulting in a number of them having to be removed due to disease and decay. Whilst the individual mature trees are important, the area as a whole is of **medium aesthetic value.**

Within the context of the wider estate, the farmhouse has a **medium aesthetic value** and is a typical 18th century example. The land immediately adjacent to the house, where the new driveway is proposed, is of **limited or low aesthetic value** characterised by modern intrusive timber and wire fencing, paving, patio and a decaying modern summerhouse.

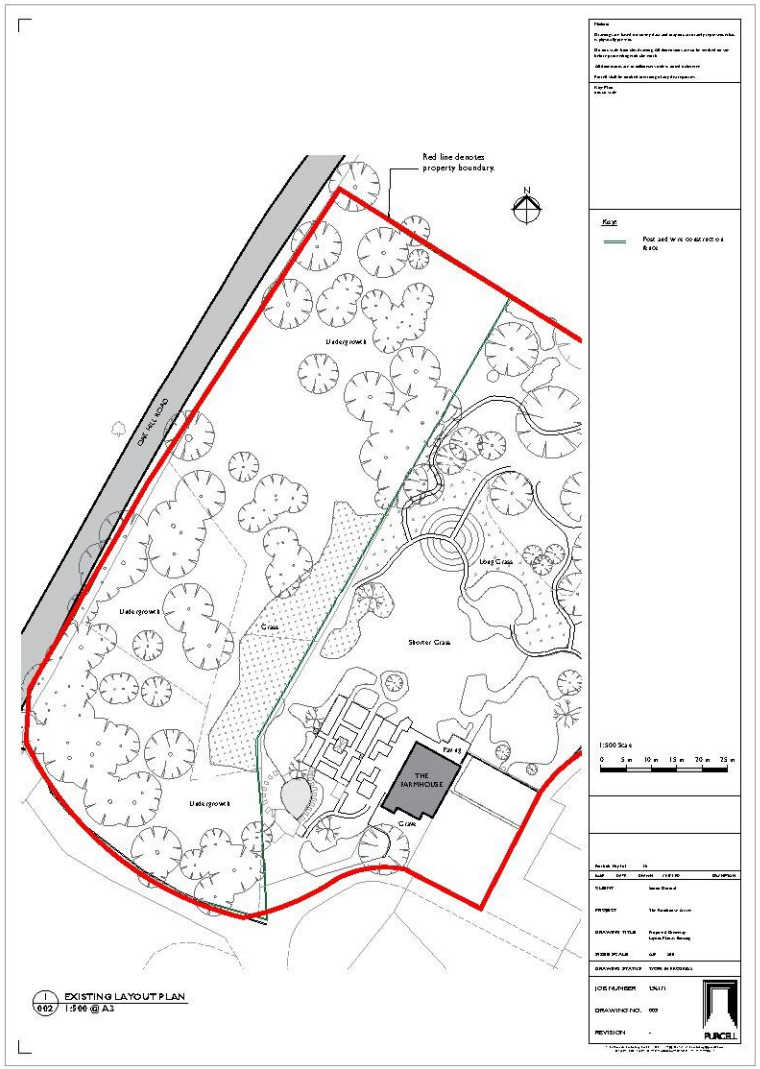
SECTION 6.0
DESCRIPTION OF PROPOSALS

6.1 INTRODUCTION

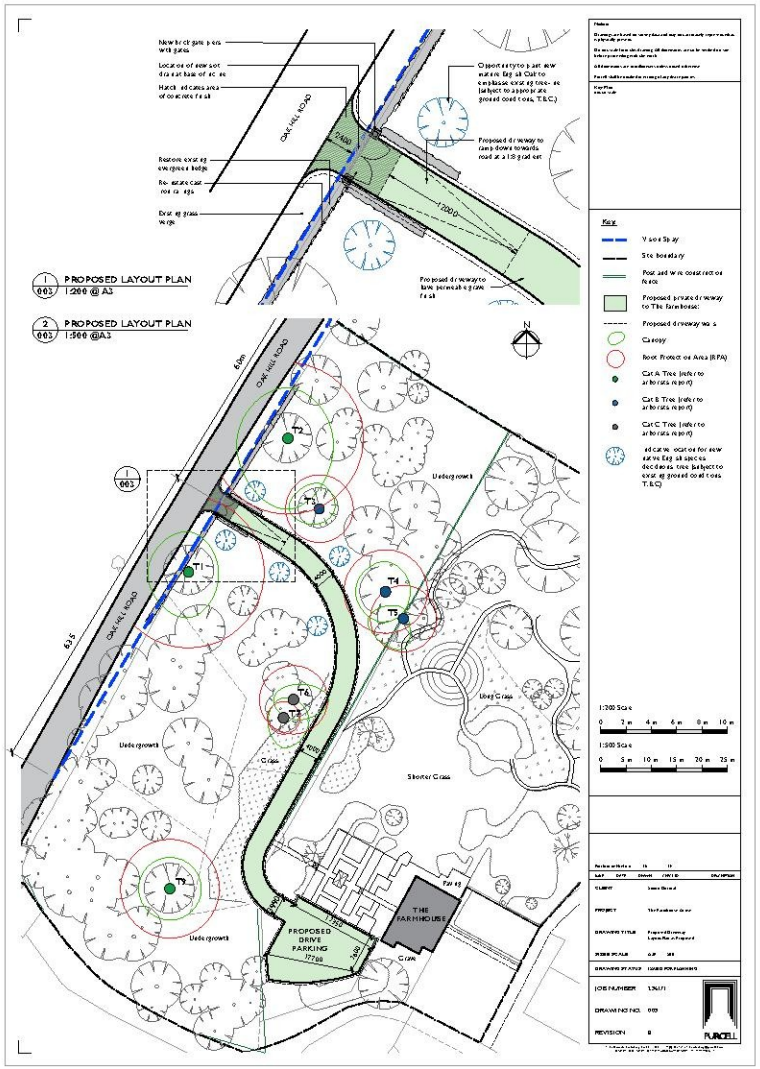
The farmhouse is a six-bedroom property with inadequate parking and no direct access to the property for construction traffic once the consented house alterations begin on site. Section 3 photos 9 and 10 show the existing narrow driveway and limited parking space currently available - both entirely unsuitable for heavy vehicular use. Also, the owners of the drive have not provided permission for the drive to be used for construction traffic. The proposed driveway will be self-draining unbound gravel, suitable for heavy vehicles during the construction works, and light domestic use thereafter.

The proposed driveway would form a connection to an existing 'C' Road, Acrise park Road, which runs along the west boundary of the applicant's recently acquired land. The routing of the driveway has been carefully considered to avoid any disruption to existing historic parkland features and mature trees by following natural clearings and man made gaps in the woodland.

The new splayed opening will be formed between mature parkland trees a sufficient distance from mature tree roots. A small section of recent self-seeded saplings and shrubs, forming a dense boundary thicket will be removed as part of the proposals. It is understood that there are no tree preservation orders (TPOs) within the proposed site boundary.



Existing site plan
236171 - 002



