



Land Off Cellar Hill, Teynham, Kent; Heritage Statement

July 2021

Land Off Cellar Hill, Teynham, Kent; Heritage Statement

NGR Site Centre: TQ 95504 62069



Report for: **Maidfish Ltd**

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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

The Office, School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

info@swatarchaeology.co.uk www.swatarchaeology.co.uk

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Land Off Cellar Hill, Teynham, Kent;

Heritage Statement

Summary

SWAT Archaeology has been commissioned by Maidfish Ltd to prepare a Heritage Statement relating to the proposed development area (Site) of Land Off Cellar Hill, Teynham, Kent.

There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.

The PDA is located on eastern side of Cellar Hill to the south of the A2 in Teynham. Teynham is situated in north Kent in between the larger settlement towns of Sittingbourne, 3 miles to the west and Faversham, four and a half miles to the east and located close to the north Kent coast and the River Swale. To the south east is the village of Lynsted and the PDA falls within the north eastern corner of its parish. The PDA is currently an overgrown orchard. To the north and south are other residential plots as well as residential plot on the western side of Cellar Hill opposite. The PDA is a disused overgrown orchard. The proposed development Site is not a designated heritage asset although it resides in the Conservation Area of Cellar Hill and Greenstreet. A number of designated assets reside within the conservation area, and these were assessed as a group within that of the wider Conservation Area with greater details for those closest to the PDA.

The map regression show that the PDA has been orchard since at least the late 18th century. However, it does not appear that the orchard has been in active used for some decades. Originally, Cellar Hill would have been one of scattered thatched houses, of which three remain along with other 18th century properties. The assessment has shown that the listed buildings within Cellar Hill, individually have historical and aesthetic significance as a group of 16th century rural thatched cottage, which viewed as a group, along with the thatched barn of Cellar Hill Farm, makes for an unusual street scene to have so many together and forms part of the Greenstreet and Cellar Hill Conservation Area. In the modern period, new housing of various vernacular and styles have been added to the area creating a linear settlement, some of which are not of sympathetic style or design having an urban feel and detract from the Conservation Area, especially at the northern end putting the Conservation Area 'at risk'. The PDA contributes to the Conservation Area by providing a boundary to the rural green lane that is still one that is narrow with a rural character with tall hedgerows either side preventing any long view either along the lane or outwards.

The proposed development is for 5 housing units. The design style and sensitivity takes into account the local vernacular and complements the older properties within the Conservation Area. The Grade II listed houses and Conservation Area have a medium level of significance. Assessment has shown that for the designated heritage buildings the magnitude of impact is considered to be 'no change' to their fabric or setting. Consequently, the significance of effect by the proposed development is considered to be 'neutral'. The heritage statement has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with

the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 196.

For the Conservation Area, the proposed development with the inclusion of new housing will have an impact. However, the set-back nature of the design from the road means that the impact on the street scene is considered to be negligible, along with a design of character, which leads to a significance of effect of 'neutral/slight' on the Conservation Area and as a result of the proposed development it is considered that it will produce 'less than substantial' harm on the Conservation Area in accordance with NPPF paragraph 196. The public benefits provided by the proposed development are the contributions towards Swale Borough Council's 5-year housing supply and the ecological benefits. The LPA therefore needs to satisfy themselves that the public benefits of the proposed development of the Site outweighs any potential harm caused.

Land Off Cellar Hill, Teynham, Kent;

Heritage Impact Assessment

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Maidfish Ltd (the 'Client'), to carry out a Heritage Statement relating to a proposed development area at land off Cellar Hill, Teynham, Kent centred on National Grid Reference (NGR) TQ 95504 62069 (Figure 1).

1.1.2 In acknowledgement of the Site being located within the area of the Cellar Hill Conservation Area and close to a number of designated assets this document has been prepared to support the planning application to Swale Borough Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Statement.

1.2 Site Description

1.2.1 The site is located on eastern side of Cellar Hill to the south of the A2 in Teynham. Teynham is situated in north Kent in between the larger settlement towns of Sittingbourne, 3 miles to the west and Faversham, four and a half miles to the east and located close to the north Kent coast and the River Swale. To the south east is the village of Lynsted and the PDA falls within the north eastern corner of its parish. The PDA is currently an overgrown orchard. To the north and south are other residential plots as well as residential plot on the western side of Cellar Hill opposite. The PDA is situated on level ground at circa 28m aOD with the total area of circa 1¼ acres (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA sits on the border between bedrock comprising of Thanet Formation – Sand, Silt and Clay to the west and Seaford Formation Chalk in the valley to the east and superficial deposits of Head Brickearth also to the east overlying the chalk. Lynsted lies on the dip slope of the North Downs as it rises from the north Kent coast marshes. There are a number of valleys on a broadly north south axis, many of which are dry. One such valley is the Lyn Valley. This runs east of Lynsted and along the eastern side of Cellar Hill (Fig.3). The geology has resulted in fertile soils which have provided the basis for extensive fruit growing.

1.3 Scope of Document

1.3.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the significance of designated and undesignated heritage assets. The assessment forms part of the National Planning Policy Framework (NPPF) requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development.

1.3.2 The Statement was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2014). The purpose of a Statement is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:

- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
- the examination of available cartographic and documentary sources
- a walkover survey to assess the surviving cultural heritage resource
- an assessment of potential impacts upon the setting of nearby heritage assets

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

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.

2.1.2 The National Planning Policy Framework was updated in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): 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.'

2.2.2 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).'

2.2.3 NPPF Section 16: 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 16 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.

2.2.4 Paragraph 185 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. The planning authorities should take into account:

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

2.2.5 Paragraph 189 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.’

2.2.6 Paragraph 190 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 to 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.'

2.2.7 The NPPF, Section 16, 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.

2.2.8 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:

- **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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

- **Setting.** *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.*

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

2.2.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 193 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

2.2.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

2.2.13 Paragraph 195 states that where a proposed development will lead to substantial harm (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:

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 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.

2.2.14 Conversely, paragraph 196 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.

2.2.15 The NPPF comments in paragraph 201, proffers that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

2.2.16 Paragraph 198 states that Local Planning Authorities (LPAs) should not permit the 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.

2.2.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

2.2.18 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

2.3 Designated Heritage Assets

2.3.1 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.’

2.3.2 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.

2.3.3 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).

2.3.4 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

2.3.5 Any Heritage Asset that 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

2.3.6 The surroundings in which a Heritage Asset is experienced is of importance. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make take several guises; a positive or negative contribution to the significance of an asset, the ability to appreciate that significance or it may have a neutral effect with no changes observed.

Significance

2.3.7 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 and 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 and 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 and potential for below ground remains.

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 ensure consistency of approach in carrying out the 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’* Included in this document are references to Historic England’s policies providing detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document details from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles that 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 (NPPG). 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 of March 2017, GPA4 entitled *'Enabling Development and Heritage Assets'* was still in draft format.

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

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 to 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 along with 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 the setting to the significance of the heritage asset.

2.4.11 The implications of development affecting the setting of heritage assets ought 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 contribute 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 development(s) deliver(s) 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 Local Policies

2.5.1 The Local Planning Authority for the study is Swale Borough Council.

2.5.2 The Swale Borough Local Plan 'Bearing Fruits 2031' was formally adopted July 2017. The Local Plan sets out the Council's spatial vision, strategic objectives, development strategy and a series of core policy themes. It also contains allocations of land for development; a framework of development management policies to guide determination of planning applications and a framework for implementation and monitoring of the Local Plan.

2.5.3 The Local Plan also sets out a number of development policies. The relevant ones are detailed below:

2.5.4 DM 32 Development Involving Listed Buildings – Development proposals, including any change of use, affecting a listed building, and/or its setting, will be permitted provided that: 1. The building's special architectural or historic interest, and its setting and any features of special architectural or historic interest which it possesses, are preserved, paying special attention to the: a. design, including scale, materials, situation and detailing; b. appropriateness of the proposed use of the building; and c. desirability of removing unsightly or negative features or restoring or reinstating historic features.

2.5.5 DM 33 Development affecting a conservation area. Development affecting the setting of, or views into and out of a conservation area, will preserve or enhance all features that contribute positively to the area's special character or appearance.

2.5.6 DM 34 Scheduled Monuments and Archaeological Sites. Development will not be permitted which would adversely affect a Scheduled Monument, and/or its setting, or subsequently designated, or any other monument or archaeological site demonstrated as being of equivalent significance to scheduled monuments.

Policy CP8: Conserving and enhancing the historic environment

2.5.7 To support the Borough's heritage assets, the council will prepare a Heritage Strategy. Development will sustain and enhance the significance of designated and non-designated assets to sustain the historic environment whilst creating for all areas a sense of place and special identity. Development proposals will, as appropriate:

1. Accord with national planning policy in respect of heritage matters, together with any heritage strategy adopted by the Council;
2. Sustain and enhance the significance of Swale's designated and non-designated heritage assets and their settings in a manner appropriate to their significance and, where appropriate, in accordance with Policies DM30-34;
3. Respond to the integrity, form and character of settlements and historic landscapes;
4. Bring heritage assets into sensitive and sustainable use within allocations, neighbourhood plans, regeneration areas and town centers, especially for assets identified as being at risk on national or local registers;
5. Respond positively to the conservation area appraisals and management strategies prepared by the Council;
6. Respect the integrity of heritage assets, whilst meeting the challenges of a low carbon future; and
7. Promote the enjoyment of heritage assets through education, accessibility, interpretation and improved access.

Draft Local Plan / call for sites

2.5.8 SBC placed a call for developments sites which were then assessed for their suitability and potential inclusion in any future Local Plan (Fig.4). The owner submitted the area of the PDA as a potential site, and it was considered suitable in that it was close to the necessary facilities

for residential development and was considered a suitable site that would be deliverable with potentially 12 residential units.

2.5.9 At the present time there is a new public consultation in respect of a draft Local Plan. The area of Teynham is considered to be an Area of Opportunity under the draft plan (Policy AO1) but that any development would need to be considered under a master plan and community engagement.

2.5.10 Regarding the east and southeast of Teynham, the draft plan considered this area of Teynham as more sensitive than the west and south western parts. The southeast is a gently undulating landform, moderate to high sense of rural character and many heritage assets. It concludes that this area has a moderate to high overall sensitivity to future change from residential and employment development, with high sensitivity around the dry chalk valley to the south of the A2 (the Lyn valley) which has a smaller scale, higher scenic value, historic character and tranquility.

2.5.11 The boundary of the area of opportunity (Fig. 5) is predominately in between the Lower Road and London Road, although it does extend south of London Road and the PDA forms the southeastern corner of this area of opportunity. This area of opportunity could potentially deliver circa 1000 new houses, although it recognizes that Cellar Hill is a possible area of constraint given the landscape sensitivity and the number of listed buildings and the 'at risk' nature of the Conservation Area.

A Heritage Strategy for Swale, 2020-2032 (Adopted March 2020).

2.5.12 This strategy provides a framework for the designation, conservation, management and physical and economic regeneration of Swale's Historic Buildings and Areas, including designated historic parks and gardens. Its priorities are:

- To conserve, and where possible enhance Swale's heritage buildings, structures and areas and moveable/portable heritage as a cultural, economic, community and environmental asset to the area, in particular by positively managing the Council's own heritage assets, and by establishing a programme for the review and appraisal of Swale's conservation areas;
- To make use of the borough's heritage to help achieve and promote sustainable and inclusive growth and regeneration, social and economic wellbeing, and civic pride, in

particular by actions to tackle and specifically reduce Swale's heritage at risk across the full range of nationally and locally designated heritage assets;

- To recognise and promote the role of Swale's heritage in creating or enhancing local distinctiveness and a positive image for the area as a place to live, learn, work and visit, in particular by the Council continuing to work in an enabling role to develop and support projects and initiatives by local groups, societies and businesses that would bring about significant public benefit.
- To ensure Swale's heritage forms an integral part of local strategies and initiatives to promote tourism and the visitor economy, including through the conservation and subsequent positive management of the Borough's internationally significant maritime heritage (at Sheerness Dockyard) and aviation heritage (at Eastchurch) on the Isle of Sheppey;
- Raising the historic environment (and the important social history associated with it) up the agenda by promoting awareness and understanding of Swale's heritage among local residents, businesses and visitors to the area, in particular to help realise the cultural, educational and associated health benefits it can offer.

2.5.13 The Council does not currently have a Local List (of buildings, structures, sites or features of local heritage interest), but this is something which it is giving priority to developing as an early action in the initial Heritage Strategy Action Plan.

