



Heritage Statement in Advance of the
Proposed Development of Land at 36
Henwood Green Road, Pembury,
Tunbridge Wells, Kent TN2 4LF

December 2021

Heritage Statement in Advance of the Proposed Development of Land at 36 Henwood Green Road, Pembury, Tunbridge Wells, Kent TN2 4LF.

National Grid Reference TQ 63131 40706



Report for Mr A. Hill

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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

www.swatarchaeology.co.uk

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Heritage Statement in Advance of the proposed development of Land

36 Henwood Green Road, Pembury, Tunbridge Wells, Kent.

Summary

SWAT Archaeology has been commissioned by Mr A. Hill to prepare a Heritage statement relating to the proposed development area (PDA) at 36 Henwood Green Road, Pembury, Tunbridge Wells, Kent, TN2 4LF. 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.

This report has demonstrated that the PDA lies close to a number of listed Heritage Assets. This report has focussed on those designated assets closest to the PDA, being Baileys Farmhouse (Grade II), Baileys Farm Cottages (Grade II) and 38 Henwood Green Road (Grade II), and that of the undesignated asset of the oast itself at 36 Henwood Green Road. From our findings, the primary heritage significance of the designated assets and that of the oast at 36 Henwood Green Road are their architectural and aesthetic significance as a group of Post Medieval buildings built using the local vernacular. Historical research has identified that there appears to be no direct relationship with that of the area of the PDA and these designated buildings and the PDA does not contribute to their historical and aesthetic significance. Although historically the area of the PDA would have formed part of the open space close to the designated and undesignated assets, it does not appear to have formed part of a farmstead group during the 19th century but of individual housing plots with gardens being a residential but rural scene.

The historical setting of this area was originally a rural hamlet group and has already been affected by the later modern developments with the 20th century expansion of Pembury, along with that of the adjacent commercial yard and this will further alter now that construction is underway for a change of use to residential development and is required for this proposed development to allow for access to the proposed development. The proposed development is for a single residential unit. The PDA being behind that of the oast house is set lower than the road and means that the visual impact from the road is minimal and will not impact on the aesthetically pleasing group as viewed from the road and will have a neutral effect on the street scene. The designated assets have a medium level of significance as Grade II listed buildings. Combined with an assessment of the magnitude of Impact, which is considered for there to be negligible change to the overall setting, concludes with a neutral/slight Magnitude of Effect. Therefore, any impact caused to the significance of the heritage assets would be considered at the lower end of 'less than substantial' in accordance with NPPF Paragraph 202. The public benefits of the proposal are that it would assist towards the housing needs of the Borough and that the current boundary would be strengthened with natural planting of native species and help integrate the proposed development with the wider landscape. The LPA need to satisfy themselves that the public benefits from the development outweigh any less than substantial harm caused.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr A. Hill (the 'Client), to carry out a Built Heritage Statement relating to the proposed development area (PDA) of 36 Henwood Green Road, Pembury, Tunbridge Wells, Kent, TN2 4LF centred on National Grid Reference (NGR) TQ 63131 40706 (Fig 4).
- 1.1.2 This document will be used in support of planning applications associated with the proposed development.

1.2 The Site

- 1.2.1 The PDA is currently the rear garden area to 36 Henwood Green Road, situated on the northern side of the road on the outskirts of Pembury village. Pembury lies just north east of Tunbridge Wells set within the High Weald Area of Outstanding Natural Beauty (AONB). Pembury lies on a sandstone ridge with the land falling away to the north and east. The area of the PDA is circa 0.2 of an acre and is mainly lawn with an annexe located in the south eastern corner with a garden summer house and shed located in the south western corner. The boundary is mature conifer clipped hedging of various heights. Within the wider plot of the PDA there is currently a 19th century oast, which was extended in the 20th century. The PDA adjoins a commercial yard to the east of Sturgeon's, a civil engineering and road surfacing company. In 2017, the site of Sturgeon's received planning permission for residential development for 19 houses which is now a construction site for the residential development. Immediately west of the PDA is Baileys Farm Cottages (Nos. 38 and 44 Henwood Green Road, which are Grade II listed. Immediately west of Baileys Farm Cottages is the Grade II listed Baileys Farmhouse. On the northern side of the PDA are grass paddocks and woodland. On the southern side of Henwood Green Road are 20th century residential housing. The PDA lies on gently sloping ground from a high 116 aOD in the western corner to circa 114m aOD in the eastern corner.
- 1.2.2 Given the proximity and intervisibility of the PDA to Baileys Farmhouse, Baileys Farm Cottages and 38 Henwood Green Road, these heritage assets are covered in within this report as well as that of the undesignated assets of the oast itself at 36 Henwood Green Road.

1.3 Project Constraints

- 1.3.1 No constraints were associated with this project.

1.4 Scope of Document

- 1.4.1 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 settings of designated heritage assets. The assessment forms part of the 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.

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act (1990). In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The National Planning Policy Framework was updated in July 2018, revised in February 2019 and July 2021 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 2021): 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. It includes 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 190 of the NPPF states that :

‘Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy 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 194 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 195 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 in the glossary 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 (for heritage policy).** *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 of a heritage asset.** *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 197 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 to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

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

2.2.10 Paragraphs 199 and 204 consider the impact of a proposed development upon the significance of a heritage asset.

2.2.11 Paragraph 199 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 200 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 201 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 total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of 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 202 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, where appropriate, securing its optimum viable use'.

2.2.15 The NPPF comments in paragraph 207, 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 201 or less than substantial harm under paragraph 202, 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 204 states that 'Local Planning Authorities 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 206 encourages Local Planning Authorities to 'look for opportunities for new development 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 208, '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'

2.2.19

2.2.20

2.3 Designated Heritage Assets

2.3.1 Designated heritage assets are defined in NPPF Annex 2 as:

‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield and Conservation Area 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 In addition to the NPPF, statutory protection and guidance documents are also provided to certain classes of designated heritage assets under the following list:

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Ancient Monuments and Archaeological Areas Act (1979);
- Planning Practice Guidance: Conserving and enhancing the historic environment
- Protection of Wrecks Act (1973); and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997.

2.4 Planning Policy Guidance and Best Practice

2.4.1 The Government under the NPPF framework provides Planning Policy Guidance in relation to the Historic Environment where it confirms that the core planning principle is the conservation of heritage assets in a manner appropriate to their significance. It states that heritage interest may be archaeological, architectural, artistic or historic. Analysis is required to understanding the heritage asset relative importance to assess and inform the development of proposals to avoid or minimise harm. The guidance comments that it is the decision-maker needs to judge whether a proposal causes substantial harm in view of the NPPF and that substantial harm is a high test, so it may not arise in many cases. In addition, the

guidance signposts advice to Historic England who have produced best practice and also policy guidance to support the NPPF.

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

- 2.4.2 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.
- 2.4.3 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), and has since been withdrawn and superseded, which included 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.
- 2.4.4 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.*

- 2.4.5 In addition, one has to consider archaeological significance –the evolution of the asset, phases of development over different periods, important features, evidence in building fabric and potential for below ground remains.

Historic Environment Good Practice in Planning Notes

- 2.4.6 In March 2015, Historic 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’. GPA4

entitled 'Enabling Development and Heritage Assets' sets out advice on enabling development, against the background of the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guide.

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

2.4.7 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;
- 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; and
- 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.

2.4.8 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

2.4.9 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.

- 2.4.10 The NPPF glossary 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.
- 2.4.11 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. The way in which we experience an asset in its setting is also experienced by other environmental factors such as noise, dust and vibration and the historic relationship between places.
- 2.4.12 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.
- 2.4.13 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.

2.4.14 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).

2.5 Local Policies

2.5.1 Tunbridge Wells Borough Council, has a Core Strategy Development Plan Document that was adopted in June 2010. Core Policy 4 covers the Environment.

2.5.2 The Borough's built and natural environments are rich in heritage assets, landscape value and biodiversity, which combine to create a unique and distinctive local character much prized by residents and visitors alike. This locally distinctive sense of place and character will be conserved and enhanced as follows:

1. The Borough's urban and rural landscapes, including the designated High Weald Area of Outstanding Natural Beauty, will be conserved and enhanced
2. The Borough Landscape Character Area Assessment 2002 will be utilised to manage, conserve and enhance the landscape as a whole
3. A hierarchical approach to nature conservation and the protection of biodiversity and geodiversity will be applied across the sites and habitats of national, regional and local importance within the Borough. The objective will be to avoid net loss of biodiversity and geodiversity across the Borough as a whole
4. Opportunities and locations for biodiversity enhancements will be identified and pursued by the creation, protection, enhancement, extension and management of green corridors and through the development of green infrastructure networks in urban and rural areas to improve connectivity between habitats.

5. The Borough's heritage assets, including Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, archaeological sites and Historic Parks and Gardens will be conserved and enhanced and special regard will be had to their settings

6. The positive management of heritage assets through partnership approaches and measures will be encouraged, including by the use of Conservation Area Management Plans.

2.5.3 The Core Strategy also provides guidance on using the Typical Urban Character Area Appraisal for assessment to consider form, layout and density of future development in rural areas and also guided by the Borough Landscape Character Area Assessment (2002) and the Landscape Character Assessment and Capacity Study (2009), as well as considering the landscape of the High Weald Area of Outstanding Natural Beauty (AONB) through their Management Plan (2004).