Proposed site plan
236171 - 003

SECTION 7.0
IMPACT ASSESSMENT AND CONCLUSIONS

7.1 ASSESSMENT METHODOLOGY

An assessment of impact measures the identified levels of significance against the degree of change proposed. High levels of change to features or fabric identified as highly significant will be at odds with national and local planning policy, and also Historic England guidance, so should not be permitted due to the high adverse impact it would entail. Where only a minor change is proposed to an element of moderate or high significance, this will generally be calculated as having a negligible or minor adverse impact on heritage value.

Positive changes (repairs, removal of intrusive features, etc.) are highly beneficial changes and can increase the significance of a building. Where a change is identified as having an adverse impact on the significance of a building or site, this does not necessarily mean that the proposals as a whole would be detrimental: impact is a cumulative calculation and beneficial change may substantially outweigh any adverse proposals. The degree to which the scheme beneficially or adversely impacts the identified heritage values is measured according to the criteria set out below.

7.2 IMPACT ASSESSMENT CRITERIA

Magnitude of Impact	Definition
High Beneficial	The development considerably enhances the heritage values of the identified heritage assets, or the ability to appreciate those values
Medium Beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Low Beneficial	The development enhances to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Negligible/None	The development does not change the heritage values of the heritage assets, or the ability to appreciate those values.
Low Adverse	The development erodes to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Medium Adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
High Adverse	The development substantially affects the heritage values of the heritage assets, or the ability to appreciate those values.