2.5.14 Often, heritage that may be considered of some significance (but not necessarily of such significance to merit consideration for scheduling, listing or registration by the Secretary of State) is encountered by chance, sometimes as a result of considering a planning application for development for the heritage asset in question or to something else nearby. In such circumstances, the Council will consider whether an application should be made for designation to Historic England following initial discussions with its Designation Team. In more urgent cases where the heritage being considered is believed to be particularly significant and may be under threat of total demolition/loss or significant harm through alteration, then the Council will consider serving a Building Preservation Notice, which has the effect of treating the building or structure in question as a listed building until such time as it has been assessed by Historic England in response to a necessary parallel listing application.

2.5.15 More often than not, it is likely that previously unknown heritage that is subsequently discovered, will not be significant enough to warrant an application to Historic England for listing, registering or scheduling, or the serving of a Building Preservation Notice, but this does not mean any interest in its heritage significance stops there.

2.5.16 The Council records in its reports on applications for planning permission when it considers buildings/structures directly or indirectly affected by a development proposal should be treated as an undesignated heritage asset for the purposes of decision making, as this can rightly have a bearing on the outcome of such an application. Moving forward from the beginning of the Heritage Strategy plan period, the Council will keep a database of all such undesignated heritage assets, not only so that they can be recorded on its applications database and GIS/constraint notification systems to help ensure consistent decision making into the future, but also that the undesignated heritage assets on the list (placed as such by the specialist knowledge of the Council's Heritage Team – in consultation with external heritage specialists where necessary) may be considered for candidature in relation to the Council's planned Local List.

2.5.17 The Council recognize that in developing such a list, a clearly defined set of criteria for selection and inclusion will be required, and also that there would be real benefit in providing supporting information on significance to assist with ongoing/future conservation management. There are two appendices to the main report which cover an action plan and also a heritage at risk register.

2.5.18 Swale Borough currently has 50 conservation areas, and the majority of these have either no appraisal, or dated and inadequate appraisals to function effectively for the task of positive management – a role that also includes ensuring through the development management process, that any new development that takes place within a conservation area, or within its setting does not cause harm, and where possible, has an enhancing effect. Priority 1 of the heritage strategy is to put in place a programme for the systematic review of all the borough's existing conservation areas.

Lynsted Parish Design Statement

2.5.19 The Parish Council in consultation prepared a design statement which was adopted by SBC in April 2002. The document describes the visual characteristics across the parish of Lynsted and provide guidance to assist in future developments. The report refers to the dominant themes of buildings being those of oak frame and timber that have survived from the 16th

century and earlier. Locally produced hand-made red brick from the 17th century complemented by Kent peg tiled roofs. Then from the mid-18th century, yellow stock bricks. A combination of both red and yellow bricks used as designs from the 19th century onwards. Weatherboarding is also common, as is hung tiling, wood framed windows, thatched roofing and after the railways some slate roofing. Some walls and buildings have also been made with local flint. There are also commons regarding the variations in heights of the roof lines. The report goes on to say that ‘the most important method of preserving local distinctiveness of the Parish is to ensure that infill, new buildings, changes to existing buildings and introduction of street furniture are in sympathy with appropriate styles and good quality materials.’ Mention is made of modern housing not in character through the use of machine bricks, uPVC windows and uncharacteristic uniform styles in both materials and layout. This means that all new developments (including infill, extensions, modifications and street furniture) should draw their architectural concepts and choice of materials from those common to the Parish with particular importance being attached to examples in surrounding buildings and landscape features. New buildings and extensions should also reflect the variations in form, mass, scale and styles of their surroundings. Roof heights, spans and pitches should be in keeping with the variety to be found throughout the Parish. The report in paragraphs 20-22 provides a preferred list. Of materials and design characteristics along with those to avoid.

Swale Important Local Countryside Gaps

2.5.20 Dated January 2021, this report is an independent review of the land around Faversham and Teynham including Lynsted to provide assistance in preparing the draft Local Plan. The report focuses on Teynham and Lynsted as one of the areas. It identifies Teynham and Lynsted have distinct, separate identities and characters. The rural landscape between Teynham and Lynsted plays an important role in the separation of these settlements, and in maintaining the settlement pattern. There is a strong network of shelterbelts and hedgerows throughout the area, which provide a rural character. The area as a whole maintains an open rural, and undeveloped character, despite some linear development along the connecting lanes. Overall, the lanes retain a winding rural quality.

2.5.21 Although there has been coalescence, a rural gap to the west of Cellar Hill will retain its separate character from the rest of Teynham. A rural setting is also important to the Listed Buildings at Cellar Hill, particularly as the Conservation Area is on Historic England’s Heritage

at Risk Register. However, the report proposed Local Countryside Gap is drawn that the PDA lies outside of the boundary adjacent to the northeastern corner (Fig. 7).

Swale Landscape Sensitivity

2.5.22 A report from October 2019 to support the draft Local Plan reviews the landscape around its urban areas and to assess the sites submitted under the call for sites, of which the PDA is one. The report identifies land where development would be most appropriate to minimise impact on landscape i.e., areas of least sensitivity. The PDA falls within the area of Lynsted's Enclosed Farmlands based on the 2011 Swale Landscape Survey and in this review comes under an area TM1 (Fig. 6). TM1 is considered to have a medium/High sensitivity to residential and also Medium/High sensitivity to employment and the PDA just falls within this area.

2.5.23 The landscape comprises a combination of arable and pasture fields and fairly extensive areas of commercial orchards and horticulture, with a scattered pattern of farmsteads. The landscape has a gently sloping and undulating topography, with a central dry chalk valley running broadly north to south, with relatively steep sides and rounded tops. Fields are predominantly medium scale and regular and characterized by Parliamentary type enclosures. The landscape reflects the continuity of agriculture and fruit production with scattered minor settlements with the presence of pasture and orchards contributing to its high time depth along with the frequent heritage assets. The report comments that many orchards have been lost in recent decades. The area round the PDA and the dry valley has more of an enclosed character and less long views due to the more frequent hedgerows. Older, lower density properties along Cellar Hill are better integrated by established gardens, including orchards.

2.5.24 The report recommends ensuring any new development is sensitive to local character and context in terms of building scale, massing, style and materials, incorporating sensitive lighting design and native plant species of local provenance as well as ensuring consideration is given to sensitive heritage assets including Conservation Areas, listed buildings, scheduled monuments and their settings. Any new development should follow a landscape-led approach, utilising landform and natural contours to sensitively contain and provide boundaries to built form; and conserving and reinforcing the existing network of shelterbelts, hedgerows, copses and orchards, which provide landscape structure, enclosure and screening.

Heritage at Risk

2.5.25 Historic England maintain a register of designated assets considered at risk. The Conservation Area for Cellar Hill and Greenstreet is classed as being in poor condition with a deteriorating trend with low vulnerability.

3 METHODOLOGY

3.1 Sources

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

Archaeological databases

3.1.2 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 (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

3.1.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

3.1.4 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 9.

Aerial photographs

3.1.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 4-8).

Secondary and Statutory Resources

3.1.6 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.

Walkover Survey

3.1.7 The purpose of the walkover survey was to;

- Identifying any historic landscape features not shown on maps.
- Conduct a survey for Heritage Assets.
- Understanding the setting of the Heritage assets and the wider landscape.

3.1.8 The results of the walkover survey are detailed in Section 5 of this document

DRMB Methodology

3.1.9 A full assessment of the effects of the Proposed Development has been made in accordance with the DMRB guidelines, Volume II, Section 3, Part 2, LA106 issued by the Highways Agency (2019). Each heritage asset will receive a significance value based on their importance, which is then evaluated as a function of the magnitude of impact on the heritage resource by the proposed development. See appendix 11.2. for the relevant values. A matrix of the two values determines an assessment of the significance of effect.

4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE

4.1 Introduction

4.1.1 Palaeolithic and Mesolithic flints artefacts can be found along the north Kent coastal areas although there is little evidence of prehistoric settlements. Bronze Age activity has been identified to the west at Claxfield Farm with ring ditches and cremation burials and Bronze Age artefacts. In the area immediately around Cellar Hill, there is little by way of archaeological features and artefacts, and this is most likely due to the absence of development in the area to reveal archaeological finds.

4.1.2 The Romans created Watling Street as a main highway between London, Canterbury and Dover. Along this north Kent Coast, the Romans divided up the land from Coast southwards to the Downs into separate villa estates. In the area north of Greenstreet, there is Deerton Street villa site to the north east, another in the vicinity of Teynham Church, to the north and another to the north west at Bax Farm. Roman sites were known to occur in areas of Iron Age activity, and this has been seen at the Teynham Roman villa area to the north but also at Claxfield Farm to the west where there is a Roman ditch. In addition, an Iron Age barrow is thought to have been south of Whent's Farm, to the north west of Cellar Hill. It is possible that the western parish boundary line of Teynham and Lynsted represents the boundary line of the Roman estate between Bax Fam and Teynham Roman Villas.

4.1.3 Anglo-Saxon activity is noted to the north at Teynham Street around the church and a possible jetty at Osiers Farm to the north, north east. Archbishops resided in Teynham during Anglo-Saxon period. Kenulf, King of Mercia, who reigned between the years 794 and 819, gave the place to Christ Church, Canterbury, and afterwards an Archbishops palace was built in the close to the church and was an ideal stopover point for travelling between Canterbury and London. It has been argued that Watling Street may have become just a green lane or trackway in the Anglo-Saxon period as many settlements in this period reside north of Watling Street rather than aside. Settlement in the Teynham Street area continued into the Medieval period. However, by the 13th century at the time of the pilgrims to Canterbury for the shrine of Thomas Becket, the re-establishment of London Road had occurred with major settlements now springing up alongside such as nearby Sittingbourne and places such as Ospringe.

4.1.4 The origin of the name, Teynham, is not clear. The earlier charters (798 to 801) and Domesday Monachorum mention it as Teneham, Taenham, Tenaham and Tenham. In Domesday Book the name occurs as 'Therham' and probably an error. The 'Y' in Teyham is thought to have

been added by the Roper family. It is considered its origins to be possibly the homestead of someone called 'Tena@ or the homestead near a street called 'Tene'.

4.1.5 The village of Teynham is to the north of Greenstreet close to the coast of the Swale and the marshes alongside a small creek. Lambarde in the 16th century refers to this area of Kent was noted for its large plantations of fruit trees being predominately cherry and apple. Richard Harrys, a fruiterer to Henry VIII lived at Teynham, and he planted 105 acres of land with cherries and apples that he had obtained from abroad, and thus the village is one of the earliest in which the cherry was grown in Kent. To the north west is Claxfield Farm and manor that was once owned by the Greenstreet Family since the 14th century. It is not known whether the place or the family name came first but Green Street could refer to an overgrown, 'green' Roman road. Greenstreet lies on the London Road, with the idle of the road forming the boundary line between parishes of Teynham and Lynsted. In 1719, Greenstreet is described as a considerable village on the London Road, where a fair was held for cattle on the 1st of May each year until 1885. The name Greenstreet for this area continued until the 20th Century when Faversham Post Office redesignated the Post Office here as Teynham. Coupled with the migration of the settlement of Teynham southwards away from Teynham Church due to the arrival of the railway.

4.1.6 Cellar Hill resides within the parish of Lynsted of which the village is to the south, south west and covers an area to the south side of Greenstreet. Essentially a very rural area consisting of scattered farms and smallholding in a fertile fruit belt and hop grounds. Based in the Hundred of Teynham, between Greenstreet and Lynsted Village were Weston (probably Malt House) and Cambray (Cambridge), the small hamlet of Bogle or Beaugill, with Bompette (Bumpit) and Tickham or Tykeham lying to the east. Lynsted Parish seems to have been well populated as early as the 14th century, though it was possibly cleared and settled at a later date than Teynham. In the Subsidy Roll for 1327 there are thirty-two names in the Boroughs of Bompette and Bedmangore. Lynsted was not listed in the Domesday book and the church has early 14th century origins.

4.1.7 Historically the lane called Cellar Hill was known as Weston's or Weston Street. It is believed that Weston's was the location of the present Malt House on the corner of Cambridge Lane and Lynsted Lane. 'Westons' is referred to in documentation from the 15th century.