2.5.4 Key saved policies include:

- POLICY EN1
- POLICY EN4
- POLICY EN5
- POLICY EN25

2.5.5 These policies are covered in greater detail below.

Policy EN1: Environment.

2.5.6 All proposals for development within the Plan area will be required to satisfy all of the following criteria:

1) The nature and intensity of the proposed use would be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation;

2) The proposal would not cause significant harm to the residential amenities of adjoining occupiers, and would provide adequate residential amenities for future

occupiers of the development, when assessed in terms of daylight, sunlight and privacy;

3)The design of the proposal, encompassing scale, layout and orientation of buildings, site coverage by buildings, external appearance, roofscape, materials and landscaping, would respect the context of the site and take account of the efficient use of energy;

4)The proposal would not result in the loss of significant buildings, related spaces, trees, shrubs, hedges, or other features important to the character of the built-up area or landscape;

5) There would be no significant adverse effect on any features of nature conservation importance which could not be prevented by conditions or agreements;

6)The design, layout and landscaping of all development should take account of the security of people and property and incorporate measures to reduce or eliminate crime; and

7)The design of public spaces and pedestrian routes to all new development proposals should provide safe and easy access for people with disabilities and people with particular access requirements.

2.5.7 The Local Plan has a number of paragraphs concerning Conservation Areas. Paragraph 4.3 refers to;

Conservation areas are designated by the Local Planning Authority as areas of architectural or historic character which it is desirable to preserve or enhance. The Plan area contains 25 conservation areas within which the combination of the buildings, spaces and landscape is of great importance in creating the unique character of the area. The strong pressures for redevelopment within, or adjoining, conservation areas could, if not controlled sensitively, lead to an erosion of that character.

Policy EN4: Demolition in Conservation Areas

2.5.8 Policy EN4 covers the demolition in Conservation areas. Development involving proposals for the total or substantial demolition of unlisted buildings which

contribute positively to the character or appearance of a conservation area will not be permitted unless an overriding case can be made against the following criteria:

- 1) The condition of the building, and the cost of repairing and maintaining it in relation to its importance and to the value derived from its continued use;
- 2) The adequacy of efforts made to retain the building in use, including efforts to find compatible alternative uses;
- 3) The merits of alternative proposals for the site, and whether there are acceptable and detailed plans for any redevelopment; and
- 4) Whether redevelopment will produce substantial planning benefits for the community, including economic regeneration or environmental enhancement.

Policy EN5: Development in Conservation Areas

2.5.9 Proposals for development within, or affecting the character of, a conservation area will only be permitted if all of the following criteria are satisfied:

- 1) The proposal would preserve or enhance the buildings, related spaces, vegetation and activities which combine to form the character and appearance of the area;
- 2) The siting of development would be similar to adjoining building frontage lines where this is important to the character of the conservation area;
- 3) The layout and arrangement of the building(s) would follow the pattern of existing development and spacing of adjoining plot widths where this is important to the character of the conservation area;
- 4) The scale, massing, roofscape, use of materials, detailing, boundary treatment and landscaping would preserve or enhance the character of that part of the conservation area in which the proposal would be situated;
- 5) The use, or intensity of use, would be in sympathy with the character and appearance of that part of the conservation area in which the proposal would be situated;

6) The proposal would not result in the loss of trees, shrubs, hedges or other features important to the character of that part of the conservation area in which the proposal would be situated; and

7) In meeting the car parking and access requirements, the character and amenity of the area would not be adversely affected. Development proposals which may affect the significance of heritage assets (both designated and non-designated) or their setting should demonstrate how these assets will be protected, conserved or enhanced as appropriate. Proposals should aim to reflect and interpret the historic character of a site and conserve its most significant historical and/or architectural aspects.

Policy EN25: Protection of the Rural Landscape

2.5.10 Outside of the Limits to Built Development, as defined on the Proposals Map, all proposals for development will be required to satisfy all of the following criteria:

1)The proposal would have a minimal impact on the landscape character of the locality;

2)The development proposal would have no detrimental impact on the landscape setting of settlements;

3)The development proposal would not result in unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance;

4)Where built development is proposed, there would be no existing building or structure suitable for conversion or re-use to provide the required facilities. Any new buildings should, where practicable, be located adjacent to existing buildings or be well screened by existing vegetation; and

5)Where an extension or alteration to an existing building is proposed, it would respect local building styles and materials, have no significant adverse impact on the form, appearance or setting of the building, and would respect the architectural and historic integrity of any adjoining building or group of buildings of which it forms part.

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Built Heritage Statement was commissioned by Mr A. Hill to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

3.2 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)

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

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

3.2.2 The purpose of the Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*

- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Designated Heritage Assets

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

Heritage Assets

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

Setting

- 4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

Significance

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

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

4.3 Sources

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

Archaeological databases

- 4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

Cartographic and Pictorial Documents

- 4.3.4 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

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Secondary and Statutory Resources

4.3.6 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

4.3.7 The Site is visited for a walkover survey. This is for the purpose of:

- Identifying any historic landscape features not shown on maps.
- Conduct a rapid survey for archaeological features and Heritage Assets.
- Make a note of any surface scatters of archaeological material.
- Identify constraints or areas of disturbance that may affect archaeological investigation.
- Understanding the setting of the Heritage assets and the wider landscape.

4.3.8 The results of the walkover survey are detailed in Section 5.5 of this document

DMRB Methodology

4.3.9 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 Section 10.2. for the relevant values. A matrix of the two values determines an assessment of the magnitude of Effect

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

- 5.1.1 In the prehistoric period the region was covered by dense forest and being an area of heavy clay tended to be avoided. It was likely in this period that the area was heavily wooded and not prone to settlement. Forest clearance commenced during the Neolithic and by the Iron Age clearance was accelerated as the Weald became the centre of the iron industry. The Roman also utilised the area of the Weald for the iron industry but did not tend to settle in this area
- 5.1.2 Close to Pembury evidence of an Iron Age settlement has been found. The area generally began to be settled in the Anglo-Saxon period. Within the High Weald, there is little by way of entries in the Domesday Book suggesting there was still little occupation of the area in that period. The closest entries at the time of the Domesday to Pembury are Tonbridge to the north and Tudely east of Tonbridge.
- 5.1.3 The first recorded mention of Pembury is as "Peppingeberia" in the 12th century Textus Roffensis. Pembury is thought to mean stronghold of the *Pepingas* or look-out men from the Old English *Pepingaburh*. Alternative spellings include *Peppingebir*, *Peapyngeberi* and *Pemburye* by 1575. The Textus Roffensis refers to two manors, *Pepenbury Magna* located to the north at Hawkwell and *Pepenbury Parva* centered around the manor house at Bayhall south of the village.
- 5.1.4 The village of Pembury is set within an agricultural area and wooded copses surrounded by hamlets. These being Upper Green, Lower Green, Hawkwell, Bo-Peep and Romford. Henwood Green being another small hamlet but not referred to as such until the Post Medieval period. The Pembury village green, originally known as *Copingcrouch Green* (and also *Upper Green*), was first recorded on a map in 1629. The old village and hamlets were to the east of the London to Hastings Road. Essentially the area of old Pembury is to the north east of the PDA located close to the Parish Church and now referred to as Lower Green. Overtime Pembury has graduated southwards to lie on the Hastings Road. The London the Hastings Road is believed to date back to Saxon times and follows the high ground where possible.
- 5.1.5 It was in the 14th century, when Flemish weavers settled in the area brought over by Edward III and the Wealden area became focussed on the wool trade. Pembury

also had a cloth industry from 1500 to around 1700. The manufacture of weaving by the mid-18th century had declined due to the shortage of raw materials such as wool due to competition from the iron industry. The area became predominantly agricultural with scattered farmsteads but still relatively wooded. Evidence of charcoal production was seen in the area where the Iron Age Settlement was discovered. As with other Wealden settlements, hops and fruit growing became significant crops.

- 5.1.6 The first turnpike (toll) road in Kent was the section between Pembury and Sevenoaks and in 1785, the coaching inn was dealing with 14 coaches a day. In the 1980s, the London to Hastings Road was by-passed to the south. During the 20th century, Pembury and the area around grew significantly in that many of the hamlets have all now been joined as one.

5.2 Historical Map Progression

Symonson Map, 1596

- 5.2.1 This early map shows the PDA on the outskirts of 'Pepenberry'. The main road to Hastings passing to the south (Fig.6).

Speed's Map, 1616

- 5.2.2 Again, little by way of detail in the area of the PDA reflecting its rural nature on the outskirts of the settlement of 'Pepenbury' (Fig.7).

Andrews, Dury and Herbert map of 1769

- 5.2.3 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 shows a sparsely populated rural landscape. In the area of the PDA no houses are depicted although it is thought by this time there was a small hamlet by the PDA (Fig. 8).

Ordnance Surveyors Drawings 1797

- 5.2.4 This map shows the PDA located on the edge of two areas of map. The Hastings road and Henwood Green road can be identified. The area of the PDA is a small hamlet of houses. Two properties next to the PDA being Baileys Farmhouse and Baileys Cottages. Opposite the farmhouse is also another house set back from the

road with an outbuilding. The area around to the south are fields between Henwood Green Road and the Hastings Road but the area to the north on the western side of Woodside Road appears to be wood (Fig. 9).

