

Archaeological and Built Heritage Desk-Based Assessment in Advance of the Proposed Development at Hosey Rigge House, Hosey Hill, Westerham, Kent.

National Grid Reference TQ 545112 153325



Report for Phillips Tracey Architects

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Archaeological and Built Heritage Desk-Based Assessment in Advance of the proposed development at Hosey Rigge, Hosey Hill, Westerham Kent, TN16 1TA.

Summary

SWAT Archaeology has been commissioned by Phillips Tracey Architects to prepare an Archaeological and Built Heritage Desk-Based Assessment of the proposed development area (PDA) at Hosey Rigge, Hosey Hill, Westerham, Kent.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

The PDA is situated on the western side of Hosey Hill, in a residential area along a road that leads southwards out of the village of Westerham towards Crockham, in an Area of Outstanding Natural Beauty on the North Downs. The house was built in the early 1900s, in an area that was agricultural and previously bordering part of the wider estate of Squerryes. The building is listed in the Kent HER records being noted as a place that Winston Churchill and his family stayed during refurbishment works in 1923 and 1924 at nearby Chartwell.

The house has attached on its northern side a covered heated swimming pool with associated sauna and changing rooms. This was erected sometime in the late 1980s early 1990s. This is to be demolished and new extension built at a 90-degree axis to the main house. The garage at the end of the drive erected sometime between 1936 and 1963, is to be

demolished. The driveway is to be re-routed and a new garage built at the southern end of the eastern side of the walled garden. The second garage at the northern end of the eastern side is to be extended.

The significance of the main building lies in its contribution to the rural scene with its splendid architectural detailing but the two buildings in the vicinity of the main house are planned for demolition. The detached garage and swimming pool house have no architectural merit and detract from the setting of the main house.

The potential for archaeology has been assessed as low. In the area there has been Iron Age and Roman activity with the Iron Age hillfort and Roman Road to the west of the PDA and the find on Hosey Hill Common of the Iron Age coins. However, the potential for finding archaeological remains is considered low but cannot be completely discounted. The building of the, house, swimming pool and garages would have previously had a high impact on any potential archaeology as will the constructions of the new building. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Phillips Tracey Architects (the 'Client), to carry out an archaeological and built heritage desk-based assessment of the proposed development area (PDA) at Hosey Rigge, Hosey Hill, Westerham, Kent centred on National Grid Reference (NGR) TQ 545112 153325 (Fig 1).

1.2 The Site

- 1.2.1 The proposed site sits at an average height of circa 157m AOD. The land gently rising towards the east and falling to the west. The highest point in Kent is Betsom's Hill at 251m on the Greensand escapement circa 3.0km to the north east on the North Downs. The site is situated on the western side of Hosey Hill, a road that leads southwards out of the village of Westerham towards Crockham. Westerham is a village five miles west of Sevenoaks and 21 miles

south of London. The parish is south of the North Downs and has the River Darent following through the town and lies in the Holmsdale Valley. The M25 is 1.7km to the north. The site sits within an Area of Outstanding Natural Beauty (Fig. 1).

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology consists of bedrock comprising of Hythe Formation – Sandstone and [subequal/subordinate] limestone, interbedded. The Lower Greensand Group is a geological unit, which forms part of the underlying geological structure of southeast England. South of London in the counties of West Sussex, East Sussex and Kent, which together form the wider Weald, the Lower Greensand can usually be subdivided to formational levels with varying properties into the Atherfield Clay Formation, the Hythe Formation, the Sandgate Formation, Bargate Formation and the Folkestone Formation. The Lower Greensand is one of the most landslide-susceptible formations in the UK. The Lower Greensand Group was deposited during the Early Cretaceous Period, which lasted for approximately 40 million years from 140 to 100 million years ago. Kentish Ragstone is a hard, grey, sandy limestone that forms an important component of the Hythe Formation. The Hythe Beds are part of a suite of Cretaceous rocks that occur in the South East of England. The Hythe Beds were originally laid down as sediments in shallow seas some 110-115 million years ago. There are no superficial deposits at the PDA.
- 1.2.3 Reported by Hasted, a historian in 1797, In 1596, a landslip occurred about a mile and a half south of the town on the east side of the road from London to Buckhurst, where an area of land over circa 9 acres sunk 80 feet over 11 days taking with it fields of trees and hedges. Another landslip also occurred at nearby Toy's Hill in 1756

Geotechnical Information

- 1.2.4 There is no known geotechnical information.

1.3 The Proposed Development

- 1.3.1 The house has attached on its northern side a covered heated swimming pool with associated sauna and changing rooms. This was erected sometime in the

late 1980s early 1990s. This is to be demolished and new extension built at a 90-degree axis to the main house. The garage at the end of the drive erected sometime between 1936 and 1963, is to be demolished. The driveway is to be re-routed and a new garage built at the southern end of the eastern side of the walled garden. The second garage at the northern end of the eastern side is to be extended. (Fig. 2).

1.4 Project Constraints

- 1.4.1 No constraints were associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Heritage Assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'

2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

2.2.3 Statutory protection is provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.3.2 NPPF Annex 2 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).'

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account;

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

2.3.5 Paragraph 128 of the NPPF states that:

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 setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.3.6 Paragraph 129 of the NPPF states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including, by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering

the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is 'a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions'. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.3.9 The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment;

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

- 2.3.10 In order to determine applications for development, Paragraph 128 (2.3.5 above) of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.
- 2.3.11 According to Paragraph 129, the LPA should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.
- 2.3.12 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.13 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.
- 2.3.14 Paragraph 133 states that 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 loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- The nature of the heritage asset prevents all reasonable uses of the Site; and

- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.15 Conversely, paragraph 133 notes that 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 securing its optimum viable use.

2.3.16 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.17 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.

2.4 Planning Policy Guidance

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

Conservation Principles, Policy and Guidance (Historic England, 2008)

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.
- 2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:
- Evidential value. This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
 - Historical Value. This derives from 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. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but

it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.

- Aesthetic value. This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- Communal value. This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place

Historic Environment Good Practice in Planning Notes

2.4.4 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

GPA2: Managing Significance in Decision-Taking in the Historic Environment.

2.4.5 2.4.5 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected

2.4.6 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

GPA3: The Setting of Heritage Assets

2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets

2.4.8 The NPPF makes it clear that the setting of a heritage asset is 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.

- 2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.
- 2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.
- 2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
 - Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
 - Step 5: Make and document the decision and monitor outcomes.

- 2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in ‘substantial’ harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).
- 2.4.13 Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; ‘Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management’ (25th February 2016), ‘Historic England Advice Note 2: Making Changes to Heritage Assets’ (25th February 2016) and ‘Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans’ (30th October 2015).

2.5 Statutory Protection

Ancient Monuments and Archaeological Areas Act 1979

- 2.5.1 Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979. Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). ¹¹Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.5.2 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

Enterprise and Regulatory Reform Act 2013

- 2.5.3 From April 2014, the act introduced changes to the Planning (Listed Building and Conservation Areas) Act 1990. This covers heritage planning and legal requirements around nationally and locally listed buildings and consent orders. It upholds levels of existing heritage protection, whilst also simplifying the process. Listed Building Heritage Partnership Agreements were introduced to

allow listed building consent for specified works (other than demolition), to listed buildings covered by the Agreement, which would otherwise require several consents. Listed Building Consent Orders and Locally Listed Building Consent Orders have been introduced to allow local planning authorities to grant permission for works (other than demolition) to listed buildings in their area, which would otherwise require several consents. Where new buildings are listed, it is now possible to declare that specific features of the building, or specific buildings or structures attached to, or within the curtilage of the listed building are not of special interest. The demolition of unlisted buildings in conservation areas now requires planning permission rather than conservation area consent.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

- 2.5.4 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge. A hedgerow is deemed important and therefore protected if it is at least 30 years old and meets a number of other criteria.

Treasures Act 1996

- 2.5.5 The act is designed to deal with finds of treasure in England, Wales and Northern Ireland. It legally obliges finders of objects which constitute a legally defined term of treasure to report their find to their local coroner within 14 days. An inquest led by the coroner then determines whether the find constitutes treasure or not. If it is declared to be treasure then the finder must offer the item for sale to a museum at a price set by an independent board of antiquities experts known as the Treasure Valuation Committee. Only if a museum expresses no interest in the item, or is unable to purchase it, can the finder retain it. 'Treasure' is defined as being: (i) All coins from the same find, if it consists of two or more coins, and as long as they are at least 300 years old when found. If they contain less than 10% gold or silver there must be at least 10

in the find for it to qualify; (ii) Two or more prehistoric base metal objects in association with one another; (iii) Any individual (non-coin) find that is at least 300 years old and contains at least 10% gold or silver; (iv) Associated finds: any object of any material found in the same place as (or which had previously been together with) another object which is deemed treasure; (v) Objects substantially made from gold or silver but are less than 300 years old, that have been deliberately hidden with the intention of recovery and whose owners or heirs are unknown.

Burial Act 1857.

- 2.5.6 Its purpose is to regulate burial grounds. It regulates where and how deceased people may be buried and provides for the exhumation of remains. The Act made it illegal to disturb a grave (other than for an officially sanctioned exhumation).

2.6 Local Policies

- 2.6.1 Sevenoaks District Council is in the process of preparing a new Local Plan. Due to be adopted in 2019. In addition, the council has a Core Strategy, being the overarching Local Plan document for the council, adopted in February 2011, which sets out the fundamental development priorities in the area. The Development Policies Plan conforms with national planning policy contained in the NPPF and has a number of policies relevant to archaeology and heritage:
- 2.6.2 The Allocations and Development Management Plan (ADMP) adopted in February 2015 gives further definition to the conservation and enhancement of Heritage Assets. The relevant policies are detailed below.

POLICY EN4: Heritage Assets

- 2.6.3 Proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. Applications will be assessed with reference to the following:
- a) the historic and/or architectural significance of the asset;
 - b) the prominence of its location and setting; and

c) the historic and/or architectural significance of any elements to be lost or replaced.

2.6.4 Where the application is located within, or would affect, an area or suspected area of archaeological importance an archaeological assessment must be provided to ensure that provisions made for the preservation of important archaeological remains/findings. Preference will be given to preservation in situ unless it can be shown that recording of remains, assessment, analysis report and deposition of archive is more appropriate.