- 4.1.8 A Manor Roll from 1740 refers to a property known as Ellis Waylands as having a messuage and 9 acres being a dwelling house with outbuildings and land assigned to its use in what is then called Weston Street.
- 4.1.9 Cambridge Farm, previously referred to as Cambrays or Kaumbrey has documentation referring to the farm from the 14th century. As ownership of the farm later resided with the historian Edward Hasted, we know ownership belonged to William Hugessen in 1676, with a Henry Eve then possessing it, passing it to his son, also Henry who sold it in 1699 to a James Sanders, by 1702, it had been purchased by Thomas Greenstreet, and in 1733 by Joseph Hasted. Joseph was Chief painter to the Navy at Chatham in 1662 and any fortune he made, he invested in land. As well as Cambridge Farm, he also owned Hayes Farm (Teynham), Well Farm (Lynsted), Danes Garden (Lynsted) and 50 acres at Leewson Street to the east. He then passed his estate to his son Edwards Hasted and then onto his son Edward, the historian. By 1740 we know the lands had 37 acres and occupied by a William Gore. In 1782 Edward sold the Cambridge Farm where it has since passed to a number of different owners. By 1740 we know the lands had 37 acres.
- 4.1.10 The manor of Nouds, sometimes referred to as Knowdes has documentation from the 16th century. Hayward Edwards and John Edwards owned property in Lynsted and sold it in 1660. It later transferred to the Barling family. To the north west is Claxfield Farm and manor that was once owned by the Greenstreet Family. The lands in Cellar Hill belonged to the Nouds estate.
- 4.1.11 The small hamlet of Bogle, also called Beaugill and Bokyll on Lynsted Lane, is also mentioned from documentation in the 14th century and has a surviving house from that period. To the east of Bogle, along Bogle Lane is another hamlet called Bumpit and early name variations from the 13th century suggests Bonepett, making it likely that bones, (human or animal were found there.
- 4.1.12 In Post Medieval times the area was still predominately agricultural, although with much of elsewhere in North Kent, the area also to the north was used for quarrying brickearth. The London Road, from Chatham to Canterbury was turnpiked in 1730.

Thatch

- 4.1.13 Thatch roof covering is an ancient technique for roofs and one that is most characteristic of all vernacular materials. Listed thatched buildings as a proportion of the total of listed buildings for Kent as at 1981 was only 7.5%. In the south east in 1800 there were based on

insurance policy data just over 26.5k thatched buildings. By 1960, this had reduced to 556, a decline of 94.3% with the south east overall across the UK having a lower number of thatched buildings to start with compared to the south and south west and ending up with a much lower number surviving than the South West which had just under 10,000 in 1960 and the South with just over 23,000. This is likely due to the dominance across the south east with the use of clay peg roof tiles. There is a diversity of thatching styles and materials, which tend to reflect the broad geographic and economic character of their areas. Thatching has always been heavily dependent on the economic circumstances of the locality and usually on the state of agriculture and this regional diversity is significant and contribute towards the character of any conservation areas.

4.2 Kent County Council Historic Environment Record (KHER)

4.2.1 A search of the KCC HER was carried out on the 12th February 2021, centred on the proposed site with a search radius of 500m. The search provided a relatively high number of records of listed buildings, which lie within the Greenstreet and Cellar Hill Conservation Area. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. The PDA resides in the Conservation Area of Cellar Hill and Greenstreet and this is covered in more detail in Section 6. Appendix 11.1 shows a table of the designated heritage assets.

4.3 Historical Map Progression

Symonson Map, 1546

4.3.1 This map shows the principal settlements aside the Swale with 'Tenham' to the north. The main trackway of Watling Street is depicted with the PDA in an area between the smaller villages of Lynsted to the south west and Norton to the east. Nothing is depicted in the area of the PDA (Fig.9).

Andrews, Dury and Herbert map, 1769

4.3.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map does not depict Cellar Hill. It shows the Lynsted Lane to the west from Greenstreet south to 'Linsted' (Lynsted) and what is Lewson Street Road but not the lanes of Cellar Hill and Nouds Road in between despite knowing that houses existing at this time. To the north houses are depicted along Watling Street in the settlement called Greenstreet (Fig.10).

Ordnance Surveyors Drawing, 1797

4.3.3 This map shows much more details and the correct road layout. The PDA can be seen as orchards to the eastern side of Cellar Hill. To the north can be identified the buildings of Cellar Hill Cottage and Tudor Cottage and there are also properties opposite on the western side of the road. To the south is Cellar Hill Farm, Waylands and then the Old Thatch Cottage. In the wider area, as well as orchards the area is also arable. To the south east alongside Nouds Lane, is Nouds House. To the north Greenstreet is still a small linear settlement (Fig.11)

Mudge Map, 1801

4.3.4 The buildings and roads are not dissimilar to the previous map but it does highlight the topography of the land in the area of the PDA with the dry valley to the east (Fig.12)

Lynsted Tithe Map, 1840

4.3.5 Note the north direction is not upwards. The area of the PDA is designated 84 and is owned and occupied by John Barling and is simply referred to as Cellar Hill, an orchard. John Barling is a major landowner in the area and resides at nearby Nouds House (Fig.13).

Historic OS Map 1869

4.3.6 This is the first OS map. The PDA remains as part of a wider orchard area and shows a footpath passing across the northern part of the PDA from Nouds House to Cellar Hill. At the southern end of Cellar Hill, there is another footpath that traverses south west passing by Cambridge Farm and continues south east towards Lynsted. To the north the cluster of Tudor Cottage, Cellar Hill cottage and the properties opposite appear little changes. However, south of the junction of Greenstreet with Cellar Hill, there are now a row of terrace houses on the western side and buildings south of the main properties either side of the junction which would be The Old Forge and The Walnuts. South of the PDA can be identified Cellar Hill Farm, Waylands, The Well and The Old Thatched Cottage (Fig.14).

Ordnance Survey 2nd Edition map, 1897

4.3.7 There has been little by way of change. Far more of the surrounding area is now orchard. The footpath between the PDA and Nouds House is no longer depicted (Fig.15).

Ordnance Survey map, 1908

4.3.8 There is little change at the PDA. Opposite Tudor Cottage The houses there have been replaced by the present building of 24 Cellar Hill (Fig.16).

Ordnance Survey map, 1962-63

4.3.9 There has been no change at the PDA itself which is still an orchard and little change south of the PDA. However, there have been significant changes on the western side of Cellar Hill, opposite and north west the PDA with a number of new properties. North of the PDA on the eastern side of the road, there is little change. At the PDA, instead of being part of a wider orchard, a number of boundaries have been put into place. The southern boundary of this orchard is further to the south than that of the southern boundary of the PDA. A number of the surrounding orchards have also been subdivided (Fig.17).

4.4 Historical and Aerial Photographs

Looking southward along Cellar Hill, early 20th century

4.4.1 This photograph shows the thatched cottage of Tudor Cottage on the left-hand side and 24 Cellar Hill to the right. In the distance on the left can be seen the chimney of Cellar Hill Cottage. Further down on the right-hand side can be seen another thatched cottage that used to be opposite Cell Hill Cottage, since demolished. The lane is narrow and winding with narrow grass verges. Due to the orchards, there are a large number of trees that can be seen. (Plate 1).

Looking northwards along Cellar Hill

4.4.2 Again, this photograph is thought to be early 20th century and taken standing alongside Cellar Hill Cottage looking northwards. Tudor Cottage is on the right and the lady is standing in front of a thatched cottage that used to exist opposite Cellar Hill Cottage, now demolished. The house of 24 Cellar Hill is behind the trees. In the far distance are the terraced houses of 4-16 Cellar Hill at the northern end (Plate 2).

Another view northwards along Cellar Hill

4.4.3 Again, thought to be early 20th century. This photograph is taken slightly southwards of the previous photograph given that Cellar Hill Cottage can be seen on the right and just north of the PDA. This shows the large orchard trees in the field south of Cellar Hill with no roadside hedge by a boundary of chestnut pale fencing (Plate 3).

1940s Google Earth

4.4.4 This shows the PDA as part of a wider orchard which seems more overgrown and containing more mature trees than the orchard area to the east. The farm complex of Cellar Hill farm can be seen to the south and next to Waylands. To the north are Cellar Hill Cottage and Tudor Cottage (Plate 4).

1960's

4.4.5 The northern and eastern boundaries of the PDA have now been set as part of the orchard. The southern boundary of this orchards is south of the PDA and adjacent to Cellar Hill Farm. There is immediately east a small elongated arable field. To the north of the PDA is also arable.

4.4.6 On the western side of Cellar Hill opposite Cellar Hill Cottage are new properties of 28, and 32 Cellar Hill. These have been set in their plots at a 45-degree angle to the road. West of 28 Cellar Hill is also a new property accessed down a small road of 30 Cellar Hill (Plate 5).

1990

4.4.7 The PDA no longer appears to be an active orchard although a large number of trees remain. The southern boundary of this orchard has moved northwards to align with the present-day boundary where the land of the orchard has been incorporated into Cellar Hill Farm. Between the northern boundary and Cellar Hill Cottage is a new 'L' shaped property of 27 Cellar Hill. Behind 32 Cellar Hill is the new property of 32a Cellar Hill and at the end of the track Drifters Lodge has been built. There has also been infilling of property between Cellar Hill Cottage and Tudor Cottage with semi-detached bungalows. Between Tudor Cottage and the Walnuts there has been infilling of 4 groups of semi-detached properties. The area east is still arable. And the area to the rear of the properties along the eastern side of cellar Hill is a mix of pasture and arable (Plate 6).

2003

4.4.8 There is little change at the PDA. In the wider area, whilst some orchards remain much is now given over to arable fields. Adjacent to the south eastern corner of the PDA at Cellar Hill Farm has been built a swimming pool. On the western side of Cellar Hill, to the north east of the PDA between the terraced houses and 24 Cellar Hill there has been infilling of two large new properties linked by their garages (Plate 7).

2019

4.4.9 There has been little change (Plate 8).

5 WALKOVER SURVEY

5.1.1 A walkover survey was undertaken on the 6th of April 2021. The site was accessed via Cellar Hill. The roadside boundary is dense vegetation and the land of the PDA slightly higher than

the road level although the majority of the Site is broadly level. The extreme eastern part of the site slopes steeply to the wire fenced boundary and borders an arable field which is at the bottom of the dry valley with a view across to the other side of the valley which is densely wooded and prevents any long views of properties to the east of the Site. The vegetation along the roadside currently restricts any visibility into the site and attention is drawn to the roadside properties opposite. The PDA itself was overgrown and contained a number of mature orchard trees in poor condition along with a plethora of modern saplings preventing any views within the PDA itself. To the north and south are residential plots. The garage associated with the Barn at Cellar Hill Farm is adjacent to the southern boundary of the PDA and the Barn itself separate from the PDA by the driveway to that property and the boundary is currently a modern brick wall. The bungalow immediate to the north of the PDA is separated by modern fence panels. The eastern boundary is currently a post and wire fence. The wider area around was also walked and contributes to the assessment below.

6 ASSESSMENT OF HERITAGE ASSETS

6.1 Introduction

6.1.1 As table 1 shows there are a number of designated heritage assets that fall within the assessment area and many of those also fall within the Greenstreet and Cellar Hill Conservation area. Specific attention is given to those in close proximity to the PDA being to the south, Waylands and the Old Thatched Cottage. To the north Cellar Hill Cottage and Tudor Cottage. Due to the historical interrelationship of the land at the PDA with that of Nouds House, this designated asset is also considered. In addition, due to potential views across farmland, both Cherry Gardens to the south east and Cambridge Farmhouse to the south west are also considered.

6.1.2 To the north there are more designated assets in the Greenstreet area and given distance, urbanisation of the Greenstreet area and the close, narrow nature of the lane, these do not have any intervisibility with the PDA. Consequently, these will not be considered individually but in general as part of the conservation area.

6.1.3 However, the setting of heritage assets is not limited by distance. Therefore, a review of designated assets further away within the PDA assessment area and also outside of the assessment area has been undertaken. The assessment confirmed that there are no long views or other heritage assets that need to be considered and will form the focus of this assessment.