Tithe Map from 1844

- 5.2.5 The tithe map (Fig.10) shows greater detail. The PDA is part of a field designated 853 and called House Mead. It is classified as arable. It is owned by Thomas Smith and occupied by Edward Gower. Edward Gower also occupies a number of other fields from Thomas Smith and in his grouping, it refers to barns and yard at area designated 874 which is on the southern side of Henwood Green Road in the plot of currently 55 Henwood Green Road. The tithes reveal that Edward Gower owns and occupies a house and gardens at plot designated 403, which is currently the site of the King William public house on The Hastings Road to the south. A search of the census in 1841 states his occupation as a carpenter but later in the 1851 census his occupation is shown as a farmer of 34 acres with 2 labourers.
- 5.2.6 Baileys Cottages is designated as a single house as plot 873 and is owned by Samuel Dickinson and occupied with John Ellis, John Birch and Richard Kemp. They are agricultural labourers. The census refers to Henwood Green as also Henhards Green.
- 5.2.7 Baileys Farmhouse is plot designated 852 and is owned by Thomas Smith and occupied by William Fry. In the 1841 census, William Fry is a bricklayer and by 1851 he is shown as a brick labourer still in the Henhards Green area.
- 5.2.8 The plot of the present day oast has no buildings although it does show a rectangular feature being called 'Road piece'. It is not considered a building as the feature has not been shaded. An Outbuilding would show up here as shaded a lighter colour than that of the houses. It is a subsidiary of field 854, which is called oast house field and has hops.
- 5.2.9 On the southern side of Henwood Green Road there are already a small group of houses with outbuildings fronting the road. Plot 864 (house and buildings) and the fields surround plot 403 are owned and occupied by Elizabeth Boorman with the surrounding fields as orchards, hops meadow and arable. Included is a long strip designated plot 865 and called 'droveway'. There is no indication in the area of Baileys farmhouse of any farm yard or outbuildings buildings and it is possible

that these historically were separate from the house on the southern side of the road as suggested by those on plot 874. Therefore, it appears that by the time of the tithes, Baileys Farmhouse and Baileys cottages had no relationship as a farm with that of the surrounding land and were houses for workers of different occupations.

Historic OS map 1876

5.2.10 This is the first properly scaled OS map. The PDA is part of a large field. There can be seen a building located next to the PDA being that of the oast attached to a building on the northern side. This is in the same location and angle as that of the rectangular feature on the tithes but at that time there is no suggestion of an accompanying roundel. Interestingly as the tithe suggested that the farmer lived on the Hastings Road in the location of the present King William pub, there is clearly shown a track leading from that property and heads north towards Henwood Green Road and that of the oast and this is likely the 'droveway' referred to in the tithes. The track goes between two properties with a house and outbuilding on the eastern side and a house on the western side. The field immediately east of the oast is shown as an orchard but is most likely to be hops as hop fields were not separately represented on maps. The boundary line between the oast and Baileys Cottages is denoted as a curve which is unusually as more plots were squared off. The area north is still wooded (Fig. 11).

Historic OS map 1898

5.2.11 The area of the PDA is now orchard (or possible hops). There have been changes concerning the oast whereby the building north of the roundel has been replaced by a new building attached on the western side. East of the oast is a hop/orchard which is surrounded by allotment gardens. There is evidence along the Hastings Road of infill of housing and a Methodist chapel (Fig. 12).

Historic OS map 1908

5.2.12 There is little change to the PDA. The field in which the PDA was part has been subdivided. The allotment field to the east has reduced in size and the remaining field in between the allotment and the PDA field has also been subdivided. A new road has been built to the south called Canterbury Road and is lined with terraced housing. New properties have also been built on the southern side of Henwood Green Road (Fig.13).

Historic OS Map 1945-1946

5.2.13 There have been significant changes with further infilling of houses. In the field east of the oast there is now a new building and the land no longer depicted as an orchard. The area of the PDA is still showing as an orchard (Fig.14).

5.3 Aerial Photographs

1940s

5.3.1 This is a poor resolution photograph. The oast and accompanying building can be made out. The area immediately east of the PDA appears to be allotments. East of the oast now has buildings and a yard. The PDA itself has little by way of discernible features but appears to contain outbuildings (Plate 1).

1960s

5.3.2 The PDA contains a number of mature trees. The area to the north is a mature orchard. To the east are allotments (Plate 2).

1990

5.3.3 The PDA is still the garden area to the oast. The number of trees has reduced within the PDA and an outbuilding can be seen in the south eastern corner. At Baileys Cottages, a swimming pool has been built. To the east of the oast there are now more outbuildings and the yard area has expanded significantly northwards to cover the area that was previously allotments. The orchard to the north appears to have gone out of use as the number of trees have reduced. To the south the farm buildings related to that that was previously Elizabeth Boorman's have been cleared and replaced with residential housing and a new estate created around a new road of Henwoods Crescent (Plate 3).

2003

5.3.4 Another outbuilding has been added to the PDA. A conservatory has been added to the rear of the oast (Plate 4).

2018

5.3.5 In the area of the PDA, it appears that the outbuildings have been replaced by a new building in the south eastern corner. There is also a new smaller outbuilding in the western corner. The oast appears to have been extended on the southern side (Plate 5).

5.4 Farmsteads and the Hop Industry

- 5.4.1 The Kent Farmsteads and Landscapes project was published in 2012. Despite Baileys Farmhouse not included within the survey, it still provides detailed information regarding farmsteads in order to assess their significance.
- 5.4.2 By the late 13th century, the Wealden landscape comprised a scattering of gentry properties intermingled with a mass of small peasant holdings. These holdings grew in size from the 14th century, but into the 18th and 19th centuries most holdings remained under 50 acres (small by national standards) and holdings of over 150 acres were uncommon. The woodland clearance and small farm size also resulted in the characteristic pattern of small, irregular fields.
- 5.4.3 Cattle rearing and fattening was the major contributor to agriculture in the High Weald from at least the 14th century to the 19th century, corn often being grown for cattle feed. Pig fattening and poultry production were also important, and the capital-intensive hop industry developed on an industrial scale by the 19th century. The manure from cattle was important for fertilising hop plantations.
- 5.4.4 Of the recorded farmsteads in Kent that retain some farmstead character, 58.9% have listed buildings, the majority of these being houses rather than working buildings. In the High Weald, 74% of farmsteads were in isolated positions and the historic mapping confirms this is the case in the area of Henwood Green of on the hinterland of Pembury where there were a number of dispersed farmsteads.
- 5.4.5 In the Tunbridge Wells area, courtyard plan farmsteads are dominant representing 51.2%, with a greater number of dispersed plan types compared to other districts. Small scale loose courtyard plans with one or two sides forms circa 25% of recorded site. In this area, 45% of recorded farmsteads have a 17th century or earlier listed farmhouse, with 8% having one or more 17th century or earlier listed working buildings. Substantially complete farm buildings pre 1750 are rare. The High Weald in which the PDA is part, is remarkable in a national context for the very high numbers of farmsteads that retain early, pre-1750 buildings. The High Weald is an area of Kent where the highest proportion of farmsteads retain their historic character. In terms of working buildings alone the High Weald has the highest proportion (5.0%) of farmsteads that have an 18th century building as their earliest dated agricultural building compared to 3.8% in the Wealden Greensand, 3.7% in the North Downs and 3.5% in the Low Weald. Farmsteads that

retain both a farmhouse and one or more working buildings dating from before 1700 are considered particularly significant. Across Kent there are considered a total of 350 such sites but this does not apply to Baileys Farmhouse.

- 5.4.6 This area also has a high proportion (60%) of farmsteads with more than 50% of their late 19th century form. The survey noted that in the Tunbridge Wells area circa 10% had been lost from the landscape, lower than in other areas of Kent. In Kent, by the 17th century fruit growing to supply the London market was increasing in importance. Kent farms have from the Medieval period been well placed to respond to regional and national markets, particularly London which experienced massive growth in the 19th century, its population rising from 1.11 to 6.5 million. The North Kent Plain was best placed for the export of agricultural produce, via the coastal ports and Watling Street that linked London to Dover via Canterbury. For the Weald, with the railway coming much later to the area and Pembury did not have a direct station, and it was not until the early 20th century that fruit farming became particularly dominant.
- 5.4.7 From the early Post Medieval period to the later 18th century map evidence seems to show that many farms comprised no more than a house and barn and it is possibly that this was the case with Baileys Farmhouse where the barn has since been lost.
- 5.4.8 Smaller fields and historic farmsteads become more dominant to the east of the High Weald area, and in the Wealden Horticultural Pocket, where hop farming developed on an industrial scale in the 19th century, especially around nearby Horsmonden and Goudhurst, with a high proportion of orchards and woodland.
- 5.4.9 In the Medieval period, for the majority of the population, water was usually not fit for consumption. Therefore, beer was drunk, originally flavoured with herbs and spices and only became popular with hops in the 16th century. In the South East nearly every farm had its own hop garden. Most oast houses were built in the 18th century, although it appears in the area of PDA, this did not happen until the middle of the 19th century.
- 5.4.10 Initially, oast kilns were designed with square towers which were easier to build. From the 1840s, round kilns were used as it was thought that these had better heat distribution and this ties in with that of the oast at the PDA. However, as

technology advanced, square kilns ended up being classed as more efficient and so design reverted back to that of square kilns in the 1890s and early twentieth century.

5.4.11 16th century and by the mid-17th century and it was claimed that around 25% of the hop acreage in England was in Sussex. At its height, in the mid-19th century 45,000 acres were under hops in Kent and Kent produced circa 65% of the national output. The industry sharply declined from the 1970s. Hops were often grown in association with other fruits as appears to be the case here with orchards nearby.

