



**Snagbrook Farm, 115-117 Eyhorne  
Street, Hollingbourne, Kent; Heritage  
Impact Assessment**

May 2022

# Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent; Heritage Impact Assessment

NGR Site Centre: TQ 83883 54937



Report for: **Mr & Mrs Love**

27th May 2022

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## **Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent:**

### **Heritage Impact Assessment**

#### **Summary**

*SWAT Archaeology has been commissioned by Mr and Mrs Love to prepare a Heritage Impact Assessment relating to the proposed development area (Site) of Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent.*

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

*The PDA is located on the within the village of Hollingbourne on the north western side of Eyhorne Street. The house sits alongside a number of other farm buildings nearby including a residential converted oast house to the west. The Ashford to London railway line passes circa 80m to the south west. Hollingbourne Church is surrounded by a group of other listed buildings circa 450m to the north east. Hollingbourne is situated 7.5km east of Maidstone with the village of Harrietsham circa 3.0km to the south east with the North Downs rising up to the north east. The PDA is situated on level ground at circa 68m aOD with the total area of land and buildings of just over 60 acres.*

*The PDA is of archaeological interest. The PDA is close to a number of Prehistoric features found in the landscape as well as a nearby complex of Roman buildings. The house has Medieval origins and as well as possible earlier phases of the house, domestic activity may be found. The opportunity of investigating the high archaeological potential can be addressed by an appropriate planning condition via a programme of archaeological work.*

*The house is Grade II listed with 16<sup>th</sup> century origins. The existing extensions are the result of a number of alternations over the years of the late 19th century and early 20th century and are of poor quality and detract from the character and appearance of the rear elevation of the listed building as well as the appearance of the front of the western elevation.*

*The proposed extension and internal works have been carefully designed in order to improve the standard of accommodation, minimise the loss of original historic fabric to the original house and of a scale and appearance which is clearly subordinate to the original structure. Any proposed internal and external work can be assessed in detail via planning condition to ensure the historic quality of the building is maintained. It is recommended that ahead of demolition and refurbishment that a full programme of building recording is undertaken.*

*It is therefore requested that consent be granted subject to the appropriate conditions.*

## **Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent:**

### **Heritage Impact Assessment**

#### **1 INTRODUCTION**

##### **1.1 Planning Background**

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Mr and Mrs Love (the 'Client'), to carry out a Heritage Impact Assessment relating to a proposed development at Snagbrook Farm, 115-117 Eyhorne Street, Hollingbourne, Kent centred on National Grid Reference (NGR) TQ 83883 54937 (Figure 1).
- 1.1.2 Snagbrook Farm is a Grade II listed building, and this document has been prepared to support the planning application to Maidstone Borough Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Impact Assessment.

##### **1.2 Site Description**

- 1.2.1 The PDA is located on the within the village of Hollingbourne on the north western side of Eyhorne Street. The house is alongside a number of other farm buildings nearby including a residential converted oast house to the west. The Ashford to London railway line passes circa 80m to the south west. Hollingbourne Church is surrounded by a group of other listed buildings circa 450m to the north east. Hollingbourne is situated 7.5km east of Maidstone with the village of Harrietsham circa 3.0km to the south east with the North Downs rising to the north east. The PDA is situated on level ground at circa 68m aOD with the total area of land and buildings of just over 60 acres (Fig. 1).

##### *Geology*

- 1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA sits on the at the base of the North Downs where there is complex geology with a number of bands running along the base of the hills. The PDA is showing as bedrock comprising of Gault Formation Mudstone with chalk on the higher ground to the north east and Folkestone Formation Sandstone just to the south west. There are no superficial deposits.

### **1.3 Scope of Document**

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

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

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



## 2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

### 2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2018, 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 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:

2.2.14 '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.'

- 2.2.15 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'*.
- 2.2.16 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, considering the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'*.
- 2.2.17 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'*.
- 2.2.18 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'*.
- 2.2.19 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'*.

## **2.3 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 contribute 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;
- Understand the impact of the proposal on that significance;
- Avoid, minimise, and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; 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).

*Historic England – Extend My House*

2.4.15 Guidance has been provided by Historic England for those wanting to extend their house. It comments as follows:

*“If your property has previously been altered or extended, permission for a new extension may be possible, so long as it does not overpower what is already there. It may be possible to replace a poorly built and designed extension with a new structure. A new extension should not dominate a historic building: this usually means it should be lower and smaller. Some small buildings such as lodges and cottages can easily be swamped by an extension, unless very carefully designed. There is no rule on the ideal percentage increase in size: it all depends on the size, character and setting of your house. There will still be some cases where a new extension will not be possible. An extension will usually have less effect on your historic house if it is built onto the back and not seen from the front. This is because the back is usually less important for its architecture than the front. Side extensions may also work well. Permission for an extension that projects to the front is rarely given as this is usually the most important and most visible part of the house.”*

## **2.5 Local Policies**

2.5.1 Maidstone Borough Council has a Heritage Strategy in the Local Plan, which was adopted on 25 October 2017. There are no specific policies relating to archaeology. The council has a number of Spatial Objectives one of which is:

2.5.2 To safeguard and maintain the character of the borough's landscapes including the Kent Downs Area of Outstanding Natural Beauty and its setting, the setting of the High Weald Area of Outstanding Natural Beauty and other distinctive landscapes of local value whilst facilitating the economic and social well-being of these areas including the diversification of the rural economy.’