6.2 Tudor Cottage

Architectural and Historical Interest

6.1.3 This is a 15th century house Grade II listed house (Plate 22) and its timber identified through dendroecology dating returned dates of 1513-1517. It is a two-storey timber building with a thatched roof. It was originally associated with the estate of Nouds. The building is a four-bay plan with the southern end rebuilt a few decades after its initial construction as an elaborate parlour. This later extension is jettied on all three sides. There is also later brickwork with Flemish bonding and is a couple of centuries later. At the northern end there are smaller rooms underneath the outshot roof. Essentially a typical yeoman's house of that time. Traditional features included the large wattle-and-daub-filled panels, unglazed, diamond-mullioned windows, and a pair of doors set opposite each other in the east and west walls. The parlour end of Tudor Cottage displays oriel (boxed) windows. These are scarce in houses built before the end of the 16th century. Three of the four surviving examples have

elaborately moulded sills. There is evidence that there may have been a shop window and speculation that the original merchant holder may have been involved with the wool trade down a trackway off the main London to Canterbury Road. The building has historically been divided into several separate dwellings through the provision of various partitions. In the 1950s the roof was thatched with straw and in 1968 the building was purchased from the local council, restored and converted back to a single dwelling and rethatched in Norfolk reed. The surviving architecture and aesthetics, particularly as one of a group with thatched roofs are its primary significance. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

6.2.1 The setting of Tudor Cottage is one that is directly on the road side. Historically it is likely that the approach from the north would have been the main view from Greenstreet. It would have been part of a small group of houses including nearby Cellar Hill Cottage and historically a couple more thatched cottages on the opposite side of the road, since demolished. Approach down a narrow lane, as seen in the early 20th century photographs (Plate 1-3), the primary view from the north would have been that of the thatch on the northern end with the outshot roof. In the 18th and 19th century aside from the properties at either side of the junction of Cellar Hill and Greenstreet, Tudor Cottage would then have been the first property seen on the left-hand side. Then there would have been garden between Tudor Cottage and then that of Cellar Hill Cottage. In the of the 20th century, the thatched cottages opposite were demolished and replaced and the northern end of the road widened with modern infill of housing in the second half of the 20th century. However, the modern infill housing north of the cottage is set back off the road slightly and therefore the thatched roof remains a significant part of the street scene. On the approach from the south along what is a rural lane, the settlement become more urban on the approach towards the cottage where the hedge rows give way to driveways and front gardens. Due to its roadside location, it dominates the street scene with its timber framing and jetty, but it is now surrounded by modern houses, which has altered the significance of its original rural setting as part of a group of rural thatched cottages. There is no intervisibility with the PDA.

6.3 Cellar Hill Cottage

Architectural and Historical Interest

6.3.1 Cellar Hill Cottage is also considered to be 16th century and is timber framed with weatherboarded on the ground floor and rendered on the upper storey. This building also has

a thatched roof and a catslide roof on the northern side. The building is also jettied. It's historical and aesthetic interest is its primary significance.

Setting

6.3.2 Unlike Tudor Cottage, Cellar Hill Cottage (Plate 23) is set back off the road, originally in a broadly square shaped plot where it was situated at the northern end originally adjacent to the plot for Tudor Cottage. Like Tudor Cottage it would have been part of a small group of thatched houses originally surrounded by agricultural land of arable fields and or orchards until the 20th century. Due to its set back nature, the houses would not have been as visible as that of Tudor Cottage. The current street scene has the cottage behind a tall roadside hedge, which only allows a glimpse to the thatched roof and a brief glimpse of the building through the entrance gate. A modern bungalow resides between Cellar Hill Cottage and the PDA, with other modern housing around thus altering its original isolated setting. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

6.4 Waylands

Architectural and Historical Interest

Waylands (Plate 18) was built later than the initial group of houses along Cellar Hill in the early to mid-18th century. It is different in style with grey bricks and red brick dressing and tiled roof and is very much Georgian in style with a doorway with wooden columns and a plain pediment, sash windows and two dormer windows, all symmetrical. Its historical architecture and aesthetics form its primary significance. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

6.4.1 It is only slightly set back from the road and the front elevation of the house can be clearly viewed. It adds to the rural charm as a group of historical houses along Cellar Hill. It sits within a large plot at the north western corner with Cellar Hill Farm immediately to the north. Well House is to the south. Opposite is the roadside hedgerow and beyond is currently pasture having been previously surrounded by orchards. Given Cellar Hill Farm and the barn is between Waylands and the PDA, there is no intervisibility with the PDA.

6.5 Old Thatched Cottage

Architectural and Historical Interest

6.5.1 The Old Thatched Cottage is 16th century, similar in age to that of Tudor Cottage and Cellar Hill Cottage. The building is also timber framed and plastered with a thatched roof. It has two storeys with a continuous jetty. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

6.5.2 This building is located at the southern end of Cellar Hill and is essentially the final property along the lane and located at the far south eastern end of the conservation area. Again, set in its own square plot located at the north eastern corner it is like Old Cellar Hill side onto the road with the later Well House in the plot adjacent to the north. Opposite is the roadside hedgerow and beyond is currently pasture having been previously surrounded by orchards. Like Cellar Hill Cottage, it currently sits behind a tall hedge with just the thatched roof seen over the top except for a brief glimpse at the entrance gate. There is no intervisibility with the PDA.

6.6 Nouds House

Architectural and Historical Interest

6.6.1 Nouds House is an early 18th century rendered house with grey slate roof with dormer windows. The manor house and home of the Barling Family, which owned much of the land and buildings around, not just in Lynsted but also Teynham, Norton, Bapchild and Doddington and also included that of the orchard at the PDA. The estate was sold off in 1901 by auction and dispersed. The house has since been extended. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

6.6.2 Nouds House is situated off Nouds Lane south east of the PDA close to the bottom of the dry valley. It is situated with a number of other properties nearby set within gardens. Surrounding the gardens is dense woodland that prevents any intervisibility with that of the PDA despite its elevation on the ridgeline.

6.7 Cambridge

Architectural and Historical Interest

6.7.1 This is a 16th century house jettied, which was extended in the 19th century. It is timber framed with brick extensions and a tiled roof. Associated with a farm that had agricultural buildings on three sides. Its primary significance are its architectural and aesthetic qualities. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

6.7.2 Located on the northern side of Cambridge Lane where Cellar Hill turns at to and east west axis and become Cambridge Lane which then joins Lynsted Lane. Originally in a completely isolated position surround by agricultural land and was until the second half of the 20th century surrounded by orchards. Currently on the northern side is pasture and to the south arable fields. The plot in which the house and gardens sit is surrounded by a boundary of trees and along with the hedgerow along Cellar Hill prevents any intervisibility with that of the PDA.

6.8 Cherry Gardens

Architectural and Historical Interest

6.8.1 Also, a 16th two storey jettied century house that is timber framed with plain tiled roof. Its primary significance are its architectural and aesthetic qualities. As a Grade II building it is considered to have medium significance under the DMRB guidelines.

Setting

6.8.2 Cherry Gardens is located along a long track from Nouds Road. It is situated halfway between Nouds Road and Cambridge Lane in an isolated position. It too is surrounded by dense trees at its boundary and between the PDA and Cherry Gardens is an arable field.

6.9 Conservation Area

6.9.1 The Swale Heritage Strategy has as a priority under its Conservation Area Review Programme to update the character appraisal for Cellar Hill in 2022/2023 and provide a management plan for the Conservation Area. Swale Borough Council also consider Cellar Hill and Greenstreet Conservation Area as one that is at risk. It is considered to be in a poor condition with a deteriorating trend albeit with low vulnerability. These are seen as suffering from harmful change and/or their special character is threatened to some degree.

6.9.2 The Conservation Area and location of the listed buildings is shown in Figure 8. A Character Appraisal of the Cellar, Hill, Lynsted and Greenstreet Conservation area was completed in 2000. Unusually for the area, the settlement along Cellar Hill contains a number of thatched buildings. Buildings in Kent tended to be roofed in clay Kentish peg tiles. Scattered farms and smallholdings reflected the dominance of agriculture from around the 13th/14th century. Cellar Hill has a loose linear settlement pattern with the northern end somewhat more urbanized in character and appearance with modern infill housing, kerbs and streetlighting.

- 6.9.3 The Character of Cellar Hill is one that is rural at the southern end. The hamlet of houses here would have originally been distinct and separate to that of Greenstreet initially, although in the present day it is now seen as a continuous settlement with Greenstreet. Cellar Hill leading into Cambridge Lane, is on a north-south alignment along a slightly winding narrow country lane, which is likely to have not been more than a trackway initially. There are particularly three early houses. Tudor Cottage, Cellar Hill Cottages and the Old Thatched Cottage all spread apart and located on the eastern side of Cellar Hill. The western side would have originally been open fields. As well as the northern end, there has also been infilling within the southern end of Cellar Hill, with the Post Medieval Waylands and other modern housing, especially along the western side of Cellar Hill.
- 6.9.4 The most northerly of the original houses is Tudor Cottage situated directly on the road (Plate 22). Tudor Cottage is a typical hall house of four bays, with the southern end probably rebuilt a few decades after the rest and it's a timber and jettied construction. Later brickwork added in the middle of the 17th century. There is evidence that there may have been a shop window and speculation that the original merchant holder may have been involved with the wool trade. The house is thatched.
- 6.9.5 Cellar Hill Cottage (Plate 23) is also timber framed and dating from the same period and lies just to the south of Tudor Cottage. This house is set back off the road and also has a thatched roof. The southernmost building of the original group is The Old Thatched Cottage. Again, this is also 16th century with a thatched roof and timber framed. It is the least visible of the three being set back off the road behind a high hedge.
- 6.9.6 In between Old Cellar Hill and the Old Thatched Cottage is the Post Medieval Cellar Hill Farm with its 18th century farmhouse and adjoining barn adjacent to the road (Plate 17), that is also thatched. Waylands (Plate 18) is immediately adjacent and is a Grade II 18th century building with grey and red brickwork.
- 6.9.7 They were all surrounded by farmland or either arable fields, pasture and or orchards. At the northern end of Cellar Hill, the housing is more modern and is it far more urbanized with pavements and modern street lightening. Following the original buildings, there has been infilling within the southern end of Cellar Hill, with the Post Medieval Grade II Waylands, Well House and the later in the 20th century other modern housing, especially along the western side of Cellar Hill and also in between Greenstreet and Tudor Cottage.

- 6.9.8 Located opposite to the PDA is Sunnybank on the western side of the road and is a prefab bungalow of the 1930s elevated above the road. By the 19th century, building began at the northern end closer to Greenstreet. There is a row of terraced cottages on the western side called The Burrs located directly on the roadside (Plate 28). That were constructed using the local vernacular at the time of yellow stock bricks and slated roofs. In the second half of the 20th century infilling occurred to the extent that it has now created a linear settlement.
- 6.9.9 The Greenstreet area of the Conservation Area is located a wider section of the London Road. The entrance (Plate 26) to cellar Hill is flanked by The Walnuts (plate 25) built in 1825 on the eastern side and the 17th century Old Forge (Plate 24) on the western side both on the brow of the hill. The northern side of Watling Street is predominately small, terraced houses for the late Victorian period. The southern side comprises of larger buildings with the western end demarked by the Dover Castle public house built in the 18th century.
- 6.9.10 The appraisal comments on the more rural nature of the southern end of Cellar Hill with the 'winding informality of the road between low banks and hedgerows'. Reference to the remnants of the old orchards add to the rural street scene whereas the northern part is much more urban in character with kerbs and street lightening. The contribution of the PDA to the significance of the Conservation Area is minimal in that the western roadside boundary which prevents any intervisibility into the area of the PDA, provides rural character to the green lane.
- 6.9.11 The Swale Heritage Strategy has as a priority under its Conservation Area Review Programme to update the character appraisal for Cellar Hill in 2022/2023 and provide a management plan for the Conservation Area. Swale Borough Council also recognise that Cellar Hill and Greenstreet Conservation Area as one that is at risk. It is considered to be in a poor condition with a deteriorating trend albeit with low vulnerability.

Summary

- 6.9.12 The listed buildings within Cellar Hill, individually have historical and aesthetic significance as a group of 16th century rural thatched cottages, which viewed as a group, along with the thatched barn of Cellar Hill Farm, makes for an unusual street scene to have so many together and forms part of the Greenstreet and Cellar Hill Conservation Area. The rural nature of the street scene has been eroded where the original cottages would have been separated from Greenstreet and surrounded by farmland of arable fields and or orchards. The changes can

particularly be noticed at the northern end both sides and southwards through to the area just south of the PDA on the western side with modern housing giving a semi-urban feel in places. However, the lane is still one that is narrow with a rural character with tall hedgerows either side preventing any long view either along the lane or outwards. Not all the historical houses are clearly visible from the roadside.

7 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

7.1 Development Proposals -update

7.1.1 The proposals include 5 residential units comprising of 4 detached buildings and a semi-detached building set back off the road. There will be a single access point to the houses from Cellar Hill To the rear of the houses will be gardens. In addition, each plot will have a detached garage (Fig.2).