5.4.12 The demise in hop-growing which has accelerated in the late 20th century has resulted in many hop gardens being grubbed out and as a consequence, the huts, cookhouses, oast-houses, tar tanks and other associated features have either been demolished, left to decay or as in the case of many oast-houses, converted to residential accommodation. Farmsteads that retain unconverted oast houses, and features such as hop-pickers huts are considered highly significant but this does not apply to that at the PDA where the kiln has been retained but has been converted to residential use and altered in the 20th century.

Landscape Characterisation and Setting

5.4.13 The wider area from part of an Area of Outstanding Natural Beauty (AONB) of the High Weald. Pembury and Henwood Green itself is excluded from the area with the allotments to the east and the area beyond the northern boundary of the PDA falling within the AONB. The area of the PDA lies close to the northern tip of the High Weald Area. The 'High Weald' give rise to a hilly, broken and remote country of ridges and valleys covered by a patchwork of fields, woods and shaws and was one that was established in the 14th century. In terms of the character of the wider area, the Tunbridge Wells Borough Landscape Character Assessment 2017 identifies the site within Pembury, which is part of the forested plateaux. The wider character area is of comprehensive forest cover comprising a mosaic of semi-natural woodlands, coniferous plantation and managed coppice heath.

5.4.14 The PDA sits within a shallow valley with the bottom just to the east. Immediately to the north of the PDA is pasture used as paddocks for horses and beyond that is a small area of woodland classed as Ancient and Semi-natural Woodland. This small area of woodland is one of a number surrounding Pembury with the Weald retaining over 23% of woodland cover. It is considered to be one of the best

surviving Medieval landscapes with interconnected ancient woods and hedges as well as having an ancient iron industry along with scattered farmsteads and hamlets. The core purpose of the AONB designation is to conserve and enhance natural beauty. It looks to inspire high quality design in new developments which respect the traditional built character and wider landscape.

5.4.15 Henwood Green would have been one of those dispersed settlement pattern of hamlets on ridgetops with a dominance of timber framed buildings with steep roofs often hipped or half hipped. The medieval pattern of dispersed farms, small hamlets and villages is associated with the practice of cultivating small parcels of land known as 'assarting' – which gave rise to the pattern of ad hoc rural settlement. The area to the north of the PDA with its small woodland retains this character of woodland and rural remoteness. However, this is a character that has been reduced in the area of Henwood Green with its 20th century housing not in the local vernacular and explains why this lies outside to the AONB.

5.4.16 The Landscape Strategy set out in the Borough Landscape Character Assessment seeks ensure development proposals will not impact on the 'remote', 'secretive' and 'empty' forested and heathland character of this area; conserve the forested character of Pembury village and its setting; conserve the 'village' character of Pembury and to ensure new development respects the surrounding context, strongly relate to Pembury rather than create 'sprawl' and; new development should not exacerbate the effect of the extensive industrial estates, that impinge on the rural character. In addition, any new development will need a firm boundary of robust tree and woodland planting.

5.5 Site Assessment

5.5.1 A walkover survey was undertaken on the 16th November 2020 and also on the 26th October 2021. The PDA is part of the garden to No 36 and is predominately lawn surrounded by conifer hedges with a white weatherboarded annexe, a summerhouse with decking and a shed. On gently sloping ground. The current property at No. 36 is set down lower than the road and the neighbouring properties to the west given the land falls away to the east towards the valley bottom in a north-south direction in the area of the allotments to the east. The property at No 36 consists of a an oast house that is white weatherboard with red bricks and red Kent peg tile roof. The southern side of the building has a modern

extension, with a modern porch on the western side and a conservatory on the northern side. There are limited views of the properties to the east and west with just to roof lines and chimneys seen.

5.5.2 The listed properties to the west are level with the road unlike No. 36 and can be easily viewed from the road. On the opposite side of the road are Victorian and Edwardian brick built residential properties being a mixture of brick, render and pebbledash with variations on windows designs and porches, some of which are not sympathetic to the eye.

5.5.3 Following the original walkover, the residential development of the Sturgeons site has commenced.

Conservation Area

5.5.4 A conservation area is defined as an 'area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance.

5.5.5 The PDA lies circa 330m eastwards of the eastern end of the Conservation Area centred around Pembury's Village Green area. The Conservation Area was designated being located on the edge of the AONB with documentary evidence of a settlement with a manor in 1120 and a number of 18th and 19th century houses set within a village green. The area between the PDA and the centre of the village has been built up with modern housing. Given the urbanisation there is no intervisibility between the Conservation Area and the PDA. Consequently, the Conservation Area will not be considered further other than to understand general vernacular styles of the area.

5.6 Assessment of Heritage Assets

5.6.1 It has been identified that the PDA lies next to and close to the Grade II listed Baileys Farmhouse, Baileys Cottages and 38 Henwood Green Road as well as the undesignated heritage asset of the oast at 36 Henwood Green Road. As such the

following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to their significance.

Baileys Farmhouse

Architectural and Historical Interest:

- 5.6.2 It is thought that Baileys Farmhouse originated in the late 17th century/early 18th century with 19th and 20th century modernisations. The listing descriptions refers to the property as a former farmhouse and it has architectural significance.

Setting

- 5.6.3 Upon evaluating the historic map appraisal and the tithe records, there does not appear to be any evidence that the site was part of an active farm but merely formed part of a rural group of residential properties. Early mapping shows the house with that of the cottages next door but does not suggest any outbuildings associated with that of the property as would be expected if it was a farm with an associated yard. The house itself is the main building of interest as surviving late 17th century house typical of the area. It appears that as suggested by the tithes that if the property was indeed a farmhouse, it was no longer the case by that period. There does not appear to be any direct link at that time with that of the farmhouse and the land of the PDA. The property is clearly viewed from the road and essentially forms an architectural and aesthetically pleasing group with that of Baileys Farm Cottages and the oast. The farmhouse's original setting would have been one that was open, being part of a small hamlet of Henwood Green situated on the slightly higher ground on the western side of a small valley with the land rising to the south. This is a setting which has significantly altered in the 20th century with the infill of residential housing. In addition, the nearby commercial yard to the east at Sturgeons would have detracted from the setting. To the rear the property looks out across the valley area of pastures and woodland.
- 5.6.4 Consequently, in terms of the heritage asset's immediate visual setting, due to the vegetation, the lower level of the PDA and other buildings, it is not possible to directly view the heritage asset from the PDA.

Summary of Significance:

- 5.6.5 Given the above it is concluded that the extent of the heritage asset's original setting has significantly altered being part of the wider residential area of

Pembury. The currently non-designated property at the PDA makes a positive contribution to its visual setting of the street scene, being part of a group of assets in the history vernacular. However, Baileys Farmhouse retains much of its original structure with many later enhancements. It is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

Baileys Farm Cottages

Architectural and Historical Interest:

- 5.6.6 Baileys Farm Cottages were formerly listed as Nos. 1, 2 and 3 Henwood Green Cottages to reflect that there were in fact originally three cottages built as a row. The buildings are considered to be from the late 18th century, early 19th century with some 20th century alterations. These have architectural details of Flemish Bond red brick with timber framing above clad with peg tile along with a peg-tile roof. Since the cottages were built, there have been altered internally into that of a single house. The historical interest suggests that these were built as agricultural workers cottages and the tithes seems to confirm that that was the case.

Setting:

- 5.6.7 The setting of the house with its location on the road means that it is on view and its local historical vernacular forms part of the character of this section of the street scene. There does not appear to be any direct link with that of Baileys Farm Cottages and the land of the PDA. The building is viewed from the road and essentially forms an architectural and aesthetically pleasing group with that of Baileys Farmhouse and the oast. The cottage's original setting would have been one that was open, being part of a small hamlet of Henwood Green, which has significantly altered in the 20th century with the infill of residential housing and the commercial yard along the street scene moving the area from one that was rural to essentially residential. The large rural expanse at the rear of pasture and woodland, which remains at the rear makes a positive contribution to the rural outlook at the rear although the angle of the houses with that of the road means that the rear is looking away from the area of the PDA.

Summary of Significance:

- 5.6.8 Given the above it is concluded that the extent of the heritage asset's original setting is one that has altered in the 20th century and that of the oast makes a

positive contribution to its visual setting with the street scene. The asset retains much of its original structure with many later enhancements. It is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

38 Henwood Green Road

Architectural and Historical Interest:

- 5.6.9 Formally listed as No. 4 Henwood Green Cottages. It is dated to 1741 and modernised in the 20th century. It is like Farm Cottages in that it has a brick ground floor with timber framing above. However, this is weatherboarded as opposed to peg tile. It is joined to the eastern end of Farm Cottages but is set back from the front of the Cottages with a higher and steeper roof pitch. Like Farm Cottages, the historical interest suggests that this was built as agricultural workers cottages and the tithe seems to confirm that that was the case.

Setting

- 5.6.10 The setting of the house with its location directly on the road means that it is on view and its local historical vernacular forms part of the rural character of the area. There does not appear to be any direct link with that of 38 Henwood Green Road and the land of the PDA. The building is viewed from the road and essentially forms an architectural and aesthetically pleasing group with that of Baileys Farmhouse, Baileys Farm Cottages and the oast. The building's original setting would have been one that was open, being part of a small hamlet of Henwood Green, which has significantly altered in the 20th century with the infill of residential housing. The angle of the house with that to the road means that the rear faces away from the area of the PDA.