### *POLICY SP18: Historic Environment.*

2.5.3 ‘To ensure their continued contribution to the quality of life in Maidstone Borough, the characteristics, distinctiveness, diversity, and quality of heritage assets will be protected and, where possible, enhanced. This will be achieved by the council encouraging and supporting measures that secure the sensitive restoration, reuse, enjoyment, conservation and/or enhancement of heritage assets, in particular designated assets identified as being at risk, to include:

(i) Collaboration with developers, landowners, parish councils, groups preparing neighbourhood plans and heritage bodies on specific heritage initiatives including bids for funding;

(ii) Through the development management process, securing the sensitive management and design of development which impacts on heritage assets and their settings;

(iii) Through the incorporation of positive heritage policies in neighbourhood plans which are based on analysis of locally important and distinctive heritage; and

(iv) Ensuring relevant heritage considerations are a key aspect of site master plans prepared in support of development allocations and broad locations identified in the local plan;

*Policy DM4 – Development affecting designated and non-designated heritage assets*

2.5.4 Applicants will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve, and where possible enhance, the significance of the heritage asset and, where appropriate, its setting.

2.5.5 Where appropriate, development proposals will be expected to respond to the value of the historic environment by the means of a proportionate Heritage Assessment which assesses and takes full account of:

- Any heritage assets, and their settings, which could reasonably be impacted by the proposals.
- The significance of the assets; and
- The scale of the impact of development on the identified significance.

2.5.6 Where development is proposed for a site which includes or has the potential to include heritage assets with archaeological interest, applicants must submit an appropriate desk-based assessment and, where necessary, a field evaluation.

2.5.7 The council will apply the relevant tests and assessment factors specified in the National Planning Policy Framework when determining applications for development which would result in the loss of, or harm to, the significance of a heritage asset and/or its setting.

*Policy DM30 – Design principles in the countryside*

2.5.8 Outside of the settlement boundaries as defined on the policies map, proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:

- The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features.
- Impacts on the appearance and character of the landscape would be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances.
- Proposals would not result in unacceptable traffic levels on nearby roads; unsympathetic change to the character of a rural lane which is of landscape, amenity, nature conservation, or historic or archaeological importance or the erosion of roadside verges.
- 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 unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area.
- Where an extension or alteration to an existing building is proposed, it would be of a scale which relates sympathetically to the existing building and the rural area; 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.

#### *Local Planning Guidance*

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

### 3 METHODOLOGY

#### 3.1 Sources

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

##### *Archaeological databases*

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

##### *Cartographic and Pictorial Documents*

- 3.1.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

##### *Aerial photographs*

- 3.1.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-4).

##### *Secondary and Statutory Resources*

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

## 4 ARCHAEOLOGICAL AND HISTORICAL RESOURCE

### 4.1 Kent County Council Historic Environment Record (KHER)

4.1.1 A search of the KCC HER was carried out on the 13th of September 2021, centred on the proposed site with a search radius of 1km. The search provided a high number of records, 201, of which just over half were findspot records of items posted under the Portable Antiquities Scheme where the exact location is not revealed but usually attributed to a grid square. Just over a quarter were listed buildings, primarily reflecting the heritage associated with the Medieval and Post Medieval growth of the settlement of Hollingbourne and Eyhorne Street. A gazetteer of the KHER is included in Appendix 2 with KHER map data shown on Figures 2-9. There were no Scheduled Monuments or NMP cropmarks within the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

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

### 4.2 Previous Archaeological Works

- 4.2.1 The KHER has a number of archaeological events. Closest to the PDA is that of the geophysical surveys in the field adjacent to the PDA.
- 4.2.2 The Lenham Archaeological Society in 2008 undertook resistivity in 2008 of an area that had parch marks in the field of pasture adjacent to the PDA. The survey showed a building which was just 25cm under the ground level and was the footings of a ragstone wall. Roman pottery was also found, and the building interpreted as a Roman villa. A second building nearby has resistivity that was suggested of an apse and a couple of aisles. A third building the resistivity survey found a 3m square building of unknown origin close to the spring that has deep areas and could be a bath house. Either side of the villa building the survey showed double ring ditches.

- 4.2.3 A watching brief ahead of a new conservatory construction in Eyhorne Street (EKE15859) revealed a lack of archaeological finds but considers that the potential of archaeological discoveries across Eyhorne Street remains high. An evaluation of land to the rear of The Limes (EKE10021) in Eyhorne Street found a series of Post Medieval features as well as a scatter of late Iron age and Medieval pottery which was possibly hillwash. A watching brief on a coach house conversion (EKE5926) identified possible Medieval pit (TQ 85 SW 98). A full list of events is provided in the Event table in Appendix 2.

### 4.3 Historical Map Progression

#### *John Watts, 1718*

- 4.3.1 This map is referred to in the Historic England listing as depicting the house with 3 brick gables to front elevation and about 3 to left return elevation. An article in the *Archaeologia Cantiana* refers to this map as being in the private hands of one of the previous owners, Dudley Wright. The Dudley's had been long-time owners of the Snagbrook Farm estate until recently. The current whereabouts of the map is not known

#### *Andrews, Dury and Herbert map, 1769*

- 4.3.2 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This map does not depict Snagbrook even though we know it is existence at this time. It shows the house to the east around Hollingbourne Church and also to the west around Eyhorne Street but none on the properties in between the two settlements (Fig.14).

#### *Ordnance Surveyors Drawing, 1797*

- 4.3.3 This map shows much more details and the correct road layout. The house at Snagbrook Farm can be identified as well as the stream and lake that passes immediately to the north. North east and east of the house are a number of outbuildings. The land around is one of arable and pasture (Fig.15)

#### *Hollingbourne Tithe Map, 1840*

- 4.3.4 This shows the house. West of the house is the barn and east of the house are more outbuildings with ranges on two sides. However, the depiction of the house is that of a rectangular and has two smaller extensions depicted at the northern end. This footprint is different than that described as showing on the earlier map and as we shall see also different to that on the later maps. Given the other buildings on the later maps are



correctly depicted in terms of their size and shape, it seems odd that the house would not be. Therefore, the footprint of the building in the tithe map is currently an enigma (Fig.16).