7.1.2 The broad design principles, which has informed the development are:

- Create a high-quality designed development that adds character and respects its location and surroundings using different styles, frontage, roof lines to reduce any potential massing particularly in respect of adjacent properties.
- Ensure that the number of units is appropriate for the plot size.
- Minimize the impact from the road by utilising a single entrance point and retaining/strengthening roadside vegetation.
- Retaining and strengthening the vegetation boundaries.
- Seek to utilise materials appropriate to the local vernacular with certain features adding interest such as chimneys, eaves detailing, windows and doors.
- Avoiding a uniform look with staggered positioning and individual designs.
- Use of post and rail boundaries.

7.2 Assessment of Physical Impact on Setting

7.2.1 Step 1 of the methodology recommended by the Historic England guidance *The Setting of Heritage Assets* (see *Methodology* above) is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present within or beyond the 500m study area include the site as part of their setting, and therefore

may potentially be affected by the proposed development. Assets in the vicinity identified for further assessment on the basis of proximity and intervisibility comprise:

- Tudor House
- Waylands
- Cellar Hill Cottage
- Nouds House
- Cellar Hill Conservation Area

7.2.2 Cherry Gardens is located south east of the PDA on the other side of the valley and Cambridge some distance to the south west and have no intervisibility or historical relationship with the PDA and will not be considered further and the proposed development will not impact upon the historical and architectural significance of these assets. Nouds House despite the lack of intervisibility, does have a historical relationship with the PDA and will be considered further as a result. Given the proximity of the heritage assets listed above within the Cellar Hill Conservation Area, these will be considered together.

7.2.3 The design and style of the proposed houses are individual and ties in with the local vernacular and building treatments seen elsewhere in Cellar Hill but also the wider rural parishes around. The houses follow the loose linear settlement pattern along Cellar Hill with the eastern boundary not encroaching the built-up urban line of Cellar Hill into the area of the dry valley to the east. Aspects of the existing hedgerow will be replaced and strengthened where appropriate with native species. In addition, the slope alongside the eastern boundary will be retained as a wildlife area and will have a 1.2m high timber post and rail fencing, this retaining the current boundary style facing the valley.

7.2.4 The designs utilise many elements identified in the local vernacular including red brick work of a heritage hand-made style type, use of white and also black weatherboarding along with hanging tiles. The black weatherboarding seen on the southernmost house and associated garage reflects clearly to the thatched black weatherboarded barn immediately south of Waylands and the positioning of the associated single storey garage ensures that the nearby thatched barn is not overshadowed. The same principle is seen at the northern end with the lower height garage alongside the northern boundary in order to reduce any potential massing on the properties to the modern bungalow to the north and Cellar Hill Cottage beyond. Therefore, the development is of an appropriate scale to its surroundings.

- 7.2.5 Appropriate for a Conservation Area, the windows will be wooden framed and different window styles, including some with smaller panes of glass reflecting the differences seen within the Conservation Area. Attention to details such as black detailing timber surrounds to the windows is seen for example in properties along The Street in Lynsted. The proposed development would respect the rural aspects of the Conservation Area to incorporate a sensitive lighting design of low-level bollard lighting throughout.
- 7.2.6 The different roof lines are also reflective of the local vernacular, utilising chimneys to break up the roof lines and staggered roof pitches, including cat-slides, and dormers to further break up elevations. The roof materials also include Kent peg tile and slate again reflecting the mixed local vernacular. The design of the houses are in line with the design guidelines and recommendations suggested in the Lynsted Parish Design documents.
- 7.2.7 The creation of a single entrance to the development with the houses set back from the road behind dense roadside vegetation lessens the impacts the development has in its visibility from the road and on the Conservation Area and will not detract from the street scene and retains the green and rural character of the lane. The retention of the roadside hedge will ensure that the nearby thatch barn adjacent to the roadside to the north will still retain its roadside impact and character. The size of the development will have minimal impact on noise and traffic given the existing residential developments along Cellar Hill and the small number of units involved as well as the benefit of having a single entrance rather than each plot having individual drives from the roadside. The built form resulting from the development at the PDA is not out of keeping with the current areas of built form of existing developments along Cellar Hill and will not extend beyond the current areas of built form for the settlement. Due to the single entrance and roadside vegetation, the southern end of Cellar Hill will still retain a rural feel.
- 7.2.8 Whilst Nouds house had a historical relationship with the PDA, this has not been under active utilisation for a number of years. Originally part of a much wider spread of orchards in the area, the land nearby has since been turned back to arable and pasture use along with increased woodland along the eastern sides of the valley. This intervisibility of the PDA with Nouds House has altered over time. The proposed development will not impact upon Nouds House's historical significance and the house still retains its aesthetic character set within its large garden boundary.

7.2.9 Overall, the quality and sensitivity of the design, their placement and materials used will add character to the area and is an improvement on other modern developments within the conservation area at the northern end of Cellar Hill, which contributes to its poor 'at risk' rating. Under the DMRB assessment (Appendix 11.2), the Grade II listed houses and Conservation Area have a medium level of significance. For the designated heritage buildings, the magnitude of impact is considered to be 'no change' to their fabric or setting. Consequently, the significance of effect is considered to be 'neutral'. For the Conservation Area, the proposed development with the inclusion of new housing will have an impact. However, the set-back nature of the design from the road means that the impact on the street scene is considered to be negligible, along with a design of character, which leads to a significance of effect of 'neutral/slight' on the Conservation Area.

7.2.10 The heritage statement has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 196. The setting of the Conservation Area will incur a neutral/slight impact as a result of the proposed development and will produce 'less than substantial' harm on the Conservation Area in accordance with NPPF paragraph 196.

7.2.11. Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.

7.2.12 The public benefits provided by the client are as follows:

- The site is considered suitable and deliverable in contributing part of Swale Borough Council's demonstration for a five-year housing supply.
- There are ecological benefits supported by the proposed native tree planting, soft landscaping and ecological benefits which will create an inviting environment and improve the existing setting.

7.2.13 The LPA therefore needs to satisfy themselves that the public benefits of the proposed development of the Site outweighs any potential harm caused.

8 CONCLUSION

8.1 Introduction

8.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for Maidfish Ltd in support of the application for proposed developments of land at Cellar Hill, Lynsted, Kent.

8.1.2 The proposed development Site is not a designated heritage asset although it resides in the Conservation Area of Cellar Hill and Greenstreet. A number of designated assets reside within the conservation area, and these were assessed as a group within that of the wider Conservation Area with greater details for those closest to the PDA.

8.1.3 The map regression show that the PDA has been orchard since at least the late 18th century. However, it does not appear that the orchard has been in active used for some decades. Originally, Cellar Hill would have been one of scattered thatched houses, of which three remain along with other 18th century properties. The assessment has shown that the listed buildings within Cellar Hill, individually have historical and aesthetic significance as a group of 16th century rural thatched cottage, which viewed as a group, along with the thatched barn of Cellar Hill Farm, makes for an unusual street scene to have so many together and forms part of the Greenstreet and Cellar Hill Conservation Area. In the modern period, new housing of various vernacular and styles have been added to the area creating a linear settlement, some of which are not of sympathetic style or design having an urban feel and detract from the Conservation Area, especially at the northern end putting the Conservation Area 'at risk'. The PDA contributes to the Conservation Area by providing a boundary to the rural green lane that is still one that is narrow with a rural character with tall hedgerows either side preventing any long view either along the lane or outwards.

8.1.4 The design style and sensitivity takes into account the local vernacular and complements the older properties within the Conservation Area. Under the DMRB assessment (Appendix 11.2), the Grade II listed houses and Conservation Area have a medium level of significance. For the designated heritage buildings, the magnitude of impact is considered to be 'no change' to their fabric or setting. Consequently, the significance of effect is considered to be 'neutral'. For the Conservation Area, the proposed development with the inclusion of new housing will have an impact. However, the set-back nature of the design from the road means that the

impact on the street scene is considered to be negligible, along with a design of character, which leads to a significance of effect of 'neutral/slight' on the Conservation Area.

8.1.5 The heritage statement has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets

8.1.6 Overall, the quality and sensitivity of the design, their placement and materials used will add character to the area and is an improvement on other modern developments within the conservation area at the northern end of Cellar Hill, which contributes to its poor 'at risk' rating. Under the DMRB assessment (Appendix 11.2), the Grade II listed houses and Conservation Area have a medium level of significance. For the designated heritage buildings, the magnitude of impact is considered to be 'no change' to their fabric or setting. Consequently, the significance of effect is considered to be 'neutral'. For the Conservation Area, the proposed development with the inclusion of new housing will have an impact. However, the set-back nature of the design from the road means that the impact on the street scene is considered to be negligible, along with a design of character, which leads to a significance of effect of 'neutral/slight' on the Conservation Area.

8.1.7 The heritage statement has found that the heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 196. The setting of the Conservation Area will incur a neutral/slight impact as a result of the proposed development and will produce 'less than substantial' harm on the Conservation Area in accordance with NPPF paragraph 196.

8.1.8 The public benefits provided by the proposed development are the contributions towards Swale Borough Council's 5-year housing supply and the ecological benefits. The LPA therefore needs to satisfy themselves that the public benefits of the proposed development of the Site outweighs any potential harm caused.

9 OTHER CONSIDERATIONS

9.1 Archive

9.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage Impact Assessment will be submitted to the LPA and Kent County Council (Heritage) within 6 months of completion.

9.2 Reliability/Limitations of Sources

9.2.1 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.

9.3 Copyright

9.3.1 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 to Maidfish Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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11 APPENDICES

11.1 Appendix 1: Statutory List Description

Kent HER ID	HE Listing ID	Name	Period	Grade	Type	Distance from PDA	Description
Cellar Hill and Greenstreet Conservation Area							
TQ 96 SE 1120	1104902	The Old Thatched Cottage	Medieval to Post Medieval	II	Listed Building	595403 161936	House. C16. Timber framed and plastered with thatched roof. Two storeys on plinth with continuous jetty on brackets and hipped roof with central stack. Three wood casements on first floor and 2 on ground floor with plank and muntin door to centre right.
TQ 96 SE 1082	1069337	Waylands	Post Medieval	II	Listed Building	595552 161706	House. Early to mid C18. Grey bricks in header bond with red brick dressings and plain tiled roof. Two storeys and attic on plinth with flush plat band and quoins and moulded eaves cornice to hipped roof with 2 hipped dormers and stacks to centre and end left. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor with segmental heads. Central door of 6 raised and fielded panels in eared surround with pulvinated frieze to pediment.

TQ 96 SE 1080	1069336	Tudor Cottage	Medieval to Post Medieval	II	Listed Building	595552 161706	House, sometime 2 cottages. C16. Timber framed, part underbuilt with painted brick and plastered first floor, part exposed and close-studded with plaster infill, with thatched roof. Five framed bays. Two storeys, with continuous jetty to right on dragon posts and returned on right front. Hipped roof with central stacks. Four wood casements and 1 oriel to right on moulded projecting cill on first floor, and 3 wood casements and 1 oriel to right with 8 mullioned lights on ground floor. Central boarded door with four centred arched surround.
TQ 96 SE 1156	1326678	Cellar Hill Cottage	Medieval to Post Medieval	II	Listed Building	595552 161706	House. C16. Timber framed and clad with weatherboard on ground floor and rendered on first floor, with thatched roof. Two storeys with continuous jetty on dragon post returned on left front, and hipped roof with projecting catslide outshot to right and stack to centre left. One wood casement to each floor, and half-glazed door in left return front. Exposed frame on left return front.
TQ 96 SE 1121	1104861	The Walnuts	Post Medieval	II	Listed Building	595550 162310	House. 1825 for Thomas Pembury, blacksmith. Red brick and slate roof. Two parallel ranges. Two storeys and wood mullion eaves cornice to hipped roof with stacks projecting at left and right ends. Regular fenestration of 3 glazing bar sashes to first floor and 2 on ground floor with gauged heads. Central panelled door with semi-circular fanlight under open pediment on

							fluted Doric pilasters, at head of flight of 3 steps.
TQ 96 SE 1065	1069302	No 4 and Old Forge Building	Post Medieval	II	Listed Building	595934 162163	House, late C17 extended 1825. Painted brick and plain tiled roof. Two storeys on plinth with plat band and roof half-hipped to left. Three wood casements on each floor. Central panelled door in panelled surround with flat hood, with blocked window space to right. Old forge building: adjoining to right, now garage. Timber framed and clad with weatherboard and corrugated iron roof. One storey, with 1 metal casement, 1 glazed and shuttered forge door, half-doors to left, and garage doors to right. The forge building and the end left window bay of the adjoining house built in 1825 for Thomas Pembury, blacksmith.
TQ 96 SE 1157	1343925	The Grange	Post Medieval	II	Listed Building	595934 162163	House. C18. Painted brick and plain tiled roof. Rectangular plan with later wings added and recessed to left, slightly projecting to right. Two storeys on plinth with parapet and stacks to left and to right. Central block with regular fenestration of 3 glazing bar sashes on first floor with basket arched heads and moulded and panelled tympana. The windows to left and right are set in recesses in which are also the 2 ground floor windows with moulded panels between ground and first floor windows. Two storey extension to right with 1 wood casement to each floor, 1 storey extension left with 1 glazing bar sash.