Landscape

2.6.5 The extensive area of landscape outside the towns and villages contributes significantly to the character of the District. The NPPF outlines the importance of protecting and enhancing valued landscapes and Policy LO8 of the Core Strategy ensures that the distinctive features that contribute to the special character of the landscape will be protected and, where possible, enhanced. The NPPF gives great weight to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty, and their setting, giving them the highest status of protection. The distinctive character of the AONBs plays an important part in defining the overall character of Sevenoaks District. Proposals in AONBs will be assessed against Core Strategy Policy LO8, ADMP Policy EN5 and other relevant policies.

Policy EN5: Landscape

2.6.6 The Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance. Proposals that affect the landscape throughout the District will be permitted where they would:

a) conserve the character of the landscape, including areas of tranquillity; and

b) where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.

2.6.7 Any proposal within the AONB must take into account the guidance set out in the appropriate AONB Management Plan and any relevant more specific AONB guidance for example the Kent Downs AONB Landscape Design Handbook (2006), Kent Downs AONB Farmstead Guidance (2012) and Managing Land for Horses (2011).

Policy LO8: The Countryside and Rural Economy

2.6.8 Policy LO8 states that the openness of the Green Belt will be maintained. The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty will be maintained.

Policy SP1: Design of New Development and Conservation

2.6.9 Policy SP1 requires that the District's heritage assets, including listed buildings, conservation areas, archaeological remains, ancient monuments and historic parks and gardens will be protected and enhanced.

2.6.10 All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Account should be taken of guidance adopted by the Council in the form of Kent Design, local Character Area Assessments, Conservation Area Appraisals and Management Plans, Village Design Statements and Parish Plans. In rural areas account should be taken of guidance in the Countryside Assessment and AONB Management Plans.

Local Planning Guidance

2.6.11 The Kent Design Guide, 2008. Prepared by the Kent Design Group, it provides the criteria necessary for assessing planning applications. Helps building designers, engineers, planners and developers achieve high standards of design and construction. It is adopted by the Council as a Supplementary Planning Document.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Phillips Tracey Architects, to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 The Good Practice Advice notes emphasizes the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process.
- 3.1.3 Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also its setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.
- 3.1.4 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the

Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.'

(2017:4)

3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

IFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Designated Heritage Assets

- 4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

Heritage Assets

- 4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

Setting

- 4.2.3 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 or may affect the ability to appreciate that significance or may be neutral.

Significance

- 4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

Built Heritage and Walkover Survey

- 4.2.5 The Site is visited for a Built Heritage survey. The survey is undertaken in accordance with a Level 1 survey as detailed in the English Heritage publication ‘Understanding Historic Buildings: A Guide to Good Recording Practice’ (2016). The Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014) and the KCC Historic Building Recording Requirements Part C.
- 4.2.6 This is essentially a visual record. Historic England guidelines suggest that written information should be the minimum to identify the building’s location, age, type, materials, use and when and whom compiled the report. General photographs of the exterior as well as any specific architectural or historic features (both internal and external) should be taken. In summary the work consists of a basic descriptive report accompanied by digital photographs.

4.3 Sources

- 4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.3.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.3.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.3.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-9).

Secondary and Statutory Resources

- 4.3.7 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site’s immediate vicinity. There are no Scheduled Ancient Monument or Protected Military Remains in the assessment area. Time scales for archaeological periods represented in the report are listed in Table 1.

5.1.2

Prehistoric	<i>Palaeolithic</i>	c. 500,000 BC – c.10,000 BC
	<i>Mesolithic</i>	c.10,000 BC – c. 4,300 BC
	<i>Neolithic</i>	c. 4.300 BC – c. 2,300 BC
	<i>Bronze Age</i>	c. 2,300 BC – c. 600 BC
	<i>Iron Age</i>	c. 600 BC – c. AD 43
	<i>Romano-British</i>	c. AD 43 – c. AD 410
	<i>Anglo-Saxon</i>	AD 410 – AD 1066
	<i>Medieval</i>	AD 1066 – AD 1485
	<i>Post-medieval</i>	AD 1485 – AD 1900
	<i>Modern</i>	AD 1901 – present day
Table 1: Classification of Archaeological periods		

5.1.3 There are a low number of Kent HER records within the 500m assessment area. Mainly relating to buildings, of which the PDA itself is one of those records. The table in Figure 16 details all the finds, features and buildings within the assessment area.

5.2 Designated Heritage Assets

5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).

5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be

experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There is one listed heritage asset within the assessment area and one HER record of a non-designated asset being the PDA itself.

Table 1 Designated Heritage Assets

TQ 45 SE 110	Post Medieval	Chart’s Edge Cottages. Grade II listed (1272575). Pair of cottages of 2 builds, front range probably C18 and back C17. Each 2 storeys, 2 windows in front. Tiled roof with tile gabled ends, brick chimney running through. Random rubble walls with red brick quoins and dressings. Modern casements. Doors under small flat hoods. Rear section probably timber framed, tile hung above and galleted random rubble below. Hipped tiled roof with central linking ridge to front range. Inside some chamfered beams and Joists and an inglenook fireplace
MKE 104150	Modern	Hosey Rigge, Westerham. Large detached country house dating to the early 1900s. It first appears on OS 3rd edition. Sir Winston Churchill lived in the house with his family between 1923 and 1924, while nearby Chartwell was being renovated. The house is surrounded by two acres of landscaped gardens.

5.3 Previous Archaeological Works

5.3.1 There are no previous archaeological works on the KHER records.

Landscape Characterisation

5.3.2 The PDA is in an area characterised by KCC Historic Landscape Characterisation of ‘post 1810 settlement’ along with many other houses along the ribbon development along Hosey Hill. The fields to the PDA’s western boundary is characterised as ‘small regular with straight boundaries (parliamentary type enclosure). To the south is a large area of Commons that is wooded over (Fig. 17).

5.3.3 In addition, Sevenoaks District Council has undertaken Landscape Character survey. Hosey Rigge sits in an area classified as Westerham to Sundridge Parks and Farmlands (9a). This area is part of the parkland and estate farmland belt which runs along the gentle north-facing slopes of the Darent Valley. This section, located west of Sevenoaks, lies on a geology of Lower Greensand.

Undulating north facing farmed slopes of the Greensand ridge between about 100 and 200m AOD. This undulating pastoral and woodland landscape, and its proximity to London, has led to the creation 17th and 18th century estates and parklands including Squerryes Court (a Jacobean house and park near Westerham), and a Capability Brown landscape which survives in part as a golf course between Valence School and Brasted. Follies and parkland features such as towers, temples and bridges, lodge houses, estate cottages and farmsteads are features.

- 5.3.4 A very short way to the south is an area classified as Westerham and Brasted Chart. This character area is defined by steeply undulating landform predominantly situated on the Hythe sandstone formation with Wealden mudstones exposed on lower slopes at the transition to the Low Weald. Woodland characterises the area, much of it ancient. Frequent commons and charts (an old English term for rough ground) traditionally managed as wood-pasture until the mid-nineteenth century. Small to medium scale irregular fields of pasture defined by mature hedgerows, including assarts and planned enclosures.

Conservation Area

- 5.3.5 Just within the assessment area is the Conservation Area for Westerham. The Westerham Conservation Area covers 36 hectares and contains about 100 listed buildings. It was designated in 1973 and extended in 1994. It includes the historic centre of Westerham, some open parkland to the south, especially at Squerryes Court and some of its associate park, as well as Quebec House, Pitts Cottage. The District Council has produced a Conservation Area Appraisal and Management Plan dated 2015 and provides guidance and policies. (Fig. 18).

0-100m Radius

- 5.3.6 There are two KHER entries for this area. The key one being that of the PDA, Hosey Rigge and is primarily recorded given its association with Winston Churchill (MKE 104150) and farmstead circa 100m south east of the PDA located at Hosey Hill (MKE 83498). This was a loose courtyard type farmstead with agricultural buildings on two sides. There has only been a partial loss of original form (less than 50%).

100-200m Radius

- 5.3.7 There is just one KHER entry for this area. Chart's Edge Cottages are a pair of Grade II listed cottages built in the 17th and 18th centuries circa 150m south east of the PDA (TQ 45 SE 110).

200-300m Radius

- 5.3.8 There is just one KHER entry for this area and it is the landscape of Squerryes Court (TQ 45 SW 1). Squerryes Court itself is outside of the assessment area but the associated parkland covers most of the area to the west of the PDA as is within 250m at its closest point to the PDA. It is a late-17th- and early-18th-century garden of 80 hectares. It was considerably altered during the 19th century.

300-400m Radius

- 5.3.9 There is one KHER record for this area. Circa 400m south west of the PDA is the crash site of a Messerschmitt in 1940, where the crew were killed (TQ 45 SE 163).

400-500m Radius

There is one KHER record for this area. Hosey Common Ragstone Mine is circa 475m to the south east of the PDA (TQ 45 SE 15). The mine is believed to have originated in the 17th century and worked by pillar and stall. Four areas of excavation found plus sledge marks in floor. It was mapped in 2004 by the Kent Underground Research Group. It is thought to have gone out of use in the late Victorian period.

5.4 Archaeological and Historical Narrative

- 5.4.1 Westerham's name is thought to originate because it lies in the extreme west of the county. The western settlement was called 'se westra hām' in old English, transforming to 'Oistreham' in 1086 AD and 'Westerham' in 1211 AD. Hām is Old English for a village or homestead.
- 5.4.2 The original settlement of Westerham is thought to have grown from a clearing in the woodland at a point where a number of small streams joined the River Darent. The whole Darent valley being 'recognized as one of the earliest cradles

of English settlement in Kent' according to Everitt. Villages were established along the spring line of the Downs at places such as Chevening, Otford, and Kemsing, while the Darent gap through the Downs provided an easier north-south route in early times. The Darent takes shape at Westerham, at a height of 330 feet [100m], and in its 30-mile course falls steadily to sea level where it enters the Thames. Both the Darent and its tributaries have been exploited as a source of water power for the last millennium. At the peak of its use in the eighteenth century there was on average mill every two miles along the length of the river

- 5.4.3 The Greensand way, which pass to the west of the PDA is a long distance path of prehistoric origins that follows the Greensand Ridge along the Surrey and Chart Hills. The part from the surrey/Kent border to Borough Green is included in the Kent Downs AONB. The Greensand way runs broadly parallel to and south of the North Downs ridge of which the Pilgrims way is also thought to be a prehistoric route.
- 5.4.4 Iron Age. Although the Cantra tribe is believed to have had an encampment on the site of the Squerryes Estate as long ago as 100BC. They built an 18 acre fortification surrounded by two great walls of earth within. In 1927 the 'Westerham Hoard' was discovered on The Common at Hosey Hill, which includes one of the earliest coins to have been struck in Iron Age Britain. The gold stater was probably struck in Kent about 100BC with a stylised horse on the reverse and an abstract head of Apollo on the front, derived from ancient Greek coinage. The hoard was presented by Maj O'Brien Warde to the British Museum. Along this chart ridge other Iron Age hillforts can be found such as at Oldbury and it is unlikely that these had any direct connexion with subsequent colonisation.
- 5.4.5 In Roman times, much is known about Watling Street from London to Dover but not the London to Lewes Road. Circa 600 metres south of the Pilgrims Way, at the foot of the escarpment, the road passed a Roman temple where it turned onto the major alignment that goes to Marlpit Hill north of Edenbridge. This alignment was parallel to that north of the downs, but half a mile further east. The M25 motorway cuts across the road south of the temple site, at the end of the eastern slip roads of Clacket Lane services. Some Roman artefacts found

during construction of the service areas are on display there. In the woods east of Limpsfield Chart the road deviates from the alignment to avoid steep slopes, curving to the east on a route followed by the modern road through Crockham Hill before re-joining the alignment north of Marlpit Hill before it heads towards Edenbridge. The Darent Valley was well used in Roman times, with at least seven villa sites along its riverbanks. The nearby villa at Lullingstone with its Christian shrine being one of these.