#### *Historic OS Map 1869*

4.3.5 This is the first OS map. The farm is referred to as 'Snagsbrook'. The house is shown as a 'u' shape. This footprint corresponds with the 'L' shaped depiction in the 1718 map with what is a later extension on the eastern side. There are no signs of any smaller extensions at the northern end as suggested by the tithe map. To the east the farm yard is showing buildings on three sides with the focus now to the south rather than on the northern side of the larger barn building. A drive with turning area can clearly be seen from the road and it is likely that the area west of the house is a garden area. As with many other fields in Kent at the time, many have now been turned over to orchards. (Fig.17).

#### *Ordnance Survey 2nd Edition map, 1897*

4.3.6 The farm here is now called 'Snakebrook'. There appears little change to the footprint of the house with the extension of a glasshouse/conservatory attached to the south western corner of the house. The barn that was west of the house has now had an oast attached. There is little change to the yard and buildings to the east. To the far west of the map, the line of the railway can be seen, which is on a raised embankment. A pump house has been added to the area by the railway associated with the stream. The straight lines suggesting the line of the stream to create a lake is actively managed (Fig.18).

#### *Ordnance Survey map, 1907*

4.3.7 The main house has a new extension to the central area. The area north of the house now has a larger lake area and is labelled fish ponds (Fig.19).

#### *Ordnance Survey map, 1961*

4.3.8 The house is referred to as 'Snagbrook'. There appears little change at the main house area. The farm yard to the east has lost its large barn on the northern range (Fig.20).

## **4.4 Aerial Photographs**

### *1940s Google Earth*

4.4.1 This shows the house where the turning drive is marked out in the light colour with grassed centre. The house on the eastern side is in darkness but identifiable is the bay extension on the western range as well as the dormers on the front range. To the west of the house is a formal garden area. The farm yard area has buildings on the southern and eastern range (Plate 1).

*1960's*

4.4.2 This is a poor resolution photograph that shows little by way of detail. However, it does appear that there is little change (Plate 2).

*1990*

4.4.3 There appears little change North of the lake area a large modern barn has been built. In the farm yard area, there is now only a building showing on the southern range. The eastern range building has gone into disrepair (Plate 3).

*2019*

4.4.4 In 2011, a new building has been built between the house and the oast house. By 2013 the greenhouse/conservatory structure in the south western corner can clearer seen to have been removed (Plate 4).

## 5 ASSESSMENT OF SNAGBROOK AND SURROUNDINGS

### 5.1 Introduction

- 5.1.1 As table 2 shows there are a number of designated heritage assets that fall within the assessment area and many of those also fall within the Eyhorne and Upper Hollingbourne Conservation Area (Fig.5). The PDA itself is also a designated heritage asset. Outside of the conservation area and close to the PDA, circa 180m to the south west is the Grade II\* listed Godfrey House.
- 5.1.2 The settlements in the area reflect the importance of the stream from the scarp of the North Downs and common with many other settlements along the base of The Downs such as Harrietsham. Like these other settlements, The Downs is passed by historic trackways. To the north east on the higher ground by the church passes the Pilgrims Way, thought to be at least Iron Age in origin. Lower down on the scarp slope is the Greenway which runs parallel to the Pilgrims Way. This path currently finishes at the junction of Greenway Court Road and Eyhorne Street, which if it was to continue would pass directly by Snagbrook.
- 5.1.3 Hollingbourne was a settlement in Domesday Book, in the Hundred of Eyhorne. It was one of the larger settlements with 89 households comprising of 61 villagers and 16 smallholders, along with 12 slaves. There was enough land for 24 ploughlands, with 8 acres of meadow, woodland for 40 pigs, 2 mills and a church. Owners before and after occupation was Canterbury Christchurch.
- 5.1.4 Hasted, the late 18<sup>th</sup> century historian, informs us that Thelstan Etheling, the son of Ethelred II gave by his will in 1015, the lands at Hollingbourne to Christchurch Canterbury. There being a manor and Church at Hollingbourne. The current church building is of 14<sup>th</sup> century origin. Near the church on the stream, upstream from Snagbrook there was also a mill. The second mill mentioned in the Domesday Book is thought to have been further downstream in the area of Eyhorne Street. Hollingbourne Manor was already established, as were the other manors of Greenway Court, Ripple, Murston, Penn Court and Hollingbourne Hill.
- 5.1.5 The place name for Hollingbourne refers to the 'stream of the hollow dwellers', likely the name of a tribe 'HOLA' living close to the stream around the bourne. Eyhorne was the meeting place for the Eyhorne Hundred. Eyhorne Street is derived from an old English word, haegthorn, meaning hawthorn. Within the Hundred was also a third settlement

area of Broad Street. This is thought to be the area of the ancient manor of Elnothington and the now lost church.

- 5.1.6 The road pattern of Eyhorne and the Upper Street is thought to be as a result of following the drier ground, skirting the southern edge of an area of gault clay. This places the settlements on greensand at the southern end being Eyhorne Street, on Chalk at Upper Street with the church and two farming estates in between of Snagbrook and Godfrey House on Pleistocene Head. Godfrey House to the south of Snagbrook was built in 1587 on the opposite side of the main road through the village.
- 5.1.7 At the time of the dissolution, the King granted it to the new Dean and Chapter of Canterbury who then leased it to the Culpepper family. The present manor house by the church was built in 1570. In later periods, there were four mills along the length of the stream. The railway came to village in 1883 with the village road passing under the railway with a bridge in the vicinity of Snagbrook.