Summary of Significance:

- 5.6.11 Given the above it is concluded that the extent of the heritage asset's original setting is one that has altered in the 20th century and that the PDA makes a positive contribution to its visual setting with the street scene. The asset retains much of its original structure with many later enhancements. It is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

36 Henwood Green Road

Architectural Interest:

- 5.6.12 Whilst not designated the kiln remains, although the original buildings attached to the circular kiln from the middle of the 19th century was demolished and replaced with that of the surviving building to the west of the oast. There have also been 20th century additions to the south, west and northern side of the building and as such it is much altered. The roof is peg tiled and the upper storey of the stowage area is weatherboarded. The properties were converted to residential use in the mid-20th century.
- 5.6.13 At the time of the tithes, the records suggest that this was built and associated with the farm run by Edward Gower who seem to live in the property at the present site of the King William pub. It was originally associated with the hop field in which it sat that was to the east of the PDA and is now Sturgeon's Yard. It is not clear whether he had his yard there or utilised buildings that were previously on the site of 55 Henwood Green Road. Therefore, the oast has no direct relationship to that of Baileys Farmhouse or Baileys Farm Cottages at the time it was built and curtilage would not apply. The oasthouse represents the local hop industry within Kent and the building is not considered to have any special merit.

Setting:

- 5.6.14 The setting of the oasthouse forms part of the character of the area with the wider group of listed houses in the vicinity. The setting has significantly altered with the creation of the commercial yard immediately to the east within the area of the hop field in the 20th century which could be considered to have detracted from the setting. In addition, the PDA, being the garden area of the oast, became residential with the inclusion of an annexe. The area of the PDA is shortly to alter significantly again with yard having planning permission for a residential development. The commercial yard is out of keeping with the area, which is residential, with the area to the east of allotments and to the rear of pastures and woodland.
- 5.6.15 In the wider area the topography of the small valley to the east, north east of the PDA means that the site from Woodside Road across the small valley is partly visible (Plate 15). However, this is indistinguishable with the rest of the built-up area and will be even more so when the other residential properties at Sturgeon's Yard are built. Views towards the PDA from the north west along Romford Road are not possible due to the woodland in between.

Summary of Significance:

5.5.12 The extent of the heritage asset's setting means that the proposed development as part of the rear garden to the oast at 36 Henwood Green Road means that there is a relationship with the PDA to that of the oast. However, the setting was altered in the 20th century and the garden boundary a 20th century creation. The asset retains its late 19th architectural significance as an oast. Therefore, although it is not formally designated, it is still considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

6 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Proposals

- 6.1.1 The proposed development is for residential housing of one unit and a detached garage. The house is to be accessed via the land to the east, on the Sturgeon's Yard residential development of 19 houses. The PDA is currently surrounded on three sides by mature clipped hedging creating a vegetation boundary which will remain. In addition, the vegetation on the south western boundary will be strengthened with additional native screen planting. The current annexe, summerhouse and shed will be demolished (Fig.5).
- 6.1.2 The property is to be of a design and materials using the local historical vernacular and in keeping with the designated assets in the close vicinity that follow the local vernacular. In addition, the design is one that is in line with the vernacular used of those currently being built in the adjacent Sturgeon's Yard. Materials include red bricks and white weatherboarding with red tiled roofs. The windows are proposed to be wooden and of a size and design in keeping with the other heritage assets. The chimney is a working chimneys and character is added via the part hipped roof. The house will be facing southwards towards the oast and will be sited more towards the eastern boundary adjacent to the area of Sturgeon's yard and the residential development which is in progress and will following the same line of development as the adjacent two houses in the process of construction (Plate 17).

6.2 Assessment of Impact

- 6.2.1 From our findings, the primary heritage significance of the designated assets and that of the oast at 36 Henwood Green Road are their architectural and aesthetic significance as a group of Post Medieval buildings built using the local vernacular. Historical research has identified that there appears to be no direct relationship with that of the area of the PDA and these designated buildings and the PDA has minimal contribution to their significance.
- 6.2.2 The historical setting of what was originally a rural hamlet group has already been affected by the later modern developments with the 20th century expansion of Pembury along with that of the adjacent commercial yard. The setting of the

designated assets was further altered significantly in the late 19th century with the arrival of the oast, although this was associated with a farm further down the road and had no direct relationship with these designated assets. The area of the PDA would have been part of the original setting of the oast but once converted to residential use, the boundary on the eastern and northern side is of a 20th century construct. The residential development at the commercial yard to the east further alters the setting of the area and one could consider that residential housing is more in keeping with the area of residential urban development than that of a commercial yard and therefore will make a positive contribution. The area of the PDA already has residential use in the form of a modern annexe located in the area where the proposed house will be sited. The general current housing along Henwood Green Road in the area of the heritage assets is one that is extremely varied in design across the 20th century and is of very little architectural interest with little by way of cohesion in the local historical vernacular. The PDA will share a common boundary on the western side with that of 38 Henwood Green Road but it is one that is a high mature hedge.

- 6.2.3 The use of the PDA for a single residential unit considered to be of an appropriate size and scale and considered to be of a design using the local historical vernacular, as referenced in the Council's Urban Character Assessment, which will ensure that the proposed development makes a positive contribution. The applicant has taken on board earlier feedback concerning the site and reduced the number of units from two to one in order to avoid any overdevelopment.
- 6.2.4 The PDA being to the rear of the oast house, is set at a level much lower than the road, which means that the visual impact from the road is minimal especially when taken into account with the adjacent residential development. Therefore, this will not impact on the aesthetically pleasing group as viewed from the road and will have a neutral effect on the street scene. The view from the land at the rear to the PDA is one that will have negligible impact given the mature vegetation boundary, which is to be strengthened. In addition, the proposed development is included within the indistinguishable overall view of the residential development immediately adjacent to the east in the area of the commercial yard and therefore the proposed development of a single residential unit at the site is of a size and scale that is appropriate and would not intrude into the setting of the group of heritage assets.

- 6.2.5 The view from Woodside Road to the west, is only as glimpses through the trees. Looking towards the proposed development from Woodside Road, the impact of the proposed development is considered negligible given on what would be the greater impact on the view by the new adjacent Sturgeon's residential development located between the PDA and Woodside Road. Also, the proposed development does not extend the current urban boundary line of the residential area of Henwood Green into the of the AONB and essentially retains the current character to the area with a neutral impact of the AONB setting. The location within the PDA plot of the residential house adjacent to the eastern boundary within the plot has taken into consideration to site it away from the heritage assets. The heritage assets in the view from the undeveloped land at the rear will remains in that they are set on land much higher than that of the PDA. There is no public access to this area and the dense vegetation means that views are limited across this area.
- 6.2.6 The use of the local vernacular also supports the AONB objectives. In addition, the current vegetation, along with additional native hedge planting and setting means that there is limited intervisibility between the garden of the PDA and that of the designated heritage assets to the west although historically the area of the PDA would have formed part of the wider open space close to the designated and undesignated assets. It does not appear to have formed part of a farmstead group during the 19th century but of individual plots with gardens being a residential but rural scene. The development next door at Sturgeon's provides a safe and logical access into the area of the PDA and is in the direction away from that of the designated assets and is a minor extension to an existing agreed residential development under construction.
- 6.2.7 Using the DMRB assessment methodology, the designated assets have a medium level of significance as Grade II listed buildings. Combined with an assessment of the Magnitude of Impact, which is considered for there to be negligible change to the overall setting, concludes with a neutral/slight Magnitude of Effect. Therefore, any impact caused to the significance of the heritage assets would be considered as the lower end of 'less than substantial' in accordance with NPPF Paragraph 202. The public benefits of the proposal are that it would assist towards the housing needs of the Borough and that the boundary would be strengthened with natural planting of native species and help integrate the proposed development with the

wider landscape. The LPA need to satisfy themselves that the public benefits from the development outweigh any less than substantial harm caused.

7 CONCLUSION

7.1 Introduction

- 7.1.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully 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 Mr A. Hill in support of the application for proposed development at 36 Henwood Green Road, Pembury, Tunbridge Wells, Kent.
- 7.1.2 This report has demonstrated that the PDA lies close to a number of Listed Heritage Assets. This report has focussed on these designated assets closest to the PDA, being Baileys Farmhouse (Grade II), Baileys Farm Cottages (Grade II) and 38 Henwood Green Road (Grade II), as that of the undesignated assets of the oast itself at 36 Henwood Green Road.
- 7.1.3 From our findings, the primary heritage significance of the designated assets and that of the oast at 36 Henwood Green Road are their architectural and aesthetic significance as a group of Post Medieval buildings built using the local vernacular and are considered to have a medium level of significance. Historical research has identified that there appears to be no direct relationship with that of the area of the PDA and these designated buildings and the PDA does not contribute to their historical and aesthetic significance. Although historically the area of the PDA would have formed part of the wider open space close to the designated and undesignated assets, it does not appear to have formed part of a farmstead group during the 19th century but of individual plots with gardens being a residential but rural scene.
- 7.1.4 The historical setting of what was originally a rural hamlet group has already been affected by the later modern developments with the 20th century expansion of Pembury along with that of the adjacent commercial yard although this is likely to alter should the approved change of use to residential development goes ahead, which is required for this proposed development to allow for access. The PDA being behind that of the oast house, set at a level much lower than the road means that the visual impact from the road is minimal and will not impact on the aesthetically pleasing group as viewed from the road and will have a neutral effect on the street scene.