- 5.4.6 The manor was originally run by Godwin, Earl of Wessex and later by his son Harold Godwinson the last Saxon King of England. The manor of Westerham was then granted by William the Conqueror to the knight Eustace, Earl of Boulogne. In the Domesday survey of 1085 the village, as it was then, had a population of 59.
- 5.4.7 A market charter was granted by Henry III in 1227. Squerryes Lodge, to the west of the town, also dates from the 12th or 13th century and there was a chapel by the river in use by monks until the dissolution of the monasteries in 1539. Following the dissolution, Westerham Manor was 'acquired' by Henry VIII and in 1540 he sold it (including the Manor of Edenbridge) for £1,441 to Sir John Gresham, who was Lord Mayor of London in 1547. One of the farms he acquired was called 'Charmans', still sited on Beggars Lane. This was valued in the time of Henry VI at '£5 2s. 8d'.
- 5.4.8 The present building at Squerryes dates mostly from the 17th century. The Squerryes estate changed hands many times after being acquired by Henry VIII along with the manor of Westerham. In 1751 it was sold to the Warde family, who still own the property.
- 5.4.9 The Church was recorded on its present site from around 1115 and is believed to have been built on the remains of a Saxon watch tower, at the highest point of the Green. There were alterations made to the structure in the 14th, 15th and 19th centuries.
- 5.4.10 A notable resident whose legacy is important to the character of Westerham was General James Wolfe. He was born at Westerham in 1727 and lived at Spiers (now Quebec House) during his boyhood. He was a British Army Officer,

known for his training reforms and remembered chiefly for his victory in 1759 over the French at the Battle of the Plains of Abraham in Quebec.

5.4.11 Hasted, a historian writing in 1797 calls Westerham;

'a very healthy and pleasant situation...with many genteel houses dispersed in it. From the town southward, to the summit of the sand hill, is about two miles, over a very hilly unfertile soil, interspersed with commons, waste rough grounds, and woods'.

5.4.12 The Westerham Valley branch line was a short railway line in Kent that connected Westerham, Brasted and Chevening with the village of Dunton Green and the South Eastern Main Line, a distance of 4.5 miles. In 1961 the railway branch line between Westerham and Dunton Green ran the final service due to losing money and this was ahead of the famous Beeching report. By 1979 part of the railway's trackbed to the north of the town had become a stretch of the M25.

5.4.13 The town generally has a modern history of small industry and of wealthy families, given the close proximity of London, settling in large properties. Growth from a small market village didn't occur until the 19th century. Before then, links were improved by the introduction of a turnpike road from Sevenoaks to Bromley, through Westerham, in the late 18th century. 1865 The population of Westerham was around 2200 having increased from just over 1300 in 1801.

5.5 Cartographic Sources and Map Regression

Andrews, Dury and Herbert map of 1769

5.5.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. The PDA is situated to the north of a group of buildings situated south of the village of Westerham near Horns Hill Common (now Hosey Hill Common). To the west is the estate of Squerries (Squerryes) and the area appears to be parkland associated with the estate, which includes to the south west of the PDA a wooded area incorporating a tower (Fig. 3).

Hasted, 1798

5.5.2 This map is not too dissimilar to the map in figure 3 (Fig. 4)

Ordnance Surveyors Drawings 1797

5.5.3 Westerham is essentially a ribbon development. Hosey Hill is the main road south out of the village. The area is a mixture of common land, arable fields, woodland and parkland. The parkland is noticeable to the west of the PDA given the straight paths through the woods that converge at the point of the tower. The PDA is a field and immediately to the south is the farmstead and some cottages along the road (Fig. 5).

Tithe Map from 1845

5.5.4 This shows the PDA area in greater detail. The PDA itself is still a field. To the south is the farm and a number of other cottages. The owner and occupier of the fields labelled 710 is Reverend Thomas Sneatfield. The main house is further to the south of the map and is a 'mansion, pleasure grounds and garden'. 710a is a meadow and 710b is park. 711a is an orchard. The property at the road labelled 716 is the Porter's Lodge and is the entrance way to the mansion. To the south east can be seen the individual allotment plots on the common land. At the head of these plots is a building which is the National School on common land owned by the parish. (Fig. 6)

Historic OS Map 1869 1:2500

5.5.5 The PDA is still a field and is designated 438. The northern boundary is alongside a path than runs from the road in a north westerly direction across the fields. To the north is still fields. To the south in field 455 this still appears to be an orchard. The mansion to the south is called Charts Edge. To the west is still parkland. To the east is still fields and to the south west is now a quarry, which we know is the ragstone mine. Opposite the Lodge on the eastern side of the road still the National School for Boys (Fig. 7).

Historic OS map 1896-1897 1:2,500

5.5.6 No changes are apparent (Fig.8).

Historic OS map 1909 1:2,500

- 5.5.7 Hoseyrigge has been built in the PDA with a wide drive from the road in the south eastern corner. The house appears to have 2 bays at the rear and a conservatory situated along the southern end. Along the southern boundary the boundary line does not follow the modern path but kinks in. The field to the south is still orchard with the other fields to the west parkland (Fig.9).

Historic OS map 1936 1:2,500

- 5.5.8 Hoseyrigge appears unchanged except the conservatory has now been replaced by a small building at the south eastern end and one at the north eastern end. In addition, the map appears to incorrectly call it 'Hoseyridge'. There are no changes to the field to the west or south but to the north the field has been replaced by a new property called 'Packway'. In addition, the path that was along the northern boundary seems to be a more substantial trackway along its length. This the boundary for this property's front garden is unchanged as from when it was a field but the actual property and back garden has been carved out of the northern edge of the parkland that belonged to the Charts Edge mansion. There has also been significant changes on the eastern side of Hosey Hill, with the fields north of the common land now replaced by a number of residential properties (Fig.10).

Historic OS map 1963 1: 2,500

- 5.5.9 The main house of the PDA appears unchanged. However, the small building on the north east corner is no longer there. To the north of the main house are now a number of other buildings, one at the end of the driveway and is likely to be a garage. The field immediately to the north has a new residential property to the east of Packway called Copynsfield. The National School has been renamed Westerham C of E Primary School and the allotments appear to be no longer in use. No other changes are apparent (Fig.10).

Historic OS map 1984 1:2500

- 5.5.10 The house is correctly called Hoseyrigge. There appears to be no changes other than an electricity sub-station has been built in the north eastern corner. Also, in the south eastern corner of the PDA appear two rectangular features. To the

south, the field is no longer an orchard but a field in an area where all the field boundaries have altered. (Fig.12).

Historic OS map 1985-1986 1:2500

5.5.11 There do not appear to be any changes (Fig.13).

Historic OS map 1993 1:2500

5.5.12 There do not appear to be any changes (Fig.14).

Post 1993

5.5.13 Another building has been added to the PDA at the southern end. The main range of agricultural buildings to the west of the farmhouse have also expanded further. At the northern end of the PDA the trackway has altered to make a triangle with a rectangular pond in the middle (Fig. 19). On the smaller scale map (Fig. 1), this shows that the boundary line within the PDA has a footpath running southwards that joins two other footpaths at the northern and southern end. This footpath along this boundary line is not marked as such on any of the historical maps.

5.6 Aerial Photographs

1940s

5.6.1 This shows the PDA within the drive from the south eastern corner from the road. The north western area appears to be a walled vegetable garden. The front is shielded from the road by mature trees and hedges. The field to the west is parkland. (Plate 1).

1960s

5.6.2 There appears to be no change other than the boundaries are heavily wooded with the exception of the western boundary in line with the house which is kept clear. The field to the south does not appear to be an orchard. A large out building has been built at the end of the drive, assumed to be a garage. (Plate 2).

1990

- 5.6.3 The PDA now shows a new outbuilding to the north west of the main house which is the swimming pool. The walled garden area no longer appears to be used for vegetables. The fields to the south have had their boundaries altered and the southern boundary line straightened as a result. The fields to the west are no longer parkland but are now farmed with trees removed (Plate 3).

2003

- 5.6.4 The walled garden has been planted up with parterres. There is another building alongside the eastern wall of the walled garden. It may have been there previously but was shielded by vegetation. The same with the two buildings in the south eastern corner. (Plate 4).

2005

- 5.6.5 No changes are noted (Plate 5).

2007

- 5.6.6 There does not appear to be any change. (Plate 6).

2009

- 5.6.7 No changes are noted (Plate 7).

2011

- 5.6.8 No changes are noted other than the fields to the west appear to be pasture (Plate 8).

2014

- 5.6.9 No changes are noted (Plate 9).

5.7 Built Heritage and Walkover Survey

- 5.7.1 In May 2018, Dr Paul Wilkinson of SWAT Archaeology carried out a historic building recording of two outbuildings due for demolition as part of a programme of repair and development of the site of a large country house dating to the early 1900s (Fig. 2). The building is presently unoccupied and is undergoing development and repair.

- 5.7.2 The building recording was carried out on 12th May 2018 in accordance with a Level 1 survey as detailed in the English Heritage publication 'Understanding Historic Buildings: A Guide to Good Recording Practice' (2016). The Institute of Field Archaeologists Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (2014) and the KCC Historic Building Recording Requirements Part C.
- 5.7.3 The principal elements of the survey involved the creation of a record and description of the historic fabric of the buildings to be demolished together with an analysis and interpretation of the buildings origins and historic development.
- 5.7.4 A review of Historic OS mapping has been made in section 5.5 (Figures 3-15) and the Pevsner Architectural Guide (Kent, West and the Weald 2012) was consulted as was the National Heritage Register for England. This report consists of a descriptive report accompanied by digital photographs and annotated plans.