## 5.2 Snagbrook

### *Architectural and Historical Interest*

- 5.2.1 This is a Grade II 16th century timber framed building which was refaced in the 19th century with red brick in a diaper pattern of grey headers. There are two main floors and a small attic space. There are two hipped dormers on the front elevation with sprocketed eaves. A view into the roof by the architect confirm a mixture of older and more modern timbers in the roof space suggesting that there has been work undertaken to the roof at some point replacing original rafters in places.
- 5.2.2 The former name was known as 'snakebrook'. Old English for marshy ground is 'broc', where the first elements is probably a personal name. The Post Medieval farmstead previously forming the home farm of the Howe Court estate whose land extended westwards and northward beyond the downland crest. Howe Manor is situated to the west near Thurnham.
- 5.2.3 Externally it can clearly be seen the original 'L' shaped element of the house as suggested in the 1718 map. There are two sets of octagonal brick stacks dated to the 16<sup>th</sup> century. The chimneys stack in the original 'L' shaped area appear original. Chimneys were considered in the 16<sup>th</sup> century as a status symbol and were normally elaborate and grouped together. Many had octagonal designs in this period becoming plainer later in

date. However, the internal layout suggests that the hipped dormers in the attic area are later in date, and this has led to reconfiguration and additional internal walls added to accommodate (Plates 21-22) and the unusual diagonal under area to the attic staircase on the first-floor landing (Plate 19).

- 5.2.4 Along the western wing, the area of painted white brick is the location of the now demolished greenhouse/conservatory in use through the 20<sup>th</sup> century (Plate 10). Also along that elevation is a timber framed bay. This appears to have been added in the first half of the 20<sup>th</sup> century and is in poor condition with brick work that clearly does not match that of the main house. Northwards of the bay, there does not appear to be any suggestion of the continuation of the diaper pattern, so it may be possible that this area is a later extension and internally appears to be that of a laundry room with hot water tub in-situ (Plate 38). On the rear of the western wing is an upstairs extension (Plate 13) situated on two brick posts (Plates 14 & 16). Again, this appears to be a later addition and holds a toilet (Plates 28-29). Immediate north of this area is another white painted area of brickwork suggesting a small outbuilding used to be attached to this area too (Plate 14). The diaper works appears on the front wing and also the front of the western wing and the north eastern side of the front wing (Plate 7,8 & 10).
- 5.2.5 Based on the historical mapping, the smaller eastern wing is 19<sup>th</sup> century in date with concrete floor. In addition, there are suggestions of now demolished further additions to the eastern wing given the outline of a possible now removed building at the northern end (Plate 12). The first floor of the eastern extension is lower than that of the main house with steps down into the respective rooms (Plate 24). The central tin roof extension was added sometime between 1897 and 1907 (Plate 11).
- 5.2.6 The lower front left window on the front elevation does not match the others, which is missing a glazing bar (Plate 7). The windows in style appear to be 19<sup>th</sup> century and probably put in as the same time as the building was refronted. The porch is also a later addition, most likely early 20<sup>th</sup> century. There are also other windows with leadlight panes.
- 5.2.7 Internally the rooms at the front of the original house retain many original features including the wood panelling, woodwork and fireplaces and there have been little changes. However, alterations in places have been made as seen by the creation of an archway (Plate 17).

- 5.2.8 Essentially the buildings have been subject to a number of alterations of different dates and along with the disrepair of the building, which has suffered from a lack of investment in recent decades detracts from the overall appearance of the listed building. Figure 21 provides an overlay of the estimate dates of the phases of the current building. However, these are far from certain and require additional investigation.

#### *Setting*

- 5.2.9 Like nearby Godfrey House, this is one of the larger houses situated between the main settlement area and Conservation Areas. The barn and oast to the west, originally part of the farming complex to the estate are now under separate ownership. The farm yard area to the south east is now disused and only a single later building on the southern range remains. The bungalow of Little Snagbrook, to the north, north west was built on the estate sometime between 1907 and the 1940s. The house is still set within its wider landscape of fields to the south and north alongside the lakes associated with the stream. The railway line to the west separating the house from the more modern development along Eyhorne Street with no infill development between the house and that of the Upper Hollingbourne settlement area and conservation area. The set-back nature of the house away from the road lends to its remoteness.

## **5.1 Summary of Archaeological Potential**

### *Introduction*

#### *Palaeolithic*

- 5.1.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The KHER has no records from this period. The PDA lies outside of the survey undertaken called the Medway Valley Palaeolithic Project (MVPP (Fig.8)). The potential for this period is considered to be **low**.

#### *Mesolithic*

- 5.1.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The KHER has two records for this period. Located only to the general Hollingbourne area, recorded have been 81 blades, 5 cores, a scraper and a worked piece of flint. No further details are known (TQ 85 NW 32). The second record is for the Pilgrim's Way, a prehistoric trackway that may have been in existence from the Mesolithic period (TQ 55 SE 124). The possibility for chance finds cannot be discounted but the potential for this period is considered to be **low**

### *Neolithic*

- 5.1.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. There is one KHER record for this period. Excavation revealed mainly pits potentially from this period through to the Iron Age (TQ 85 SW 91) circa 735m south, south west of the PDA. Outside of the assessment area to the south east at broadly similar height is a Prehistoric, thought to be Neolithic 50m henge (TQ 85 SE 299). Chance finds cannot be discounted but the archaeological potential from this period is considered **low/moderate**.