							Central door of 4 panels with rectangular fanlight in Doric columned porch.
TQ 96 SE 1154	1325990	The Dover Castle	Post Medieval	II	Listed Building	595364 162388	Public house. Early C18 extended early C19. Roughcast and plain tiled roof. Two storeys and basement on plinth with paired moddillioned eaves cornice to roof with kneelered gable ends, 2 hipped dormers and stacks at left and right ends. Regular fenestration of five glazing bar sashes on first floor in moulded segment-headed frames, and 4 segment-headed sashes on ground floor. Central halfglazed door in panelled surround with pilasters and flat hood on brackets. One storey extension to left with parapet, 2 glazing bar sashes and 6 panelled door to right. Recessed 2 storey extension to right with 2 wood casements and garage doors.
TQ 96 SE 1073	1069260	Alverley House	Post Medieval	II	Listed Building	595374 162625	House. C17, and clad C18. Timber framed and clad with red brick with plain tile roof. Two cell lobby entry plan. Two storeys on plinth and hipped roof with stack to rear centre. Two glazing bar sashes on each floor and central panelled and glazed door.
TQ 96 SE 1149	1120786	Orchard Thatch	Post Medieval	II	Listed Building	595564 162339	House. C17. Timber framed and weather boarded, underbuilt with red brick in English bond with thatched roof. Road Front: 3 storeys with plat band, the top storey weather boarded. Return hipped roof and stacks projecting end right and rear left. One wood casement each on first and second floors, 2 on ground floor, with segmental

							heads. Entry in catslide outshot on left return front.
Outside of the Conservation Area							
TQ 96 SE 1118	1343945	White Hall	Medieval	II	Listed Building	595745 162283	Hall house, now house. C15. Timber framed and exposed with plaster and painted brick infill, with plain tiled roof. Four framed bays. Two storeys on plinth, with large panelled framing and arched bracing, with smaller infill timbers to support brickwork. Hipped roof with stacks to centre right and projecting and offset to front left. One glazing bar sash on first floor with small light to centre right, and glazing bar sash and one wood casement on ground floor. Entry to rear in C20 outshot. Interior: only visible interior feature of note a moulded chimney mantel beam.
TQ 96 SE 1155	1326652	Cambridge	Medieval to Post Medieval	II	Listed Building	595149 161817	House. C16 and extended C19. Timber framed and plastered with rendered brick extensions with plain tiled roof. Irregular C19 accretions about a C16 continuous jettied range. Two storeys and continuous jetty, with stack to centre left and gabled semi-dormer to left. Two wood casements on ground floor. Boarded door in re-entrant angle to C19 wing left, 1 storey with 2 gabled casements. Right return: 2 wood casements each floor, rising to semi- dormers on first floor.
TQ 96 SE 1071	1069295	Cherry Gardens	Medieval to Post Medieval	II	Listed Building	595552 161706	House. C16. Timber framed and exposed with plaster and painted brick infill with plain tiled

							roof. Two storeys with continuous and returned jetty on dragon posts, and small panelled framing. Hipped roof with central stack. Three leaded wood casements on first floor, 2 on ground floor, and 2 bay windows with central boarded door.
TQ 96 SE 1100	1069315	Nouds House	Post Medieval	II	Listed Building	595827 161767	House. Early C18 and re-roofed C19. Rendered with slate roof. Two storeys on moulded plinth with plat band and quoins, hipped roof with 2 flat dormers and stacks to centre and centre right. Regular fenestration of 3 glazing bar sashes on first floor and 2 on ground floor in moulded surrounds. Double half-glazed doors in centre Ionic porch.

11.2 DRMB Assessment Methodology

11.2.1 Criteria for level of significance

Level of Significance	Criteria
Very high	World Heritage Sites. Assets of acknowledged international importance.
High	Scheduled Monuments and undesignated assets of Schedulable quality and importance. Grade I and II* Listed buildings (Scotland category A). Other Listed buildings that can be shown to have exceptional qualities in their fabric or associations not adequately reflected in their Listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Designated or undesignated assets that contribute to regional research objectives Grade II (Scotland category B) Listed buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association. Conservation Areas containing important buildings that contribute significantly to their historic character.
Low	Designated and undesignated assets of local importance including those compromised by poor preservation and/or poor survival of contextual associations. Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest. Buildings of no architectural or historical note and buildings of an intrusive character. Landscapes with little or no significant historical interest.

11.2.2 Criteria for assessing magnitude of Impact

Magnitude of Impact	
Major	Change to key historic building elements, such that the asset is totally altered Comprehensive change to the setting.
Moderate	Change to many key historic building elements, such as the asset is significantly modified. Changes to setting of an historic building, such that it is significantly modified.
Minor	Changes to key historic building elements, such that the asset is slightly different. Changes to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
No Change	No change to fabric or setting.

11.2.3 Significance of Effect Matrix

Heritage Value	Very High	Neutral	Slight	Moderate / large	Large or very Large	Very large
	High	Neutral	Slight	Moderate / slight	Moderate / large	Large / very large
	Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / large
	Low	Neutral	Neutral / slight	Neutral / Slight	Slight	Slight / moderate
	Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
	No Change	Negligible	Minor	Moderate	Major	
Magnitude of Impact						



Figure 1 Site location map, scale 1:10,000 and 1:1,250.





Figure 2: Proposed Development Plan and elevations

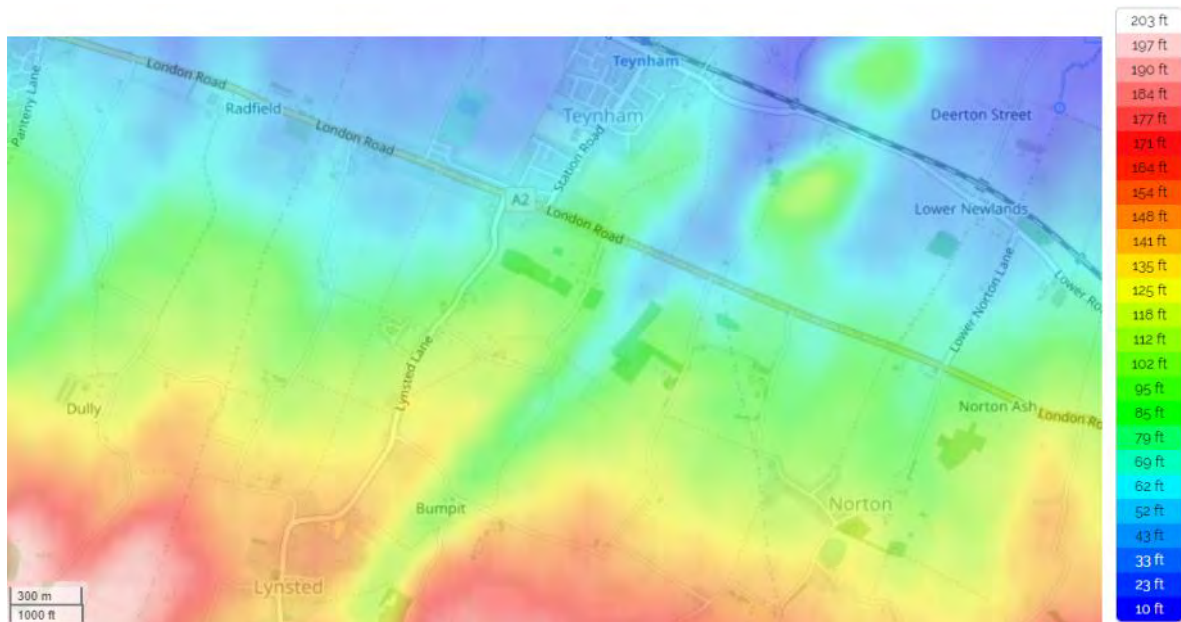


Figure 3: Topography showing the line of the Lyn Valley.


SHLAA SITE REF.	SITE NAME:		PARISH/SETTLEMENT:
18/010	Land at Cellar Hill		Teynham
			
Site Assessment			
Current/Previous Use:	Shrubland	Gross Site Area (ha):	0.57
Site Type:	Greenfield	Developable Area (ha):	0.57
Site Description:			
<p>The site is situated within the Parish of Lynsted with Kingsdown but is adjacent to the built-up area boundary of Teynham, a local service centre. Sittingbourne town centre is some 5.47km to the west and Faversham town centre is 7.11km to the east. To the north of the site is a linear strip of residential development leading to the main village and the A2. Otherwise the site is surrounded by more sporadic development opening up into countryside and agricultural land. The site is very slightly covered by a minerals safeguarding area. It is in a conservation area and there are a number of listed buildings in the area.</p>			
Suitability:			
<p>The site is not subject to any high level constraints and is adjacent to the settlement confines of Teynham. It is within a reasonable walking distance of a GP's surgery, a primary school, a convenience store, open space and a village hall. The nearby allocation at Station Road will also provide further open space. Local employment opportunities are limited to those services and facilities provided within the village. Onwards travel to Sittingbourne and Faversham would be required to meet the full range of necessary facilities and services. However, there are bus stops very close to the site which are well serviced to the towns and the train station such that there would not be an overall over reliance on the car. Taking the above into account, the site is considered to be in a sustainable location which is suitable for residential development.</p>			
Availability:			
<p>The landowner has promoted the site through the 'call for sites' exercise and there is no record of any unimplemented permissions. The site is considered to be available.</p>			
Achievability:			
<p>Subject to further consideration of any utility/infrastructure requirements, there is a reasonable prospect that the site could be developed over a certain period of time. The site is considered to be achievable.</p>			
Potential Residential Yield (units):	12		
Potential Employment Area (ha):	0		
Potential Other Use Area (ha):	0		
Timescale for delivery:	5 years		
Assessment Outcome:			
Suitable and deliverable			

Figure 4: SBC Call for Sites summary.



Figure 5: Teynham Area of Opportunity under the SBC draft Local Plan under consultation