Setting

- 5.7.5 Hosey Rigge is located within an area that is predominately rural but the area has a suburban feel to it with residential properties close by and these include 'Deane Cottage' to the east, 'The Mead' to the south-west and 'Packway' to the north. The main house itself is set on level ground and to the north of a tarmac lane called Hosey Hill that allows access to the property. The OS height on site is about 157m AOD and the Bedrock Geology is said to be by the British Geological Survey to be Hythe Formation- Sandstone and (subequal/subordinate) Limestone. No Superficial Deposits are recorded.

Statutory Designation

- 5.7.6 The main building is listed as a DETACHED HOUSE (Modern to Unknown-1901AD? With a HER code of MKE104150 and described as a 'Large detached country house dating to the early 1900s. It first appears on OS 3rd edition. Sir Winston Churchill lived in the house with his family between 1923 and 1924 whilst nearby Chartwell was being renovated'.

Significance of the Building

- 5.7.7 The significance of the main building lies in its contribution to the rural scene with its splendid architectural detailing but the two buildings in the vicinity of the main house are planned for demolition.

Description of the Garage and Pool House

- 5.7.8 Both buildings are of 20th century build, of no architectural merit, detract from the setting of the main house and are planned to be demolished (Plates 11-31).
- 5.7.9 The garage measures 6.58m by 6.58m and is located to the north of the main house and is a single storey brick-built structure with a pitched tiled roof and accessed through vertical folding wooden doors to the front (Plates 11, 12), a single window to the side (Plate 13) and a door set centrally into the rear wall (Plate 14).
- 5.7.10 The swimming pool house measures 12.57m by 6.78m and is sub-divided into the main pool area, a sauna room, boiler room, changing room and toilet which are built outside the main structure of the pool house as a L-shaped extension and attached with a tiled sloping roof (Plate 15). The main build is of a brick-built structure capped by a parapet roof with a large roof glazed lantern light inserted into the flat concrete roof (Plates 16, 17, 18, 19).
- 5.7.11 The facades are pierced by uPCV windows with semi-circular arches (Plates 18, 19, 20, 21).
- 5.7.12 The internal arrangements are a large swimming pool with flexible liner (Plates 22, 23) lit by the large glazed roof lantern (Plates 24, 25).
- 5.7.13 To the north of the swimming pool house is a formal garden with various brick-built garden stores and a Victorian style greenhouse (Plates 26, 27).

5.8 Summary of Potential

Palaeolithic

- 5.8.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Kent HER no records from this period within the 500m assessment area being a Levallois core and flake in which exact location is unknown (TQ 67 SW 389) but was found as part of the Railway construction. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Mesolithic

- 5.8.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Neolithic

- 5.8.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Kent HER has no records from this period within the assessment area. Therefore, potential for finding remains that date to this period within the confines of the development site is considered **low**.

Bronze Age

- 5.8.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Kent HER no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Iron Age

- 5.8.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The Kent HER has no records from this period within the assessment area. However, circa 1km to the south west, there is an Iron Age hillfort and circa 1km south, south east of the PDA an Iron Age coin hoard was found. This hoard included fourteen gold staters, dated to c.90 B.C. and was found in a hollow flint 'money box' in July 1927. The potential for finding remains that date to this period within the confines of the development site cannot be discounted but is considered **low**.

Romano-British

- 5.8.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Kent

HER has no records from this period within the assessment area. However, we are aware that there are Roman archaeological remains in the wider area and that there is a Roman Road that passes 2km to the west of the PDA. However, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Anglo-Saxon

5.8.7 The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Medieval

5.8.8 The Kent HER has no records from this period within the assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Post Medieval

5.8.9 The Kent HER has 3 records from this period within the assessment area. Charts Edge Cottages circa 150m to the south of the PDA that are Grade II listed with the rear circa 17th century and the front 18th century (TQ 45 SE 110). To the north of these cottages, circa 100m south east of the PDA is a farmstead on Hosey Hill. The farmhouse survives in a detached central position and the farmstead has only had partial loss of its original form (MKE 83498). The landscape and parkland of Squerryes Court is to the west of the PDA (TQ 45 SW 1). The map regression shows that the PDA is fields until the early 20th century although it is possible that lost or discarded items may be found from this period. The potential for finding remains that date to this period within the confines of the development site is considered **low**.

Modern

5.8.10 KHER has two records dating to this period. There is a World War II Messerschmitt crash site circa 400m south west of the PDA. (TQ 45 SE 163). The PDA itself is in the KHER records in the building category as a non -designated assets given the recognition that the house was stayed in by Winston Churchill

for a couple of years in 1923-24 (MKE 104150). The current house appears little altered during this time. The potential for finding remains dating to this period in the PDA is considered **low**.

Undated

5.8.11 There one undated record being that of the ragstone mine on Hosey Common. A report on the quarries suggests that whilst there may be pits buried under waste from earlier centuries, that most of the mining was done during the Victorian period (TQ 67 SW 392).

Overview

5.8.12 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.8.13 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **low**
- Anglo-Saxon: **low**
- Medieval: **low**
- Post-Medieval: **low**
- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information,

we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was fields until the early 1900s when Hosey Rigge was built. The house appears little altered with the exception of the swimming pool to the north of the main house. The building of the house and swimming pool would have had a **high** impact on any potential archaeology.

6.2.2 The swimming pool is to be demolished and new wing added on a different axis. The drive is to alter its route. The existing original garage is to be replaced with a new garage at a slightly different location and axis and the second garage to be extended. The new extension, garage and garage extension will have a **high** impact on any potential archaeology.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

- 7.1.1 The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.
- 7.1.2 The assessment has generally shown that the area to be developed is within an area of **low** archaeological potential for all periods.

8 OTHER CONSIDERATIONS

8.1 Archive

- 8.1.1 Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

8.2 Reliability/Limitations of Sources

- 8.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Kent County Council, and therefore considered as being reliable.

8.3 Copyright

- 8.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence D and M Gedney Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

May 2018

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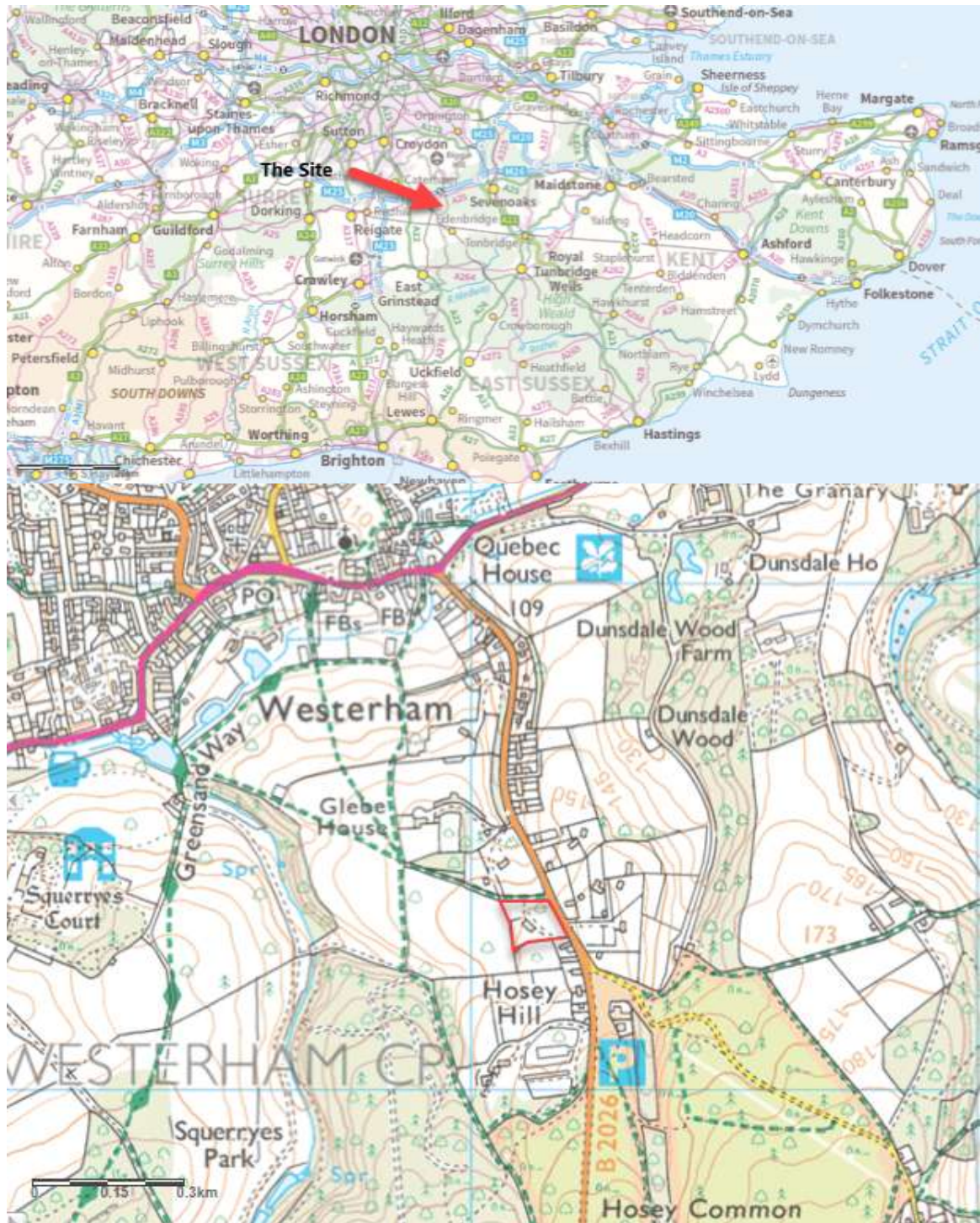


Figure 1: Site location map, scale 1:10000.