7.1.5 The designated assets have a medium level of significance as Grade II listed buildings. Combined with an assessment of the magnitude of Impact, which is considered for there to be negligible change to the overall setting, concludes with a neutral/slight Magnitude of Effect. Therefore, any impact caused to the significance of the heritage assets would be considered as the lower end of 'less than substantial' in accordance with NPPF Paragraph 202. The public benefits of the proposal are that it would assist towards the housing needs of the Borough and that the current boundary would be strengthened with natural planting of native species and help integrate the proposed development with the wider landscape. The LPA need to satisfy themselves that the public benefits from the development outweigh any less than substantial harm caused.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Reliability/Limitations of Sources

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

8.3 Copyright

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

Paul Wilkinson PhD MCifA.

SWAT Archaeology

December 2021

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Historic England Definition: Curtilage

<https://historicengland.org.uk/advice/hpg/hpr-definitions/c/534830/>

10 APPENDICES

10.1 Appendix 1: Statutory List Description

10.1.1 Baileys Farmhouse, 46 Henwood Green Road

Heritage Environment Record Number: TQ 64 SW 43

List Entry Number: 1261316

National Grid Reference: TQ 63083 40697

Type of Record: Grade II

Date of Listing: 24th August 1990

Period: Post Medieval

Summary:

Former farmhouse. Late C17/early C18 with some C19 and C20 modernisation. Timber-framed. Ground floor is underbuilt with Flemish bond red brick, part of the front is plastered. Framing above is hung with peg-tile. Brick stacks and chimney shafts. Peg-tile roof.

Plan: House faces south west. It is 2 rooms wide and 2 rooms deep. The front rooms are larger and they are heated. The right room, the former kitchen, has a rear lateral stack backing onto an unheated former service room. The left room, the parlour, has a projecting gable-end stack. It seems that the original house was the front 2-room section. Originally the parlour was an unheated service room. It was probably upgraded to a parlour when the service block was built behind the kitchen stack in the late C18 or C19. Another service room, now used as the kitchen, was later added behind the parlour.

2 storeys with attics in the roofspace over the front rooms and cellar under the front parlour. Exterior: Not quite symmetrical 2-window front of C20 casements with glazing bars. Central doorway behind a C20 gabled porch containing a C20 panelled door. Main roof is half-hipped to right and gable-ended to left.

Interior: The front 2-room section has plain late C17/early C18 carpentry. The wall framing is of relatively slight scantling with straight tension braces. Both rooms on ground and first floors have chamfered axial beams, runout stops on the ground floor and scroll stops on the first. The roof structure is mostly hidden behind plaster. The former kitchen fireplace is large, built of brick with a plain oak lintel. It contains some blocked openings, one presumably for an oven, and includes a good wrought iron swivelling pot hanger.

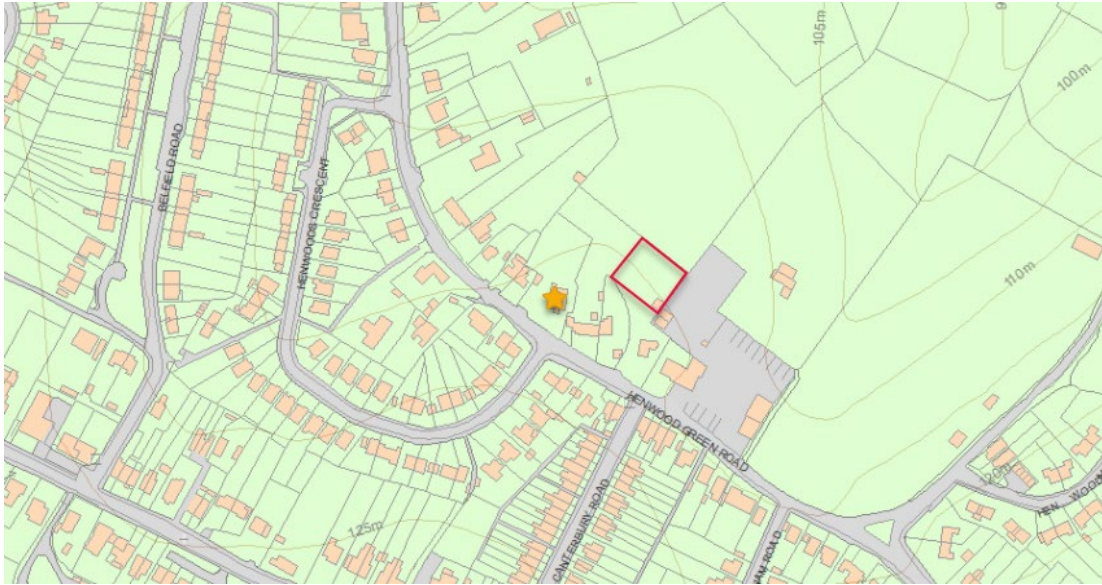


Figure 1: Location map of Baileys Farmhouse (yellow star)

10.1.2 Baileys Farm Cottages

Heritage Environment Record Number: TQ 64 SW 78

List Entry Number: 1254393

National Grid Reference: TQ 63097 40680

Type of Record: Grade II

Date of Listing: 17th April 1974

Period: Post Medieval

Summary:

House, originally 3 cottages. Probably late C18/early C19, some C20 modernisation. Ground floor level is Flemish bond red brick with decorative burnt headers. Timber framing above is clad with peg-tile. Brick stacks and chimneyshafts. Peg-tile roof.

Plan: Built as a row of contemporary one-room plan cottages facing south west. Each cottage was a mirror plan of its neighbour with front door one end to a passage and stair and the room heated by a stack the other end. Axial stack between the centre and right end former cottages and gable-end stack for the left end former cottage. Internal arrangement altered when the 3 cottages were united into a single house. The front doorways were all blocked and a 2- storey porch built on the left end set back from the front. 2 storeys.

Exterior: Regular 3-window front to the main block. Most are original small 16-pane sashes but 2 of the ground floor windows are C20 casements with glazing bars. Low segmental brick arches over the ground floor windows and 2 of them have old, if not original, panelled shutters. Roof is gable-ended.

Interior: Was not inspected.



Figure 2: Location map of Bailey's Farm Cottages (yellow star)

10.1.3 38 Henwood Green Road

Heritage Environment Record Number: TQ 64 SW 73

List Entry Number: 1071330

National Grid Reference: TQ 63108 40680

Type of Record: Grade II

Date of Listing: 17th April 1974

Period: Post Medieval

Summary:

House. 1741 according to the owner, modernised circa 1975. Ground floor level is painted brick, timber-framing above is weatherboarded; brick stacks and chimney shafts; slate roof, replaced with peg-tile on the front.

Plan: The house faces south west. It is one-room wide with a passage through the left end to the staircase. This room has a projecting right end stack. Lower kitchen block to rear with projecting lateral stack on right side.

2 storeys with attics in roof space of front block.

Exterior: One-window front of C20 casements with glazing bars, the ground floor one replacing a tripartite sash window, according to the previous list description. Front doorway is to left. It contains a 6-panel door under a small flat hood. Mansard roof of front block is gable-ended and contains a front flat-roofed dormer.

Interior: Has plain but sturdy carpentry where exposed. Roof not inspected.



Figure 3: Location map of 38 Henwood Green Road (yellow star)