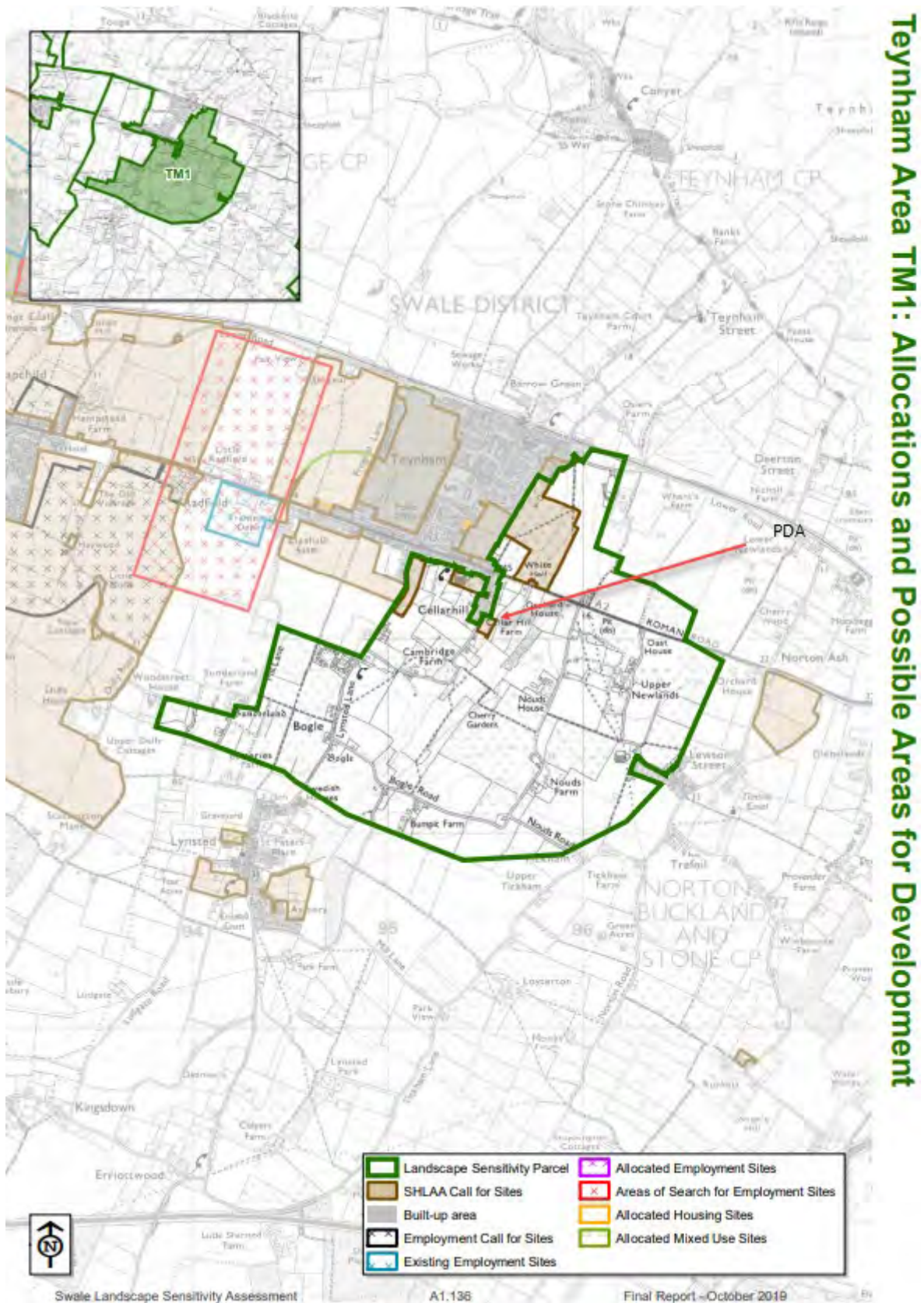


Figure 6: SBC Landscape Sensitivity Assessment: TM1

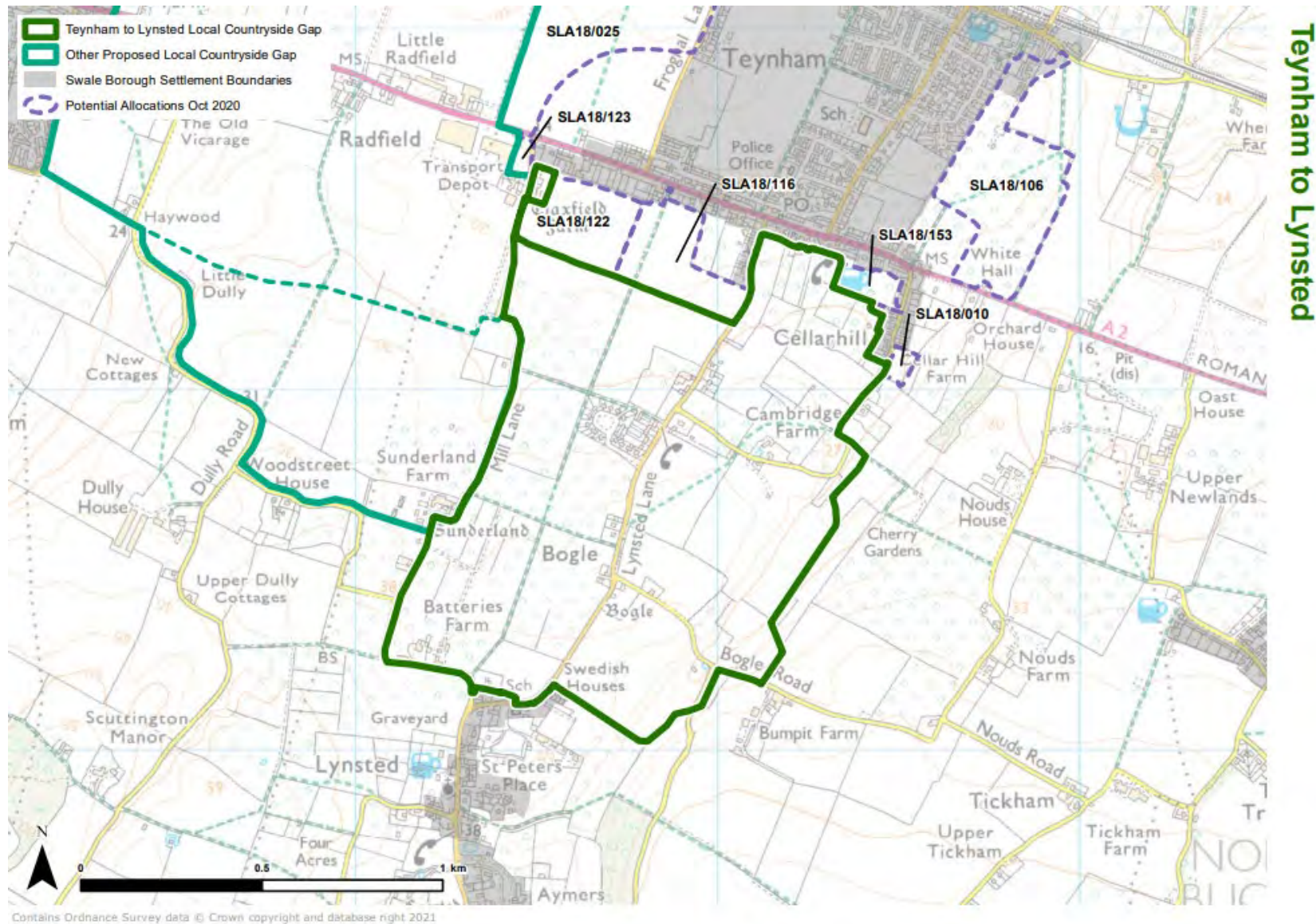


Figure 7: Teynham to Lynsted Local Countryside Gap (LUC/SBC)