Figure 2: Proposed Development Area,

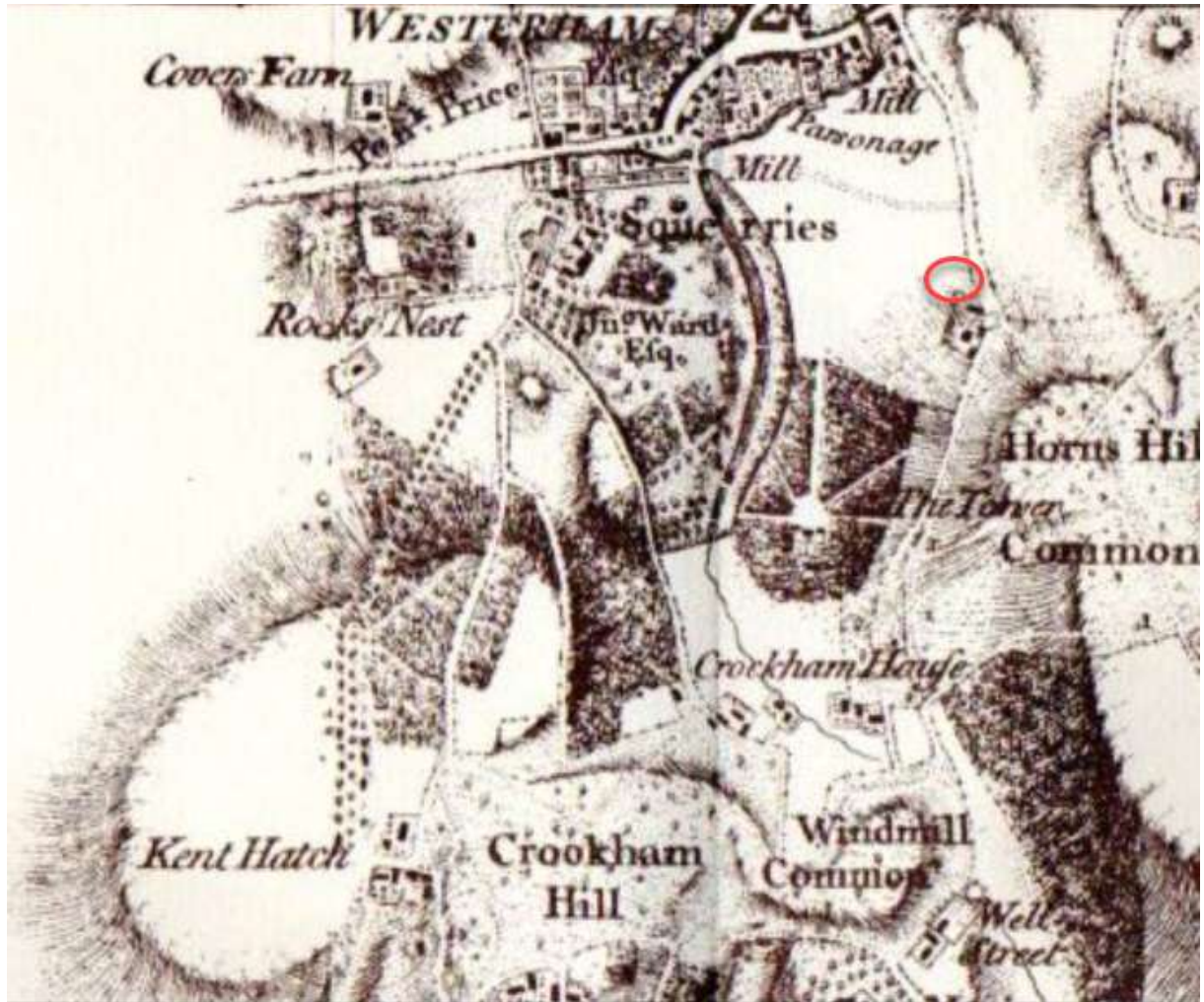


Figure 3: Andrew, Dury and Herbert Map from 1769

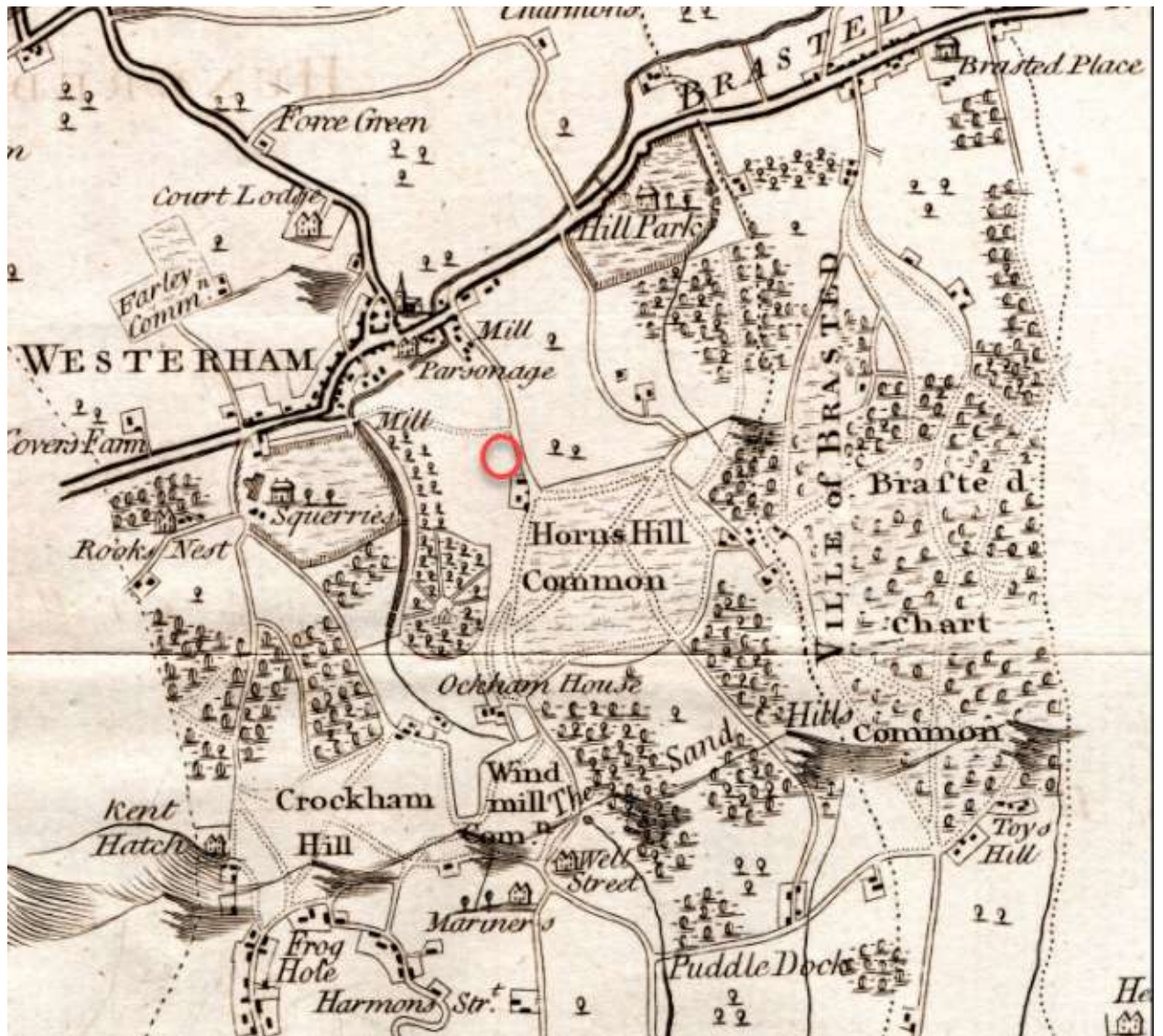


Figure 4: Hasted, 1798



Figure 5: Ordnance Surveyors Drawing, 1797



Figure 6: 1845 Tithe Map

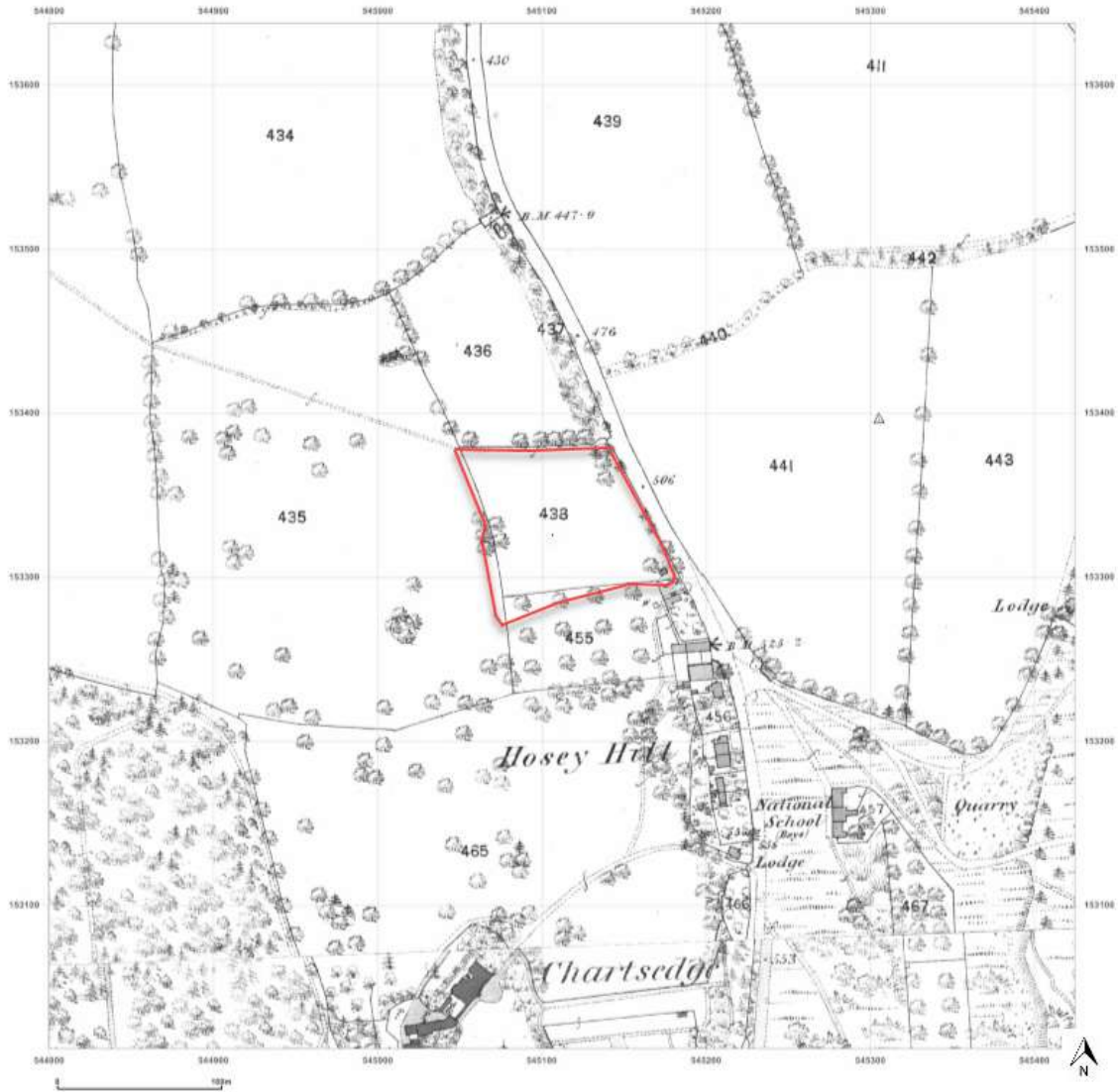


Figure 7: Historic OS Map 1869 1:2500

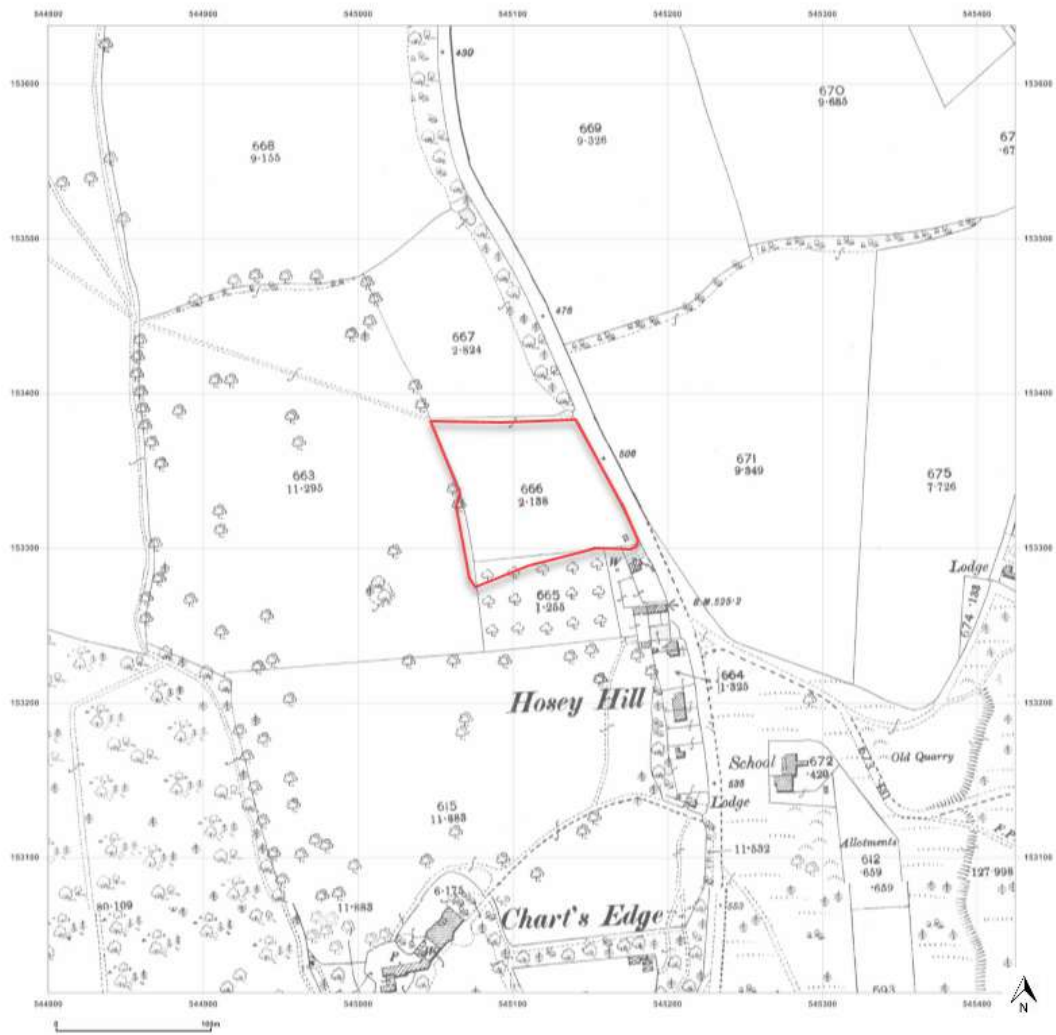


Figure 8: Historic OS Map from 1896-1897 1:2500

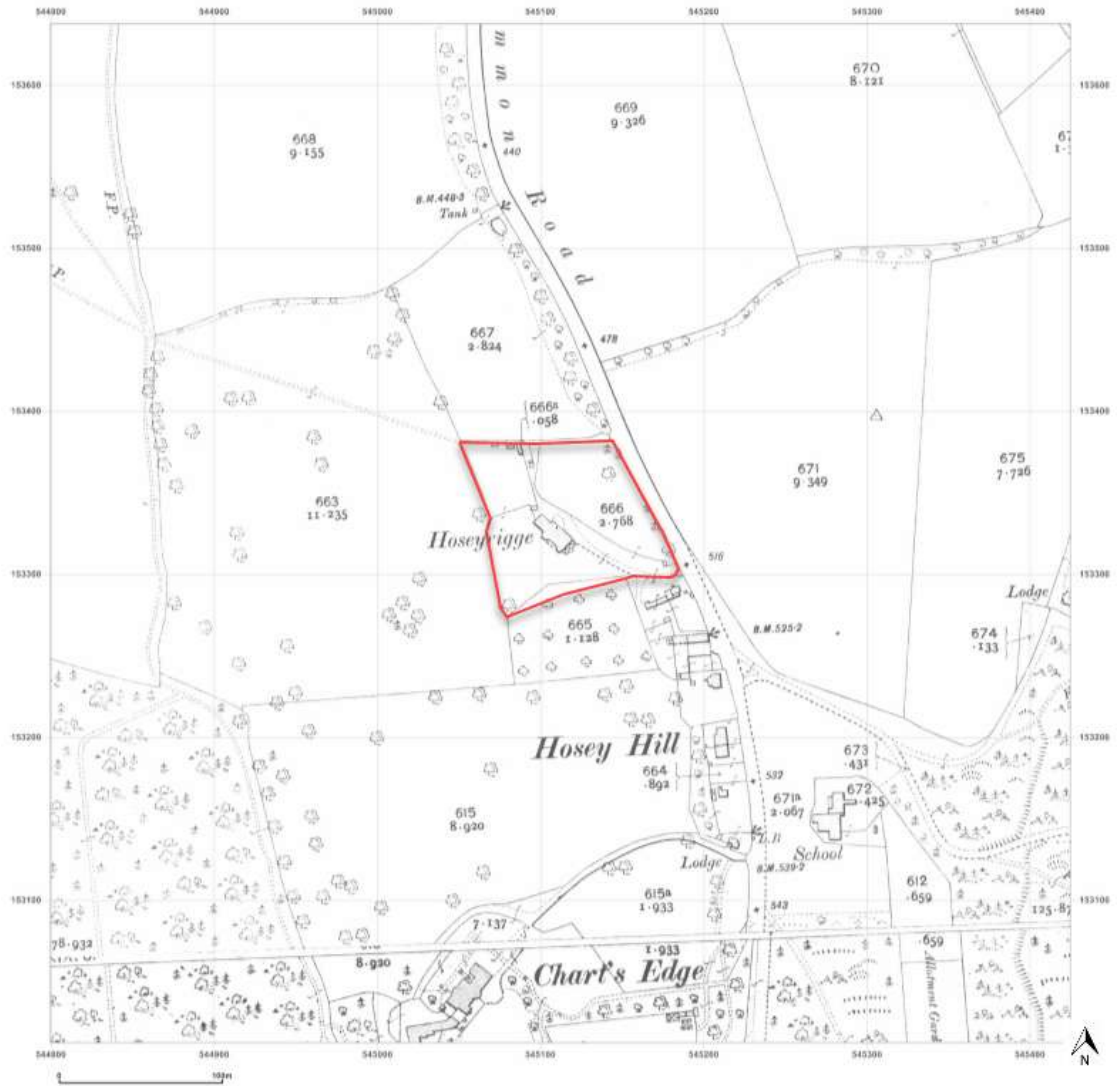


Figure 9: Historic OS Map 1909 1:2500

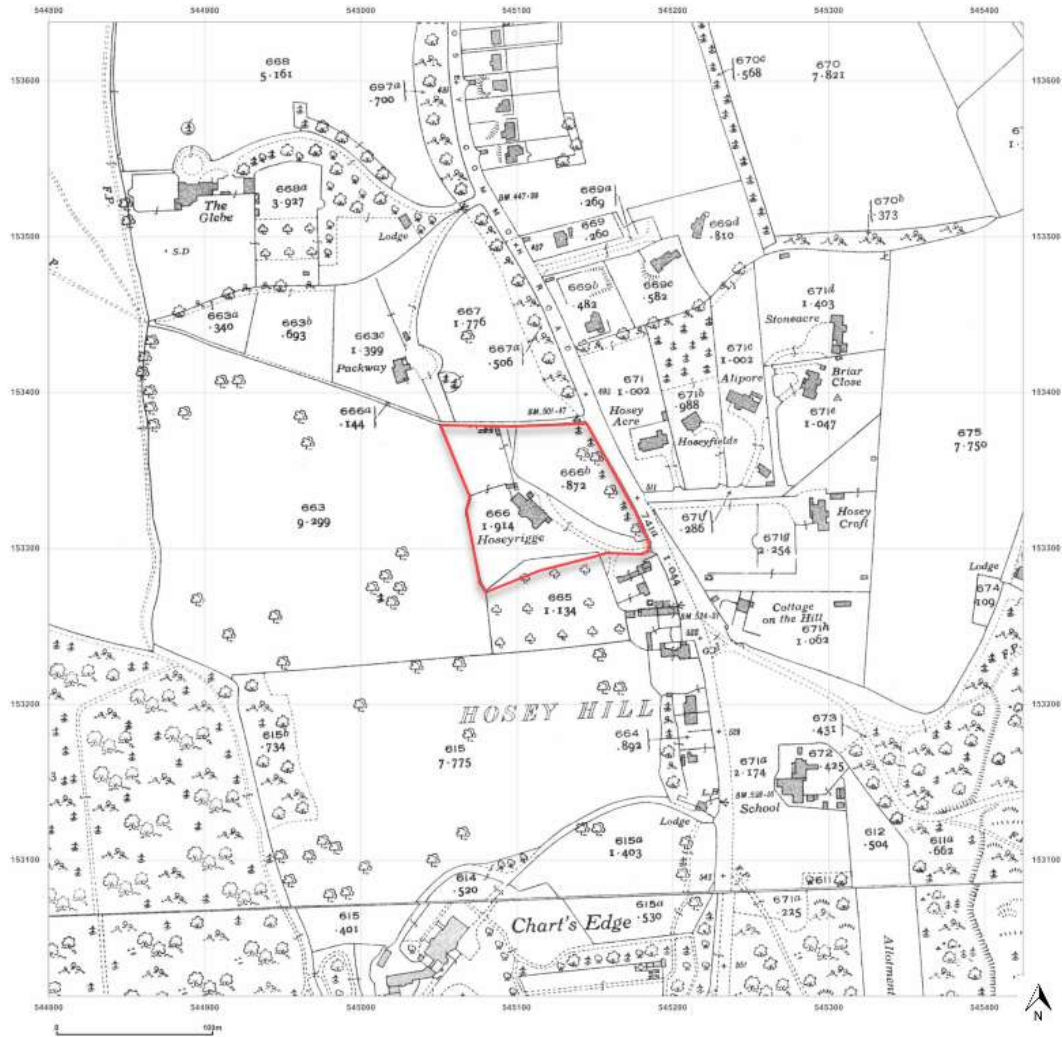


Figure 10: Historic OS Map 1936 1:2500

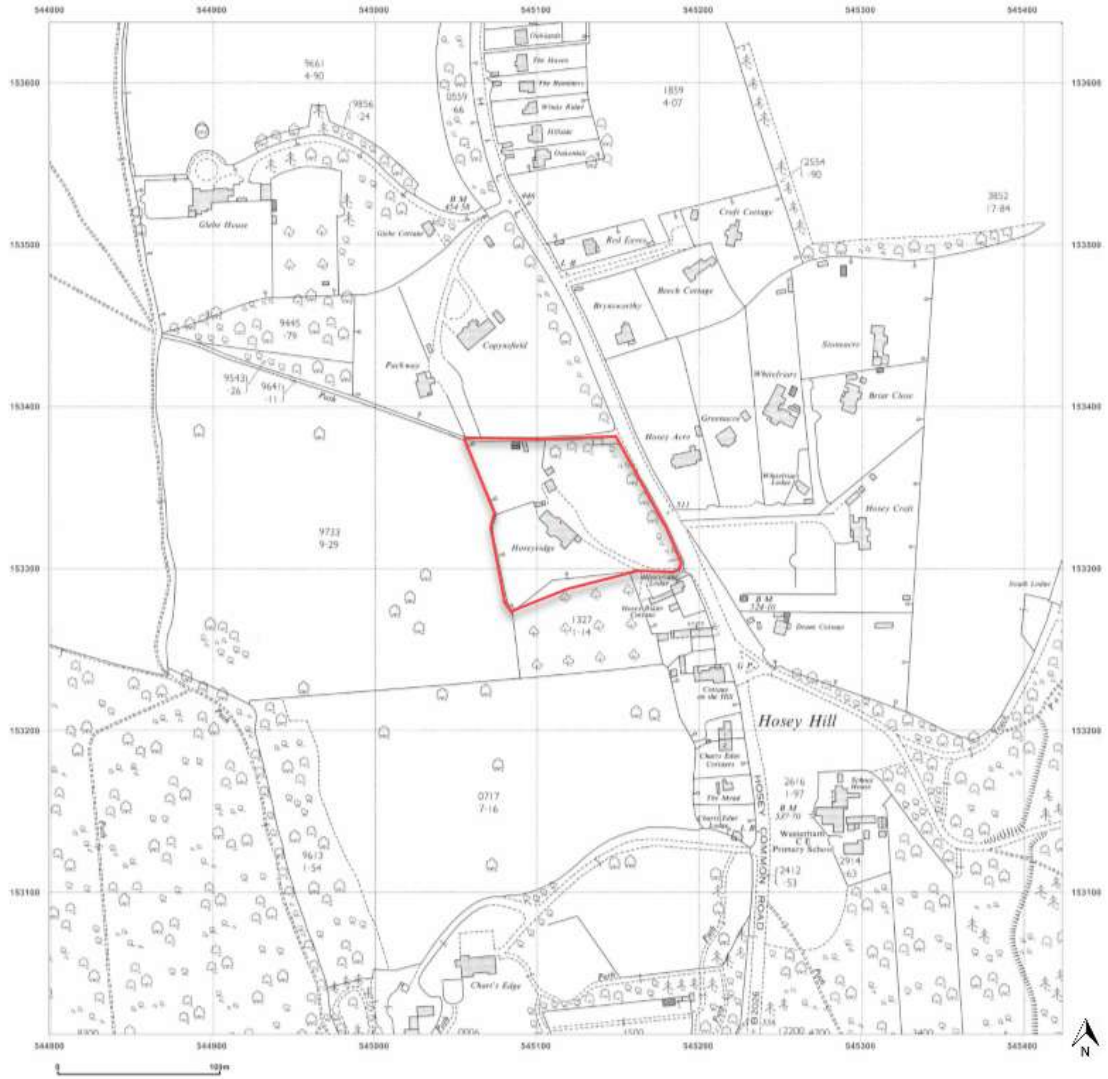


Figure 11: Historic OS Map 1963 1:2500

Development at Hosey Rigge House, Hosey Hill, Westerham, Kent
Archaeological and Built Heritage Desk-Based Assessment



Figure 12: Historic OS Map 1984 1:2500