### *Bronze Age*

- 5.1.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There are no KHER records for this period in the assessment area. However, undated is a ring ditch just 235m north of the PDA identified by resistivity survey (TQ 85 NW 243). These are usually Neolithic to Bronze Age in date. Other Bronze Age barrows are known in the wider area in between Hollingbourne and Harrietsham (TQ 85 SE 297; TQ 85 SE 308). The archaeological potential from this period is considered **high**.

### *Iron Age*

- 5.1.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Cantiaci). The KHER has 17 records for this period. All of them bar one being coins with the majority reported under the Portable Antiquities Scheme (PAS) where the exact location is not revealed but attributed to a grid square. One is a brooch. One of the records is that of an Iron Age Gold Stater, found in antiquity is attributed to the general Hollingbourne area (TQ 85 NW 14). There is a nearby Roman Villa circa 250m north of the PDA and these sometimes have Iron Age origins. In the wider area towards Harrietsham is an Iron Age enclosure (TQ 85 SE 298). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

### *Romano-British*

- 5.1.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are seven KHER records for this period. There are thought to be three Roman buildings circa 120 to 250m to the

north of the PDA. One is a villa (TQ 85 NW 240), another considered to be a bath house (TQ 85 NW 242) and the third, a potential aisled barn (TQ 85 NW 241). For such a complex there is likely to be potential evidence of Roman fields systems in the area around. The other records are single finds of artefacts, mainly coin where the exact location is not known but attributed to a grid square. The potential for finding remains that date to this period within the confines of the development site is considered **high**.

#### *Anglo-Saxon*

5.1.7 There are 81 records from this period within the assessment area. The majority are Anglo-Saxon coins reported as PAS finds and therefore the exact location is not revealed. In addition, other personal items have been found, including a silver scabbard, iron sword pommel, copper alloy strap end, buckle tweezers and also a glass bead. The village is thought to have Anglo-Saxon origins, although the PDA lies in between the two core settlement areas in this period. That said, it is likely that the water course was being utilised for mills in this period and the location of the PDA close to that of the water course means that the potential for finding remains that date to this period within the confines of the development site is considered **high**.

#### *Medieval*

5.1.8 By this time, the settlements situated around Upper Hollingbourne, and Eyhorne Street are well established. There are 9 listed buildings by this period including that of Snagbrook itself. Towards the south west on the outskirts of the assessment area is the Medieval deer Park at Leeds Castle. The area in and around Hollingbourne has been subject to metal detecting and there are 7 findspots consisting of silver coins, a buckle, a boot fitting, lead token as well as a bronze ewer spout. Previous house alterations have found rubbish pits. (TQ 85 SW 98) from this period. Given the origins of Snagbrook from this period, there is the possibility of finding archaeological from this period at the PDA. Therefore, the archaeological potential is considered to be **high**.

#### *Post Medieval*

5.1.9 This period represents the most KHER records with 63. 47 of those are listed buildings confirming the continued growth of the settlements in the area. Closest to the PDA is that of the railway (TQ 85 NW 129) that was added to the village in this period. There are five findspot records including a foreign gold coin (MKE70193), copper alloy coin, a belt, a bell and a seal matrix where the exact locations are no revealed. Investigations in Eyhorne at a property uncovered Post Medieval features (TQ 85 SW 104) Outside of



the core settlement areas, there were a number of farmsteads scattered around the village utilising the scarp slope of The Downs. This includes Snagbrook (MKE85066), which map regressions confirms had a number of farm buildings added and altered in this period. In addition, the main house itself undertook a number of alterations and it is no certain that these have all been documented. Consequently, there is the possibility of finding evidence of previous phases of the house and accompanying outbuildings as were as occupational evidence. Therefore. the archaeological potential for finds from this period within the area of the PDA is considered **high**.

#### *Modern*

5.1.10 There are eight KHER records for this period. Six of the records relate to WWII crash sites, where the exact location is not known, and the record just attributed to the general area. There is no indication that any of the crashes occurred in the immediate vicinity of the PDA. Other records include the war memorials circa 45m south east of the PDA and a record for a George V pillar box. The archaeological potential for this period is considered **low**.

#### *Undated*

5.1.11 There are four undated records. Attributed to the general area is that of a tranchet axe/adze which is Prehistoric (TQ 85 NEW 31) and reports of an oak sword, human skull and bones of which nothing more is known (TQ 85 NW 33). There is a cropmark of a field system circa 655m to the north of the PDA (TQ 85 NW 258). The fourth is the ring ditch close to the PDA (TQ 85 NW 243) mention previously.

#### *Overview*

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

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

- Prehistoric: **high**
- Iron Age: **high**

- Roman: **high**
- Anglo-Saxon: **high**
- Medieval: **high**
- Post-Medieval: **high**
- Modern: **low**

#### *Summary*

5.1.14 The location of the PDA on the slope of The Downs is along the same height as other Prehistoric activity seen along this stretch of The Downs. Nearby activity includes Bronze Age, Iron Age features. Close to the PDA is a complex of Roman buildings and the PDA's location close to the water course makes the location attractive and means that there is the potential from activity associated with the water course. Widespread across the area, finds from the Anglo-Saxon period and onwards have been discovered. Snagbrook itself has Medieval origins and it is possible that features associated with earlier phases of the house are possible as well as domestic finds. As a consequence, the PDA has high archaeological interest and that there is the potential for archaeological interest associated with the majority of periods.