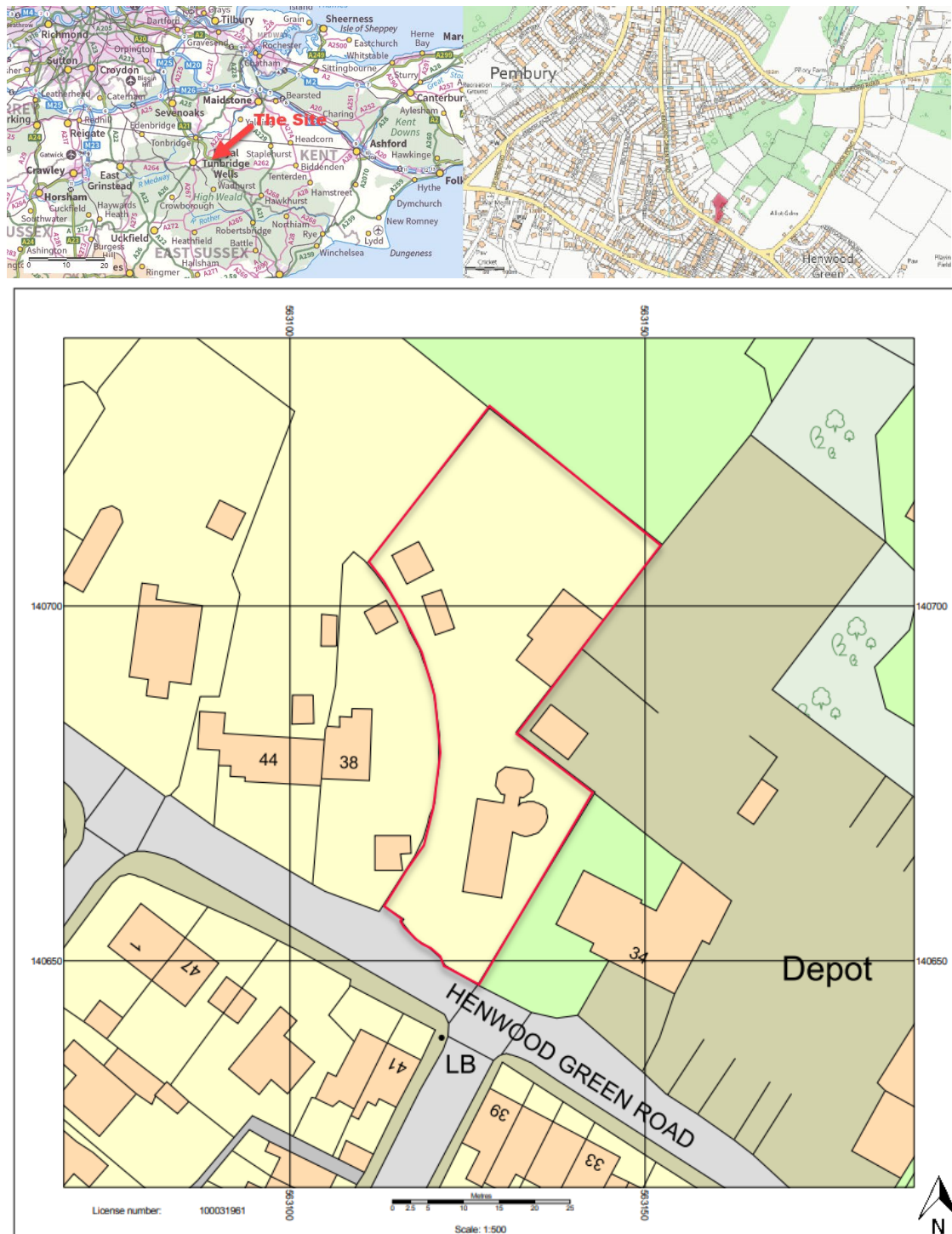


Figure 4: Site location map, scale 1:640,000 and 1:5,000; 1:500



PROPOSED DEVELOPMENT	
1	Existing entrance to no. 36 from Henwood Green Road retained
2	Existing mature hedge and planting retained
3	Additional mature screen planting proposed
4	Proposed double garage
5	Existing rear outbuilding retained
6	Proposed access and parking area
7	Access proposed via adjacent development
8	Proposed dwelling follows building line of adjacent development
9	Proposed garden
10	Existing buildings to be removed

- Annotation Key
- 1 Existing entrance to no. 36 from Henwood Green Road retained
 - 2 Existing mature hedge and planting retained
 - 3 Additional mature screen planting proposed
 - 4 Proposed double garage
 - 5 Existing rear outbuilding retained
 - 6 Proposed access and parking area
 - 7 Access proposed via adjacent development
 - 8 Proposed dwelling follows building line of adjacent development
 - 9 Proposed garden
 - 10 Existing buildings to be removed



ON ARCHITECTURE

36 HENWOOD GREEN ROAD, PEMBURY

MR. A. HILL



Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation

Scale: 1:100

PROPOSED DEVELOPMENT	
1	Existing entrance to no. 36 from Henwood Green Road retained
2	Existing mature hedge and planting retained
3	Additional mature screen planting proposed
4	Proposed double garage
5	Existing rear outbuilding retained
6	Proposed access and parking area
7	Access proposed via adjacent development
8	Proposed dwelling follows building line of adjacent development
9	Proposed garden
10	Existing buildings to be removed