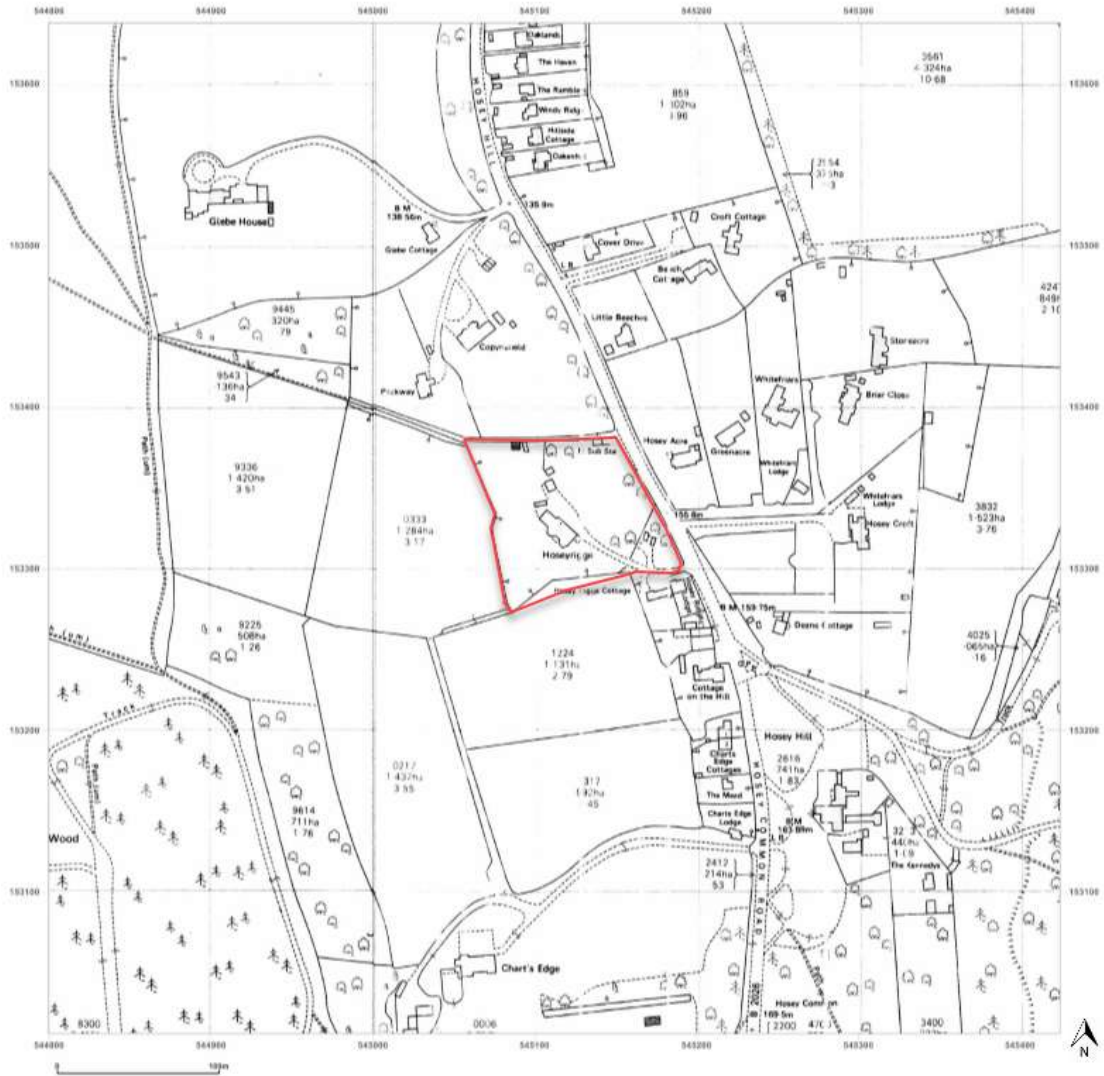


Figure 13: Historic OS Map 1985-1986 1:2500

10 APPENDIX 1 – KCC HER DATA (SEE FIGURES 16-19)

KHER	Type	Location	Period	Description
	HLC			The PDA is in an area characterised by KCC Historic Landscape Characterisation of 'post 1810 settlement' along with many other houses along the ribbon development along Hosey Hill. The fields to the PDA's western boundary is characterised as 'small regular with straight boundaries (parliamentary type enclosure). To the south is a large area of Commons that is wooded over
TQ 45 SE 15	Monument	c. 475m SE	Unknown	Hosey Common ragstone mine. Survey and archaeological examination was commenced in 1975 of a derelict set of mined galleries beneath Hosey Common. They are the remains of an extensive mine excavated to extract Kentish Ragstone. The history of the mine is completely unknown but there are indications of a considerable period of disuse. Mines believed to have originated in C17, worked by pillar and stall. Four areas of excavation found plus sledge marks in floor. Several roof falls have partly blocked the mine.
TQ 45 SE 110	Listed Building	c. 150m SE	Post Medieval	Chart's Edge Cottages. Grade II listed (1272575). Pair of cottages of 2 builds, front range probably C18 and back C17. Each 2 storeys, 2 windows in front. Tiled roof with tile gabled ends, brick chimney running through. Random rubble walls with red brick quoins and dressings. Modern casements. Doors under small flat hoods. Rear section probably timber framed, tile hung above and galleted random rubble below. Hipped tiled roof with central linking ridge to front range. Inside some chamfered beams and Joists and an inglenook fireplace.