## 6 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

### 6.1 Development Proposals

6.1.1 The planning application seeks to demolish the rear central part of the building which the dilapidated tin roof considered to be very late 19<sup>th</sup> century/early 20<sup>th</sup> century and the upper bay on the western side of 20<sup>th</sup> century date. These are much later in date than the rest of the structure and are considered unsympathetic and poorly designed structures. The proposal is to construct a single storey rear extension, with basement as well as refurbish the building internally and externally (Figs.11-13). In addition, further figures are provided which highlight the age of the parts being demolished as a result of the proposals (Fig.23)

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

- Create a high-quality designed extension that clearly is distinctive and separate in style to that of the original structure replacing the later tin roof extension.
- The western wing will have the unsympathetic timber bay removed in the upper portion with the ground floor bay portion refurbished.
- The brick post first floor extension at the rear of the western wing will be removed.
- Seek to utilise materials to match those of the original buildings. The brickwork in demolition used will either be re-used where possible, or carefully sourced to match the existing listed buildings. For example, upon removal of the upstairs bay look to continue with the diaper pattern along the wall where possible.
- The building as a whole internally and externally would benefit from investment and refurbishment.
- Consideration to ensure that the size and scale of the extension does not overshadow that of the main house, ensuring the main house and its architectural merits can still be appreciated.

6.1.3 Further details of the proposed development are provided in the plans submitted as part of the planning application.

- 6.1.4 The clients are keen to improve the aesthetics of the current building with the removal of poorly designed, constructed, and weak aesthetics of ad-hoc later extensions. These detract from the setting of the listed building. The proposed extension is a single storey and of a size in order not to overshadow the original main sections of the house and will create a single uniformed glazed extension to the rear. The contemporary design is simple but of higher quality than the structures to be demolished and the footprint smaller than that of the main house.
- 6.1.5 The proposals have considered the historic significance of Snagbrook and sought to provide a flat, pavilion style roof form which will result in a reduction in the height compared to that of the tin roof extension to be demolished. As a result, this will uncover the rear elevation of the listed building which was previously covered by the later additions. It is unclear when the present rear extensions were constructed but these are thought to be from the late Victorian/early 20<sup>th</sup> century period and now dominate the rear of the original building and erode its special character. It is considered that this extension is of low significance and that the removal of these structures would not have a detrimental impact on the original building.
- 6.1.6 The northern extent of the new extension is in line with the northern end of the western elevation creating an aesthetically pleasing square footprint and uniformed rear. This proposed footprint is similar to that of seen at the time of the title map.
- 6.1.7 The provision of a flat roof as opposed to a pitched roof form, would assist in reducing the scale of the extension, whilst providing a contemporary visual contrast from the host building.
- 6.1.8 The design of the new extension is not a reflection of the original house architectural language, but rather an assertive modern addition of its own time, but which takes a form which defers to the greater status of the main house. The brickwork used will either be re-used where possible, or carefully sourced to match the existing listed building. The grey glazed framework will add the contemporary twist. The palette chosen to create a soft/subtle visual connection to both the surrounding landscape and the colour of the existing buildings.
- 6.1.9 On the western elevation, the removal of the first-floor 20<sup>th</sup> century 'mock Tudor' elevation that detracts from the Georgian appearance to the western elevation will be

replaced and the brick work matched along with a window positioned to respect the uniformity of the upper elevation windows and will match those of the existing (Fig.13). The bay below will be retained. The white paint will be removed from the brickwork at the southern end of the elevation. The rear of the western wing that has a 19<sup>th</sup>/20<sup>th</sup> century toilet extension added that is on two ground floor posts will be removed with the doorway to this area altered to that of a window (Fig.13). Any plumbing associated with the new bathrooms will be concealed internally.

- 6.1.10 Also in the north western extension there will be a small loss of original wall on the ground floor with the creation of a new entrance from the rear of the northern end of the western elevation along with some small internal wall reconfigurations. This area is believed to be 19<sup>th</sup> century.
- 6.1.11 The northern end of the eastern 19<sup>th</sup> century extension will be altered to allow for entry into the new extension resulting in a door width loss of the wall. As a result there will be a loss of part of the rear wall either side of the fireplace to allow access to this area. The fireplace will remain in-situ.
- 6.1.12 Attached to the extension is a 19/20th century outside small storage space which will become a staircase. To allow access to this area and also to allow a wider adjacent access between the current pantry and kitchen, there will be some loss of original house fabric.
- 6.1.13 The current opening in the ground floor pantry will be widened. These are believed to be late 19<sup>th</sup> /early 20<sup>th</sup> century additions to that room and their removal will assist in return the room to its original size. The staircase on the ground floor in the north western part of the pantry will be removed. This staircase as mentioned earlier has the unusual diagonal under area to the attic staircase on the first-floor landing and is believed to be a later addition to the main house being Victorian/early 20<sup>th</sup> century and of lower significance.
- 6.1.14 Internally, the house appears to have not been updated for a number of decades. Whilst many original features remain such as panelling and fireplaces and doors, the house is in needs of updating. In terms of the internal relationship of the proposed extension and the listed building, it has been designed in order to try and reduce the loss of any historical fabric. It is therefore submitted that the proposed development would improve the internal relationship of the building and transition from old to new.

- 6.1.15 Regarding the internal changes to the first floor. These too are designed in order for there to be minimal loss to historical fabric. The main changes are concerning the doorways along the landing area. These are to be taken out of use in order to create a suite of rooms with a master drawing room, drawing room and bathroom. This will result in a new opening in the central internal wall of the main front wing which is believed to be fabric relating to the original house. Whilst the doorway from the landing to the drawing room and bathroom will get out of use, the doors will be retained in their position.
- 6.1.16 The first-floor eastern room of the main front wing will have the later Victoria/early 20<sup>th</sup> century internal stud wall removed to return the room to its original size and configuration.
- 6.1.17 There is proposed to be a basement to the new extension area. This will be accessed via stairs on the eastern elevation of the building and also via internal stairs within the footprint to the new extension area.
- 6.1.18 The scheme seeks to reveal elements of the existing building and then create a beautiful contemporary extension to frame and celebrate the heritage of the building as well as updating and refurbishing the interior in a sympathetic manner will minimise loss of any historical fabric. The appearance and scale of the proposed extension would preserve the character and special interest of the heritage asset and should be considered acceptable in principle.