7.3 RESPONSE TO PRE-APPLICATION COMMENTS

The Council's pre-application advice letter of 2016 stated that the 'estate is generally unchanged, with only minor erosion'. Detailed research, provided above in Section 4, shows this not to be the case. The estate boundaries have been in a constant state of change, moving as the estate has expanded and contracted. Likewise, the carriageways, footpaths and access roads have all been repositioned over the centuries in response to the needs of the estate and the shifting emphasis from the north front of the house to the south. The current circulation layout reflects multiple phases of change and includes paths and roads of varying dates, some of which are relatively modern.

The council also commented on the importance of the mature trees in providing a shelter belt from north winds and forming part of an 'original' estate layout. The proposed driveway will not affect this function, the trees will continue to provide shelter.

A final concern suggested that a new driveway could facilitate further development leading to further erosion of the estate. Any future development would still require consent from the local authority,
a new driveway won't circumvent the need for permission.

7.4 ASSESSMENT

The history and significance of the estate, and the application site specifically, have been discussed in Sections 4 and 5 above as required by paragraph 128 of the NPPF. This will allow the local planning authority to assess the potential impact of the development proposals on identified heritage values (para. 129). The council's pre-application advice has been taken on board but detailed research since then has provided the necessary evidence to refute many of the comments provided. The principal objection being the perceived erosion of an intact estate, which is clearly not the case. The applicant's proposals are negligible in terms of heritage impact and completely justified given the existing limited parking arrangements. Other considerations include the following:

- The proposed driveway is modest in extent and the minor physical impact is limited to self-seeded saplings and undergrowth which have been identified as possessing low significance overall, do not form part of the historic planting and which have the capacity to accommodate minor change.

- The proposals have been designed around existing natural clearings and the barren ground, where nothing grows, created by the War Department when they infilled the pond with debris and rubbish. No mature trees, or roots will be affected by the proposals, their combined high aesthetic and historic values will be preserved, and they will continue to provide a buffer from north winds.

- Historic maps confirm a carriageway through the wooded former pleasure grounds through the 19th and 20th century which was allowed to deteriorate under the War Department and then not reinstated when developers purchased the land in the 1980s. Reinstating the carriageway in its entirety would result in the felling of many semi-mature trees, the proposed driveway is a much lighter approach resulting in the loss of very few saplings and is considered a partial reinstatement of a lost historic feature. A new driveway, in an area where there was historically a carriageway, is entirely appropriate.

- The proposed turning circle and parking area will impact only on modern paving, pond, fencing and shed which were all laid out and erected in the late 1990s and which collectively possess no heritage value. Their loss will have no impact on the historic landscape, the listed building or its setting. The new driveway and parking area will be level with the garden plane so will have a negligible visual impact in views across the landscape and will not be visible from any adjacent properties throughout its entire length.

- There is no direct access to the Farmhouse for construction traffic, the only drive the applicant can use is some 50m away and will still require a new drive to be built to get to the property to undertake the restoration. The proposed drive reinstates a private drive back to the Farmhouse, as the other two principal houses have.

- The proposed driveway forms one of a number of changes (including recent) to the park which do not individually or cumulatively harm the historic park. The park's layout is not as preserved or intact as the pre-application advice suggests. The carriageways, driveways, paths and boundaries have been in a constant state of change, as evidenced in the historic maps provided above.

- The boundary between the applicant's land and the recently acquired land is entirely modern so there will be no impact on historic field boundaries. The character and appearance of the parkland will be preserved.

7.5 CONCLUSIONS

To conclude, the proposed driveway will have no impact on the listed farmhouse or its setting. In NPPF terms, the proposals equate to less than substantial harm. Applying the statutory test, the special architectural and historic interest of the listed farmhouse, including its setting, will be preserved, thus meeting the objectives of the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990.

The impact of the proposed development on the house is considered **low to negligible** in heritage terms. The effect of the proposals on a non-designated heritage asset, in this case the former estate gardens, should be taken into account by the local planning authority in determining planning applications but a balanced judgement is required having regard to the scale of harm, which is considered negligible, and the significance of the heritage asset potentially affected.