TQ 45 SW 1	Landscape	c. 250m W at its closest point	Post Medieval to Modern	Squerryes Court. A late-17th- and early-18th-century garden of 80 hectares. It was considerably altered during the 19th century. The layout of the early formal gardens can still be seen and a restoration programme is under way to return the gardens to their original form. The restoration has included the planting of hedges, avenues and a parterre. Features include Gazebo (18 th century), Game Larder (unknown date), Orangery, lake & garden terrace (1681-1700), dairy (1837-1901), dovecote (18 th century),
MKE 83498	Farmstead	c. 100m SE	Post Medieval	Farmstead on Hosey Hill. Loose courtyard plan with buildings to two sides of the yard. Farmhouse detached in central position. Altered with partial loss of original form (less than 50%).
TQ 45 SE 163	Crash Site	c. 400m SW	Modern	Crash site of Messerschmitt Bf110. It crashed and exploded 1st September 1940 in Hosey Wood, Brasted. Crew killed. Aircraft written off. The remains of the crew have never been formally identified.
MKE 104150	Building	c. 0m	Modern	Hosey Rigge, Westerham. Large detached country house dating to the early 1900s. It first appears on OS 3rd edition. Sir Winston Churchill lived in the house with his family between 1923 and 1924, while nearby Chartwell was being renovated. The house is surrounded by two acres of landscaped gardens.

Figure 16: KHER Monument Record

Kent County Council - Hoseyrigge, Westerham - Historic Landscape Character



Figure 17: KHER Historic Landscape Character

Kent County Council - Hoseyrigge, Westerham - Conservation Area

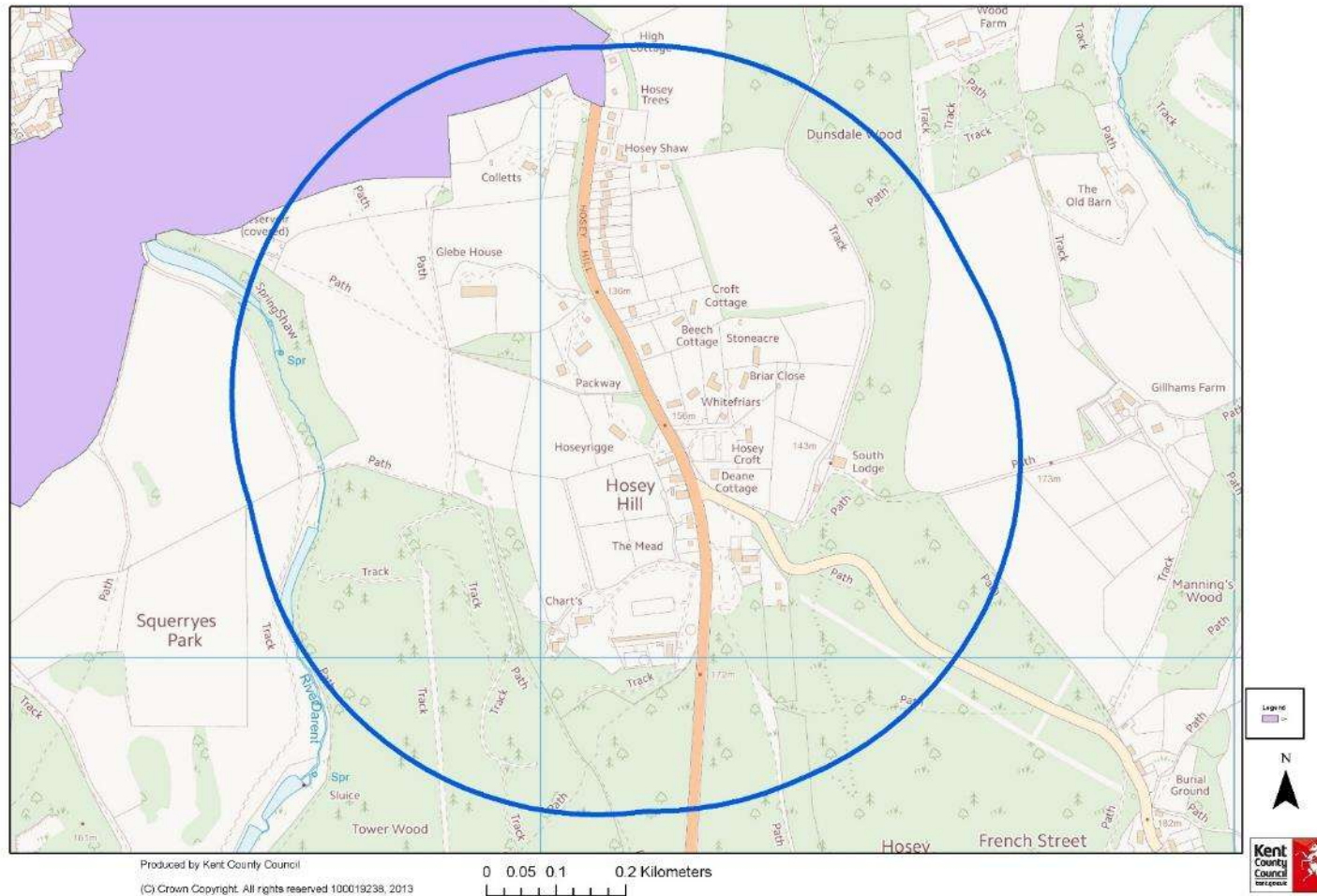


Figure 18: KHER Conservation Areas

Kent County Council - Hoseyrigge, Westerham - Designations

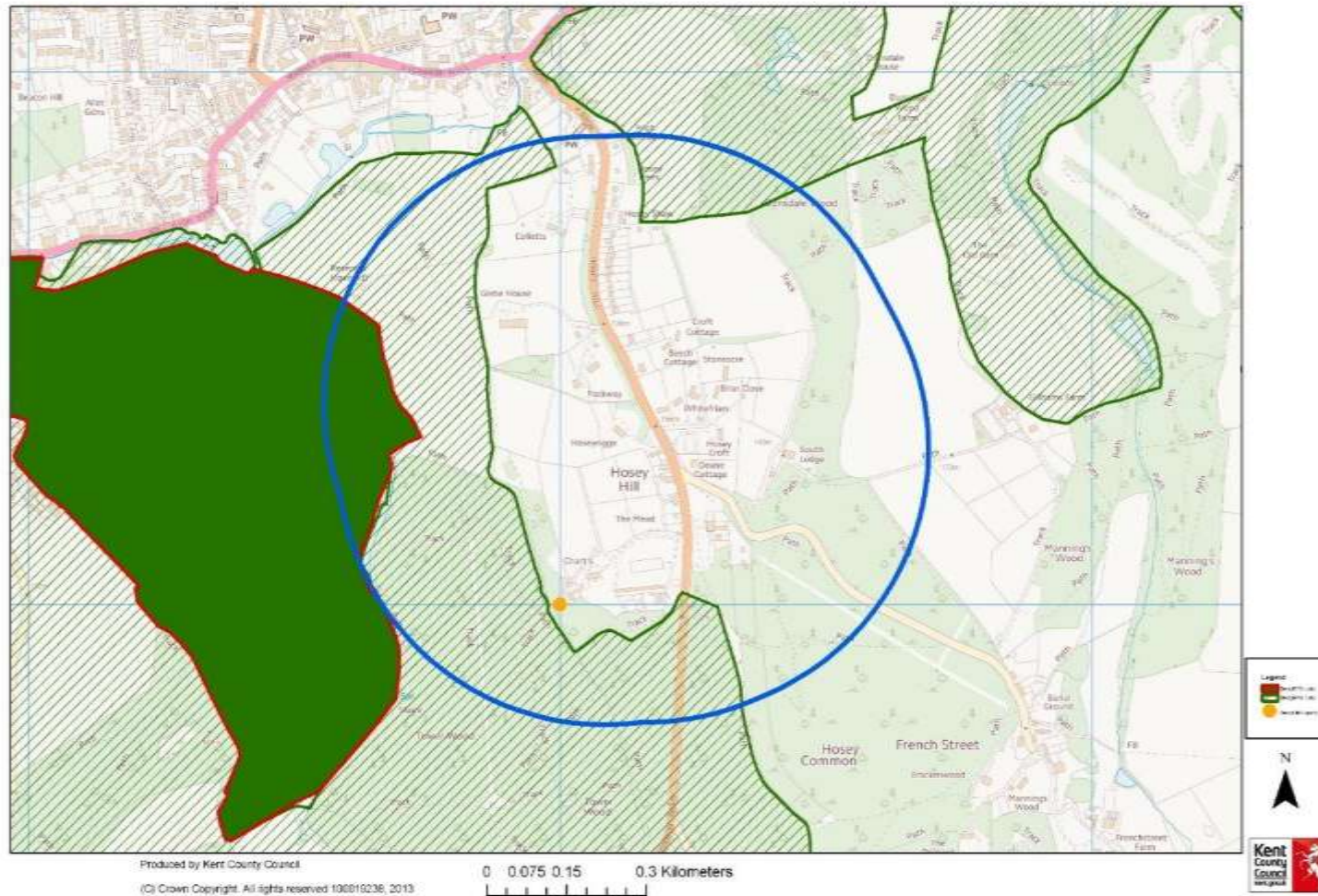


Figure 19: KHER Designations



Plate 1: 1940s. All at an altitude of 841m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2005 (Google Earth)



Plate 6: 2007 (Google Earth)



Plate 7: 2009 (Google Earth)



Plate 8: 2011 (Google Earth)



Plate 9: 2014 (Google Earth)



Plate 10: General View of the house (Facing SW)



Plate 11: View of garage to be demolished (facing WNW)



Plate 12: Front view of the garage (facing NNW)



Plate 13: Side view of the garage (facing SW)



Plate 14: Rear View of the garage (facing SSE)



Plate 15: View of the pool house (Facing E)



Plate 16: View of the pool house in relation to the main house (facing E).



Plate 17: View of the pool house (facing S)



Plate 18: View of the pool house (facing SE)



Plate 19: View of the pool house and main house (facing ESE)



Plate 20: View of the pool house (facing SE)



Plate 21: View of the pool house (facing SSE)



Plate 22: Internal view of the pool house (facing E)



Plate 23: Internal view of the pool house (facing N)



Plate 24: Internal view of the pool house (facing NNW)



Plate 25: Internal view of the pool house (facing NNW)



Plate 26: View of the walled garden (facing NE)



Plate 27: View of the walled garden (facing S)



Plate 28: View of the rear of the house (facing NE)



Plate 29: Side view of the house (facing N)



Plate 30: Side view of the house (facing NW)



Plate 31: View of the front of the house (facing W)