## **6.2 Assessment of Physical Impact on Setting**

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

- 6.2.2 Whilst the proposal would increase the footprint of Snagbrook, this will be confined to the rear elevation of the building and will be largely screened from view beyond the garden area of the property. The impact on the neighbours immediate to the west is negligible as this will not be visible due to the existing western elevation. The remote location of Snagbrook away from the public vantage point of the road and conservation areas and other designated assets such as Godfrey House will be well screened and modest in scale compared to the original house. Consequently, the significance of effect is considered to be 'neutral' for the Conservation Area and associated designated buildings.
- 6.2.3 The heritage statement has found that aside from Snagbrook, the other heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 208. The setting of the Conservation Area will also incur a 'no harm' impact as a result of the proposed development in accordance with NPPF paragraph 208.
- 6.2.4 Public benefits may follow from many developments and could be anything that delivers economic, social, or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit.
- 6.2.5 The public benefits provided by the client are as follows:
- Improvement to the setting of an existing designated heritage asset with investment to the house with the removal or poorly designed later extensions of low significance with the significant investment of refurbishment and sympathetic restoration which is considered to outweigh any potential harm caused.
- 6.2.6 The LPA therefore needs to satisfy themselves that the public benefits of the proposed development of the house outweighs any potential harm caused. Any proposed internal and external work can be assessed in a detail schedule via planning condition to ensure the historic quality of the building is maintained. It is recommended that ahead of demolition and refurbishment that a full programme of building recording is undertaken.

### **6.3 Assessment of Physical Impact on the Archaeological Resource**

6.3.1 Assessment of the findings from the KHER and other resources would suggest that the site has high archaeological interest for the majority of periods. In the area of the proposed extension at the PDA there is the possibility of features and finds associated with earlier phases of the house from the Medieval period onwards. There is likely to have been high disturbance in the area close to the house. However, the footprint of the proposed extension is larger than that of the extension that are to be demolished and with the proposals including a basement area, there is the total loss of any potential archaeology. The opportunity of investigating the high archaeological potential can be addressed by an appropriate planning condition via a programme of archaeological work.



## **7 CONCLUSION**

### **7.1 Introduction**

7.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development for a planning application for listed building consent concerning the demolition of some existing extensions and the construction of a contemporary single-storey extension alongside internal alternations as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Impact Assessment has been prepared by SWAT Archaeology for Mr and Mrs Love in support of their application for proposed developments at Snagbrook, 115-117 Eyhorne Street, Hollingbourne, Kent.

### **7.2 Archaeological Resource**

7.2.1 The PDA is of archaeological interest. The PDA is close to a number of Prehistoric features found in the landscape as well as a nearby complex of Roman buildings. The house has Medieval origins and as well as possible earlier phases of the house, domestic activity may be found. The opportunity of investigating the high archaeological potential can be addressed by an appropriate planning condition via a programme of archaeological work.

### **7.3 Snagbrook Farm**

7.3.1 The existing extensions are the result of a number of alternations over the years of the late 19<sup>th</sup> century and early 20<sup>th</sup> century and are of poor quality and detract from the character and appearance of the rear elevation of the listed building as well as the appearance of the front of the western elevation

7.3.2 The proposed new extension and internal works have been carefully designed in order to improve the standard of accommodation, minimize the loss of historic fabric to the original house and are of a scale and appearance which is clearly subordinate to the original structure. Any proposed internal and external work can be assessed in detail via planning condition to ensure the historic quality of the building is maintained. It is recommended that ahead of demolition and refurbishment that a full programme of building recording is undertaken.

7.3.3 It is therefore requested that consent be granted subject to the appropriate conditions.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

### **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 and Mrs Love (and representatives) for the use of this document in all matters directly relating to the project.

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## 10 APPENDICES

### 10.1 Appendix 1: Statutory List Description

#### 10.1.1 Snagbrook

Heritage Environment Record Number: TQ 85 SW 257

List Entry Number: 1344359

National Grid Reference: TQ 83881 54934

Type of Record: Grade II

Date of Listing: 21- October- 1986

Period: Medieval

Summary: House. C16, with later C19 facade. C19 red brick, largely in English bond, with grey brick diaper pattern. Plain tile roof. Probably L-plan, with stair turret in re-entrant angle at end of entrance passage. 2 storeys and attics. Hipped roof. Group of two C16 octagonal brick stacks with moulded plinths and cornices flanking larger octagonal flue, towards left. 3 rectangular filleted flues with conjoined corbelled tops to right of centre, and corbelled rectangular multiple brick stack to right hip. 2 hipped dormers. Irregular fenestration of 4 casements in chamfered brick architraves with segmental heads; three 2-light with top-lights and one single light over door. Ribbed door in gabled brick and timber porch to left of centre. Short rear left return wing. Interior; late C16 or early C17 dog-leg staircase with turned balusters, moulded handrail with guilloche side panel and moulded newels. Moulded first-floor beam over stairhead. Moulded stone fireplaces to ground floor and painted ovolo-moulded first-floor fireplace. Panelling, some C17, to ground floor rooms and right end first floor room. Depicted on 1718 map with 3 brick gables to front elevation and about 3 to left return elevation.