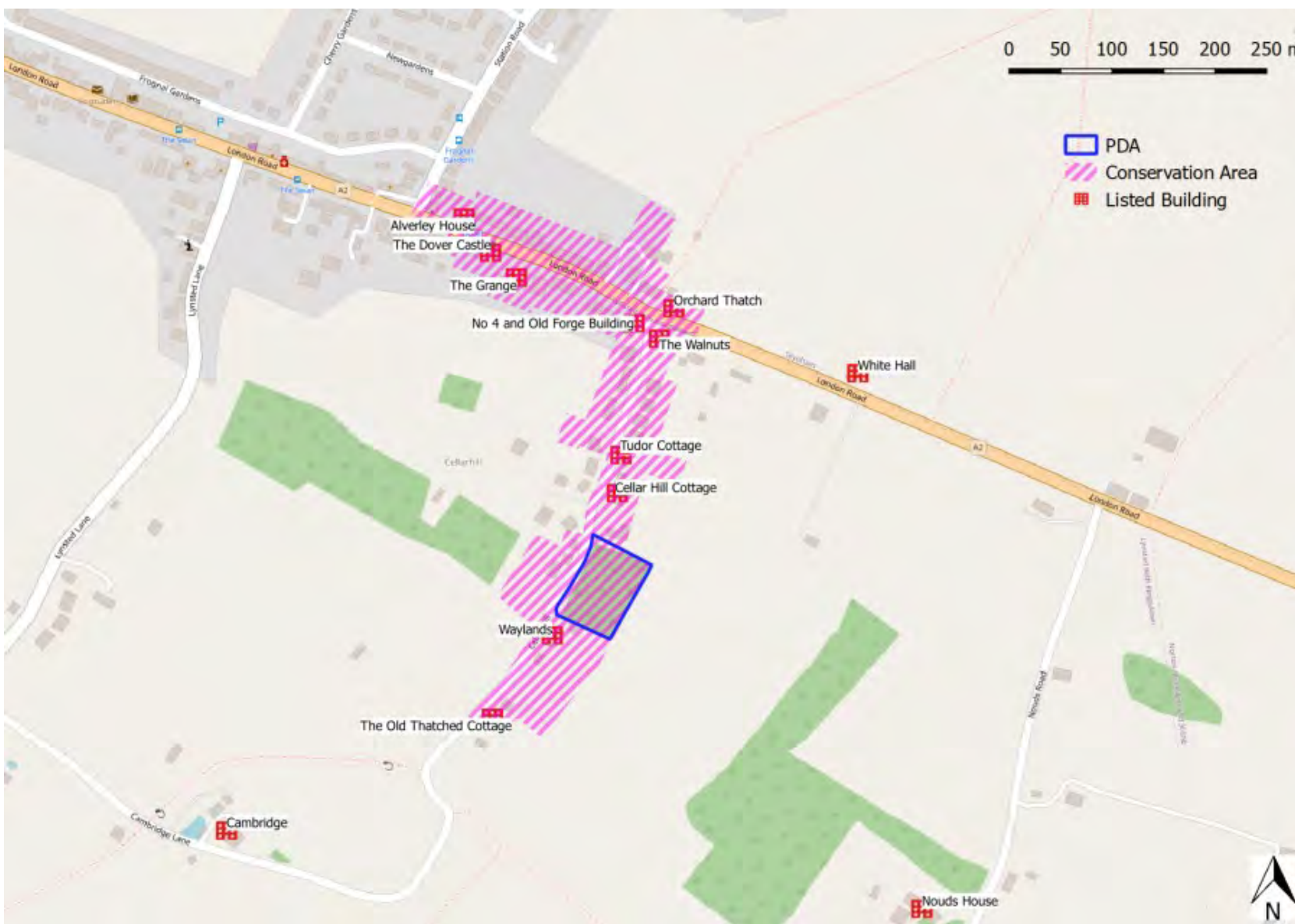


Figure 8: Conservation Area and Listed Buildings



Figure 9: Symonson, 1546



Figure 10: Andrew, Dury and Herbert Map from 1769



Figure 11: Ordnance Surveyors Drawing, 1797



Figure 12: Mudge Map, 1801

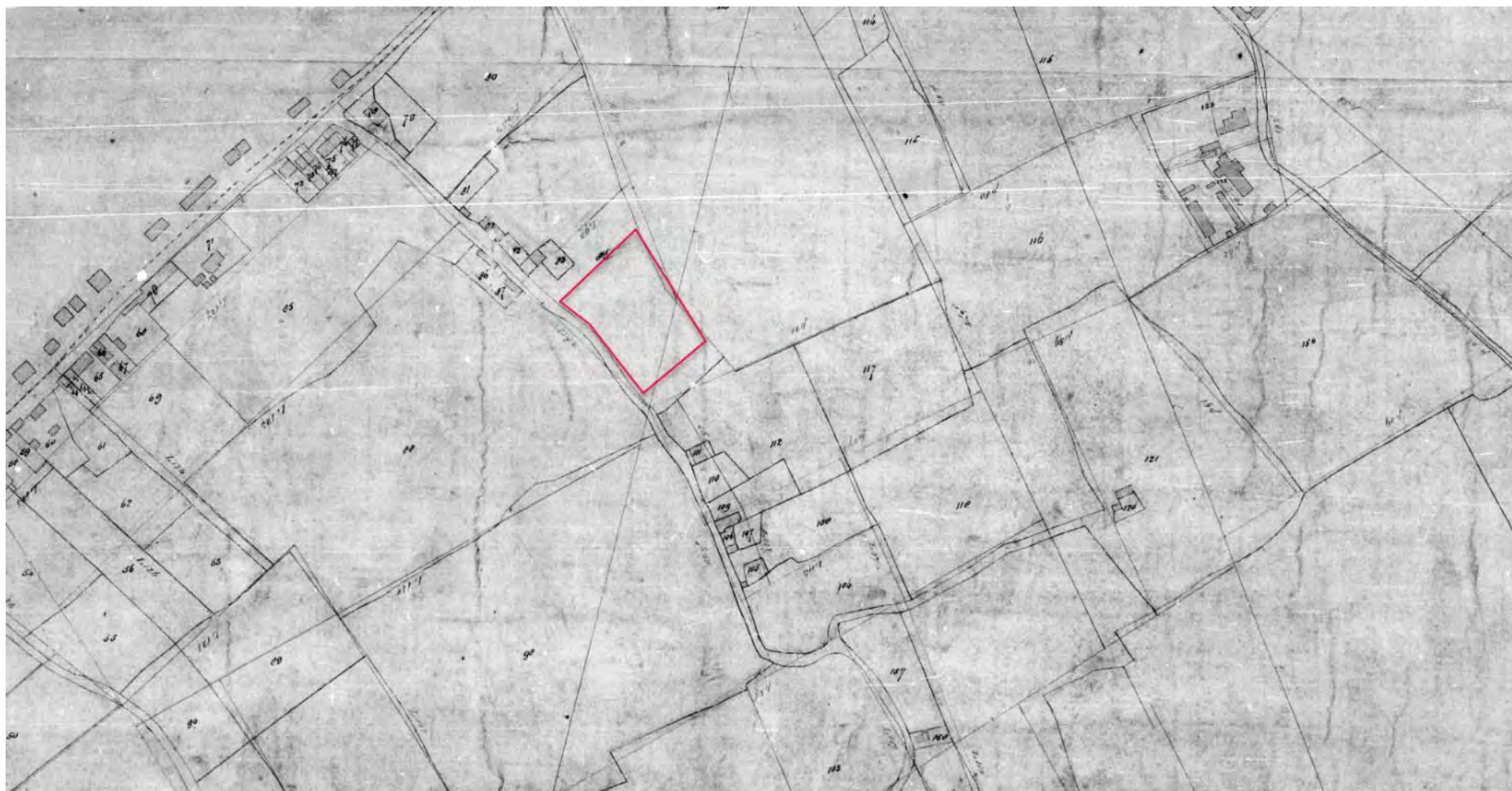


Figure 13: Lynsted Tithe Map, 1840



Figure 14: Historic OS Map 1872

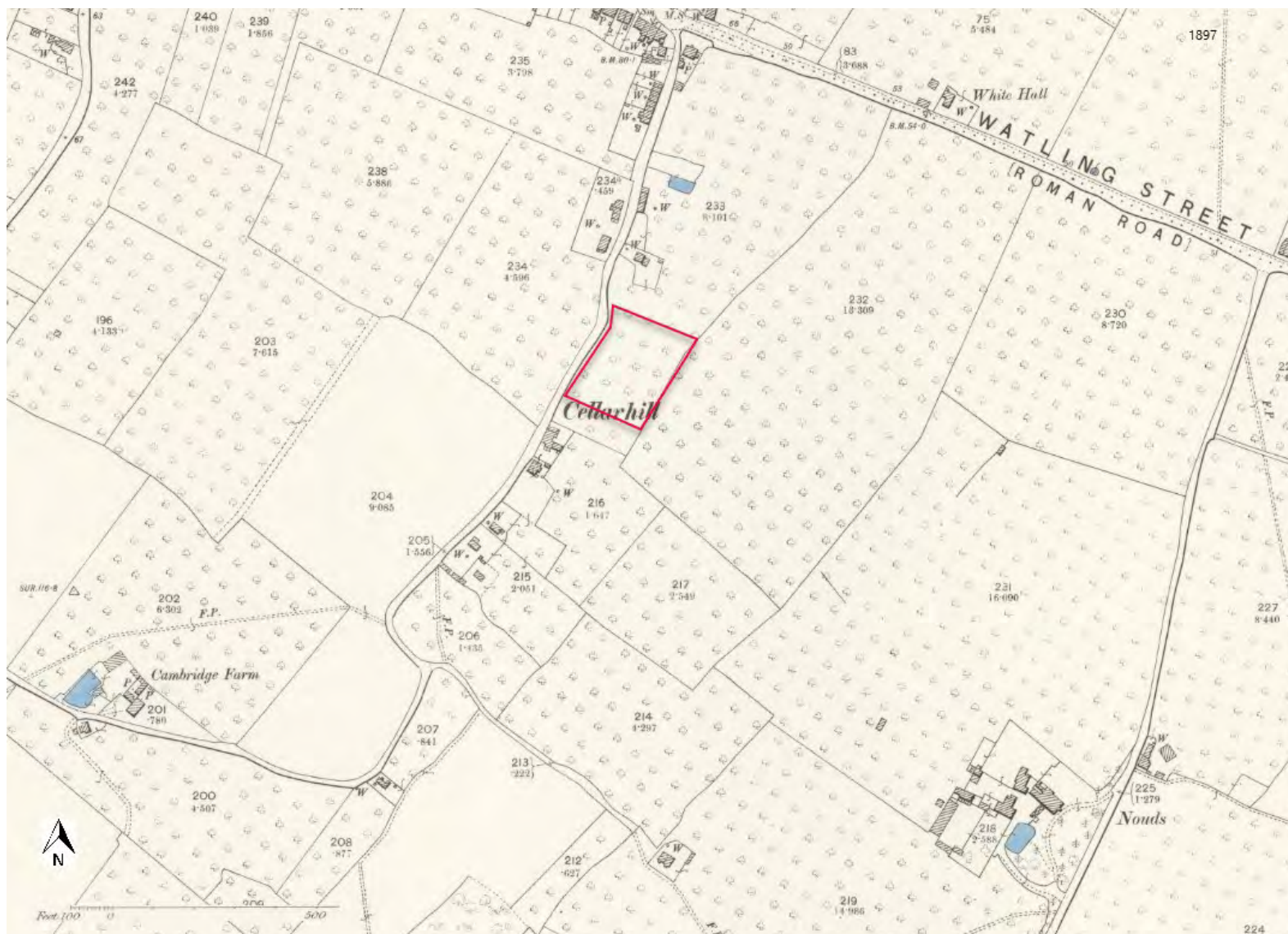


Figure 15: Historic OS Map from 1897

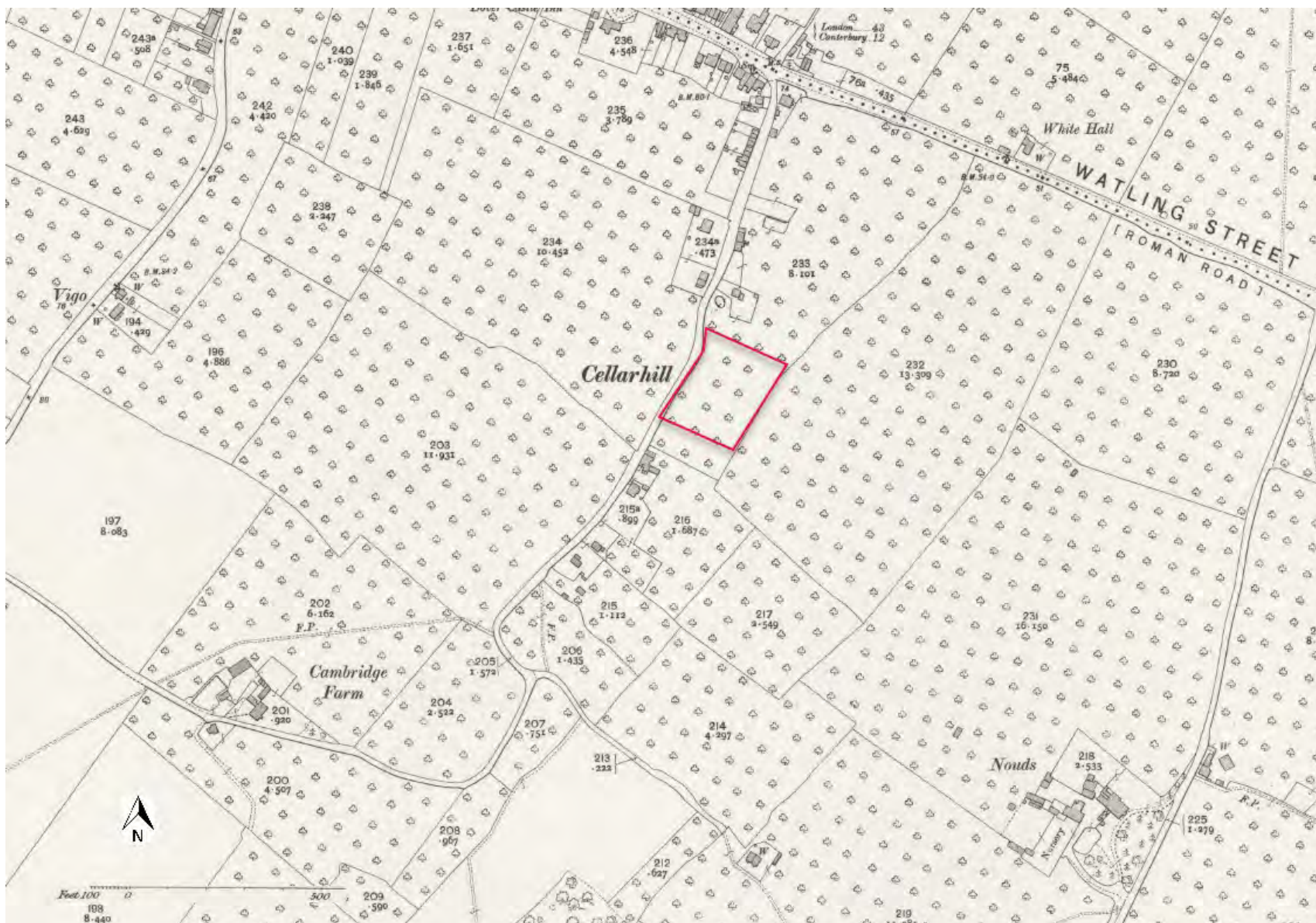


Figure 16: 3rd Edition Ordnance Survey Map, 1908



Figure 17: Historical OS Map 1962-63



Plate 1: Looking southwards along Cellar Hill, early 20th century. Tudor Cottage can be seen on the left.



Plate 2: Looking Northwards along Cellar Hill, showing Tudor Cottage on the right.



Plate 3: Looking northwards along Cellar Hill immediately north of the PDA showing Tudor Cottage and Cellar Hill Cottage on the right.



Plate 4: Aerial Photograph, 1940's (Google Earth)



Plate 5: Aerial Photograph, 1960's (Google Earth)



Plate 6: Aerial Photograph, 1990's (Google Earth)



Plate 7: Aerial Photograph, 2003 (Google Earth)



Plate 8: Aerial Photograph, 2019 (Google Earth)



Plate 9: Roadside boundary of the PDA (facing NNE)



Plate 10: Roadside Boundary of the PDA (facing SSW)



Plate 11: View across the PDA (facing SW)



Plate 12: View across the PDA (facing SE)



Plate 13: View across the PDA (facing NE)



Plate 14: View across the PDA (facing SSW)



Plate 15: Northern boundary of the PDA (facing NE)



Plate 16: Southern boundary of the PDA (facing SW)



Plate 17: The Barn (facing SSW)



Plate 18: Waylands (facing S)



Plate 19: View along Cambridge Lane (facing NE)



Plate 20: View along Cellar Hill (facing NNE)



Plate 21: View from PDA across valley towards Nouds House (facing SE)



Plate 22: Tudor Cottage (facing NE)



Plate 23: Cellar Hill Cottage (facing E)



Plate 24: No. 4 and the Old Forge Building (facing SW)



Plate 25: The Walnuts (facing SE)



Plate 26: Entrance into Cellar Hill (facing SSW)



Plate 27: View along Cellar Hill (facing SSW)



Plate 28: View along Cellar Hill (facing NNE)



Plate 29: View towards Cellar Hill (northern end) from Nouds Road (facing NW)



Plate 30: Nouds House from Nouds Road (facing NW)



Plate 31: Modern Housing Cellar Hill, northern end (facing W)



Plate 33: Modern Housing Cellar Hill northern end (facing ENE)



Plate 32: Victorian housing Cellar Hill northern end (facing NNW)

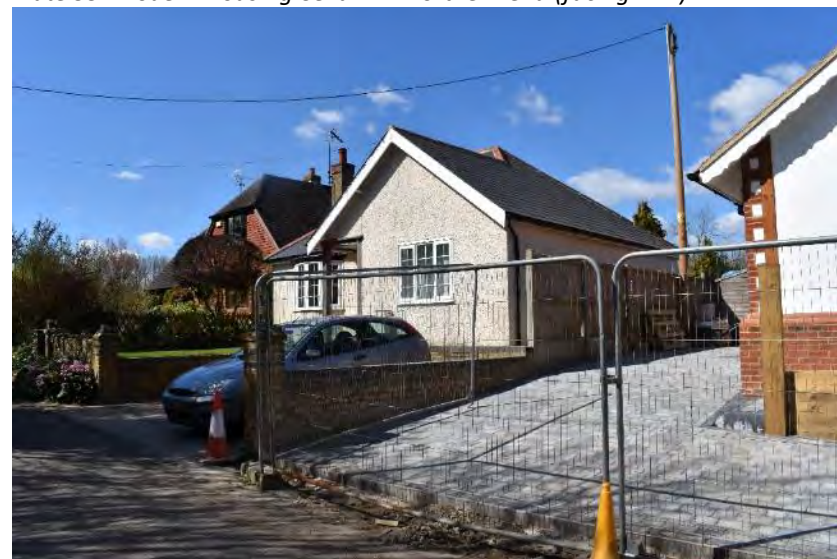


Plate 34: Modern housing opposite the PDA (facing SW)





Plate 35: Plate Locations