ON ARCHITECTURE

36 HENWOOD GREEN ROAD, PEMBURY

MR. A. HILL

PROPOSED ELEVATIONS

20.207 - 0300

17/02756/FULL

PLANNING

20.207 0300 PD



Figure 5: Proposed Development



Figure 6: Symonson Map, 1596



Figure 7: Speed's Map, 1616



Figure 8: Andrew, Dury and Herbert Map from 1769



Figure 9: Ordnance Surveyors Drawing, 1797

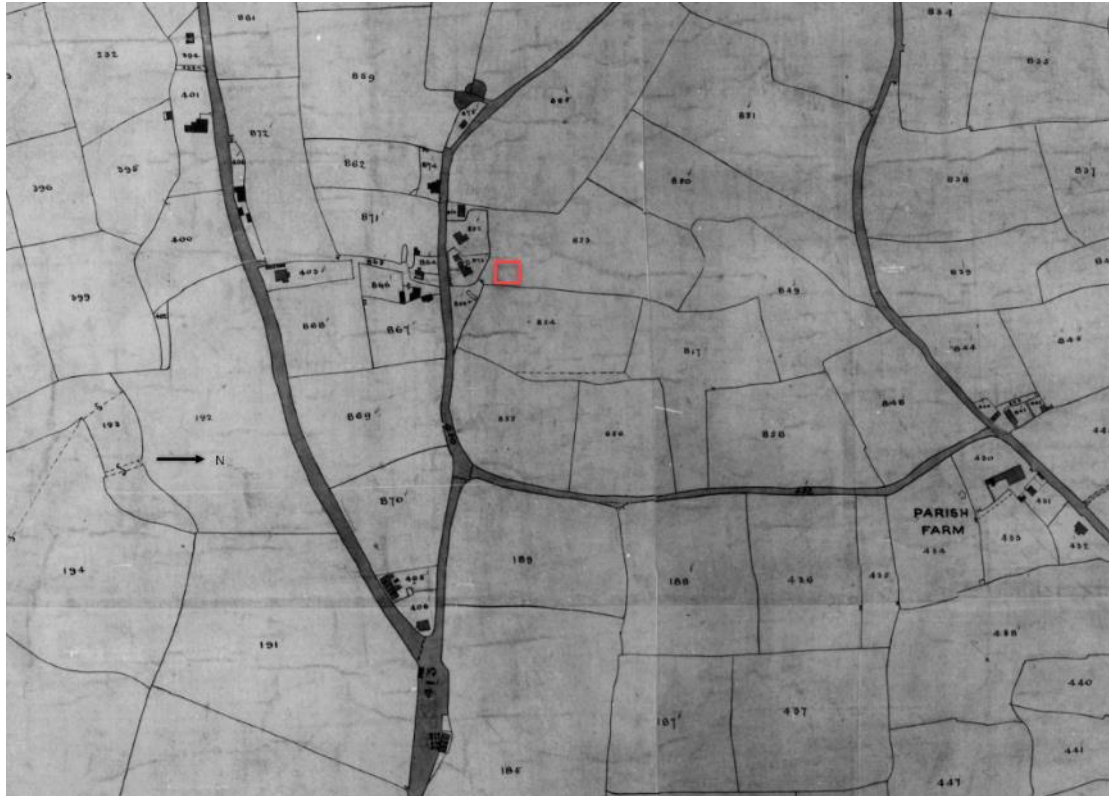


Figure 10: 1841 Tithe Map

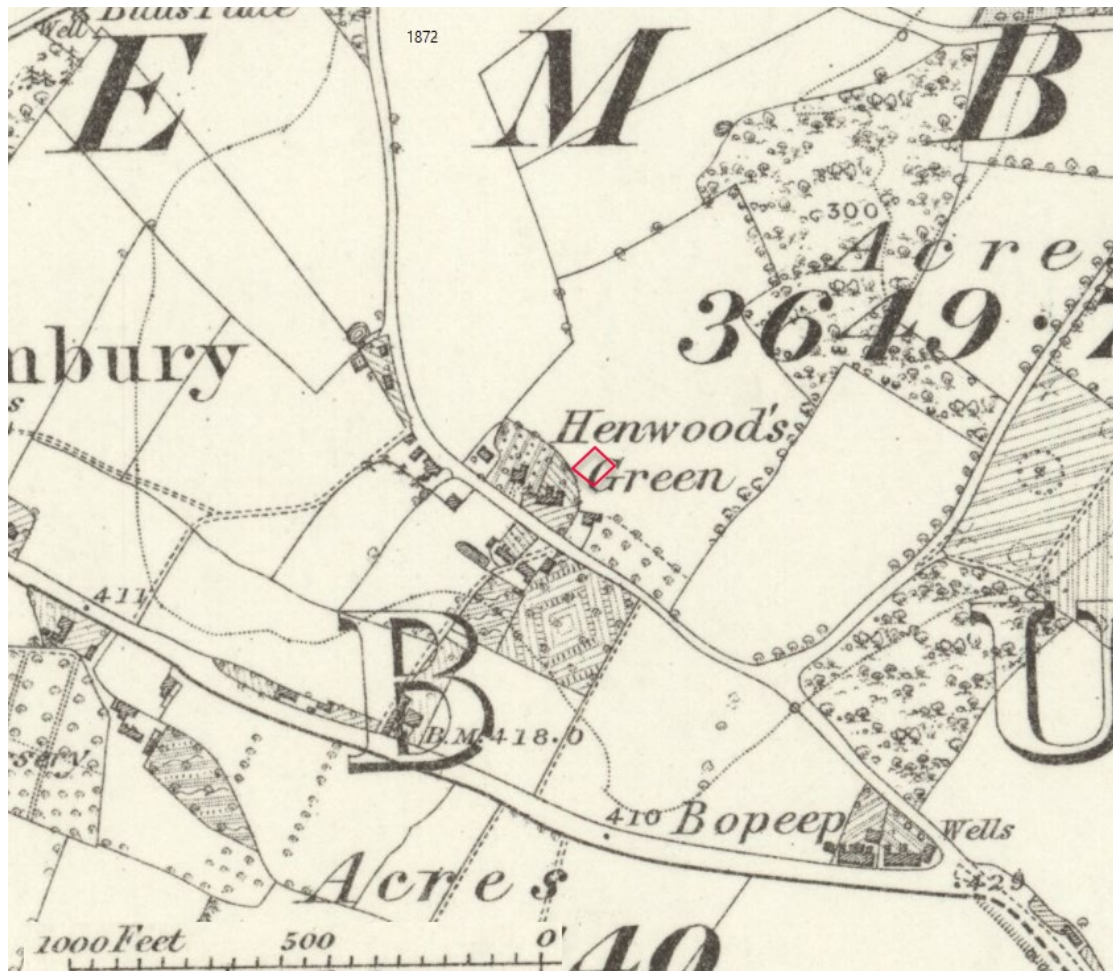


Figure 11: Historic OS Map 1872



Figure 12: Historic OS Map from 1897



Figure 13: Historic OS Map 1908

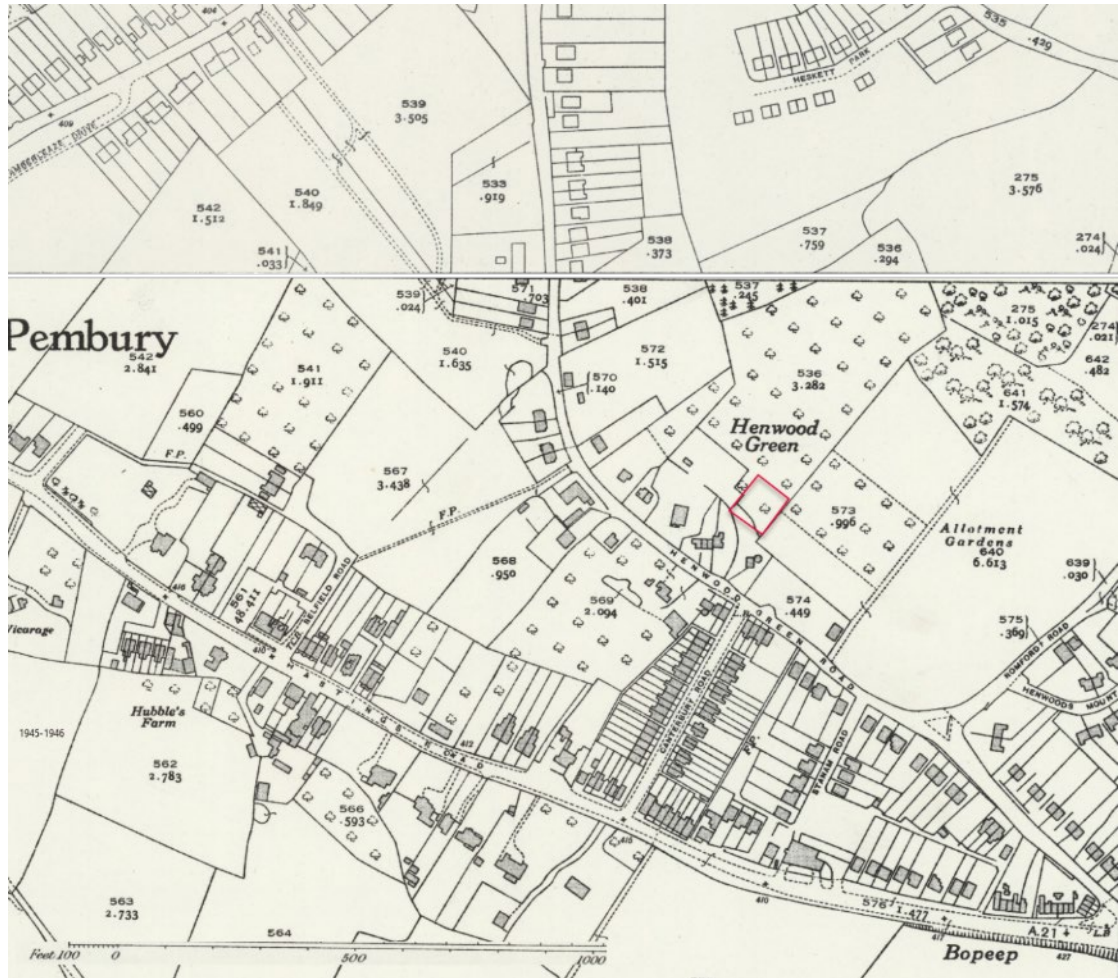


Figure 14: Historic OS Map 1945



Plate 1: 1940s (Google Earth).

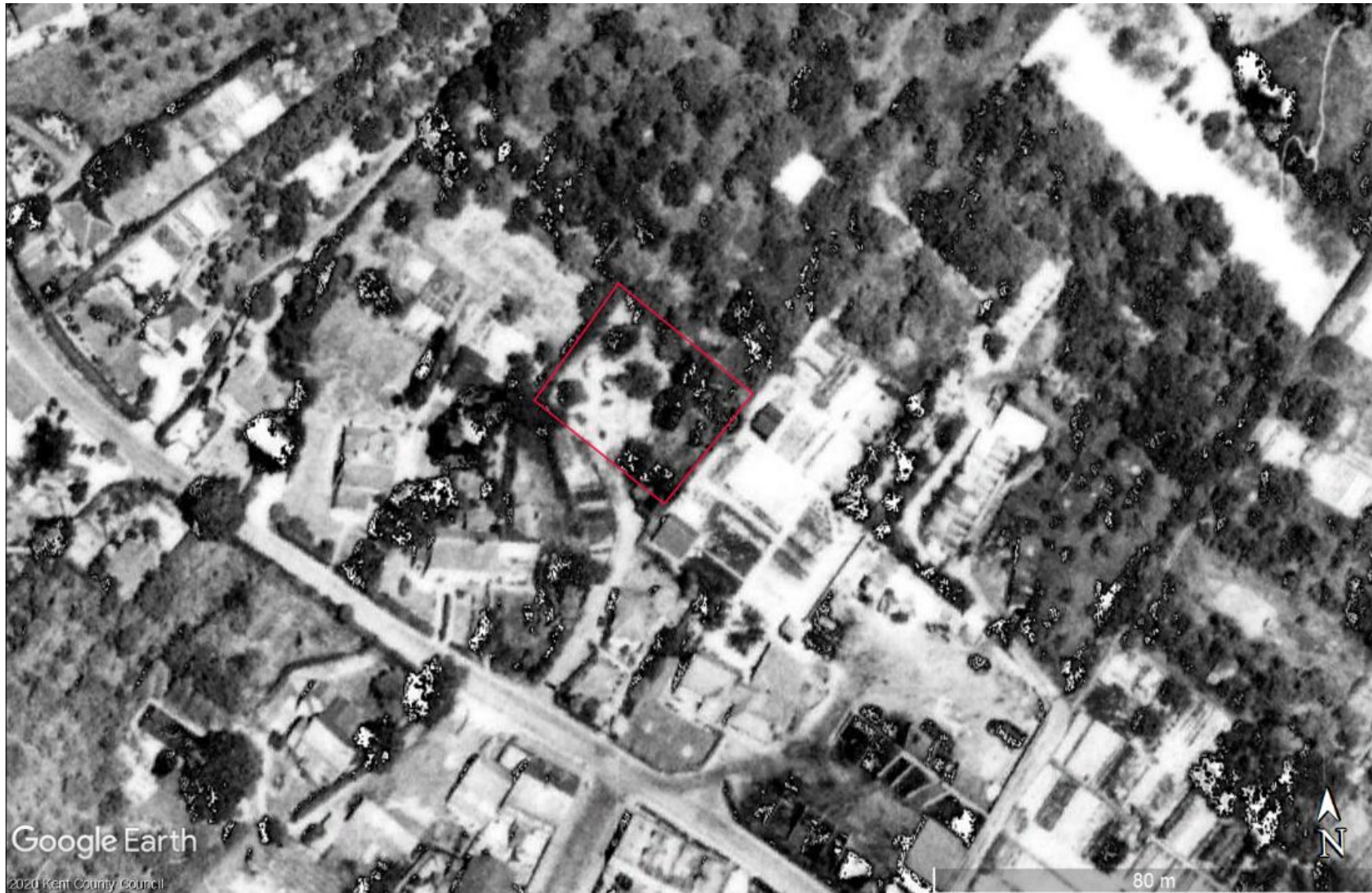


Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2018 (Google Earth)



Plate 6: current property at the PDA (facing NE).



Plate 7: View across the PDA (facing N).



Plate 8: View across the PDA (facing NE).



Plate 9: View across the PDA towards the annexe (facing SE).



Plate 10: View across the PDA (facing S)



Plate 11: View of Sturgeon's, which will eventually provide access to the PDA (facing N)



Plate 12: View of 38 and 44 Henwood Green Road (facing N)



Plate 13: Baileys Farmhouse and 36, 44 Henwood Green Road (facing NE)



Plate 14: View eastwards along Henwood Green Road (facing SE)



Plate 15: View towards the PDA from Woodside Road (facing NW)



Plate 16: View westwards along Henwood Green Road (facing NW)



Plate 17: Construction underway at the adjacent Sturgeons site (facing NW)



Plate 18: Plate Locations

10.2 DMRB Assessment Methodology

10.2.1 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.

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.

10.2.3 Magnitude of Effect Matrix

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