Figure 1: Location of Snagbrook

**10.2 Appendix 2 – KCC HER Data. All distances are taken from the site boundary**

KHER Ref	Type	Period	Distance	Description
TQ 85 SW 91	Monument	Early Neolithic to Post Medieval	c. 735m SSW	Later Mesolithic to Iron Age activity to the south-east of Eyhorne Street. Evaluation and subsequent excavation south-east of Eyhorne Street, undertaken by OAU in 1999. Mainly consisting of pits
TQ 85 SW 98	Monument	Medieval	c. 700m WSW	Possible Medieval Pit, Eyhorne Street. During the conversion of the Coach House to domestic use a pit was found which predated the building. Bone, shell and a small fragment of peg-tile was recovered from the fill. Whilst the tile fragment is regarded as medieval (post 1200 AD) it may be residual and the feature itself could be later.
TQ 85 SW 99	Crash Site	Modern	c. 910m SE	Aircraft Crash Site, Nr Greenway Court Road, Hollingbourne. A RAF Spitfire crashed in this area in the 27th September 1940. Nothing more is known about the crash.
TQ 85 NW 233	Listed Building	Post Medieval	c. 655m NE	Woodgate Grade II (1025306)
TQ 85 NW 228	Listed Building	Post Medieval	c. 685m NE	Bank Cottages Grade II (1025853)
TQ 85 SW 232	Listed Building	Post Medieval	c. 540m WSW	Glyder House Grade II (1031373)
TQ 85 SW 231	Listed Building	Post Medieval	c. 495m SW	64 And 66 Eyhorne Street Grade II (1031382)
TQ 85 SW 214	Listed Building	Post Medieval	c. 555m WSW	The Old China Shop, Cottage Adjoining to The Right and The Limelet Grade II (1054832)
TQ 85 SW 211	Listed Building	Medieval	c. 610m WSW	Meadow Way Cottage Grade II (1054849)
TQ 85 SW 210	Listed Building	Post Medieval	c. 180m SW	Godfrey House, Hollingbourne Grade II* (1054873)
TQ 85 NW 236	Listed Building	Medieval to Post Medieval	c. 650m NE	The Old Forge Grade II (1060772)
TQ 85 SW 155	Listed Building	Post Medieval	c. 500m WSW	Wimborne House Grade II (1060788)
TQ 85 SW 154	Listed Building	Post Medieval	c. 490m WSW	River Farmhouse Grade II (1060789)
TQ 85 SW 153	Listed Building	Post Medieval	c. 770m WSW	Wall Bounding South-East Side of Eyhorne Street Starting About 10 Metres West of Cotuams House Grade II (1060790)
TQ 85 SW 179	Listed Building	Post Medieval	c. 730m WSW	Cotuams House, The Cottage and Wall and Gate pier Attached to Northwest Grade II (1060791)
TQ 85 SW 161	Listed Building	Post Medieval	c. 700m WSW	Garden Wall and Gate pier About 20 Metres to North North East of Cotuams House Grade II (1060792)
TQ 85 SW 163	Listed Building	Post Medieval	c. 655m WSW	20 And 22 Eyhorne Street Grade II (1060793)



KHER Ref	Type	Period	Distance	Description
TQ 85 SW 166	Listed Building	Post Medieval	c. 635m WSW	April Cottage Grade II (1060794)
TQ 85 SW 168	Listed Building	Post Medieval to Modern	c. 600m WSW	The Windmill Public House Grade II (1060795)
TQ 85 SW 169	Listed Building	Post Medieval	c. 550m WSW	50 And 52 Eyhorne Street Grade II (1060796)
TQ 85 SW 170	Listed Building	Post Medieval	c. 515m WSW	Tanyard House Grade II (1060797)
TQ 85 NW 213	Listed Building	Medieval to Modern	c. 645m NE	Forge Cottages Grade II (1060801)
TQ 85 NW 205	Listed Building	Post Medieval	c. 505m ENE	Grove House Grade II (1060803)
TQ 85 NW 206	Listed Building	Post Medieval to Modern	c. 455m ENE	Six Bells Grade II (1060804)
TQ 85 NW 207	Listed Building	Post Medieval	c. 390m ENE	Table Tomb to Edward Charlton About 2.5 Metres South of Church of All Saints Grade II (1060805)
TQ 85 NW 215	Listed Building	Post Medieval	c. 410m ENE	Table Tomb About 2 Metres North of Porch of Church of All Saints Grade II (1060806)
TQ 85 NW 209	Listed Building	Medieval to Post Medieval	c. 375m ENE	Manor Farmhouse Grade II (1060807)
TQ 85 NW 210	Listed Building	Medieval to Post Medieval	c. 510m NE	Garden Wall About 3 Metres East of South Wing of Hollingbourne Manor Grade II (1060808)
TQ 85 SW 149	Listed Building	Medieval to Modern	c. 790m WSW	Eyhorne Manor Grade II (1060826)
TQ 85 SW 148	Listed Building	Post Medieval	c. 800m WSW	Coachman'S Cottage Grade II (1060827)
TQ 85 SW 144	Listed Building	Post Medieval to Modern	c. 625m WSW	Lilac Cottage Grade II (1060828)
TQ 85 SW 217	Listed Building	Post Medieval	c. 530m WSW	57,59,61 Eyhorne Street Grade II (1060829)
TQ 85 SW 147	Listed Building	Post Medieval	c. 1040m SW	Stable And Approximately 30 Metres of Garden Wall to Elnothington House Grade II (1086161)
TQ 85 NW 10	Findspot	Roman	c. 690m NE	Roman coin
TQ 85 NW 14	Findspot	Iron Age	c. 60m NE	Uninscribed gold stater
TQ 85 NW 16	Listed Building	Post Medieval	c. 520m NE	Hollingbourne Manor Grade I (1203946)
TQ 85 SW 185	Listed Building	Post Medieval to Modern	c. 1015m SW	The Lodge and Gate piers Attached (Pair of Gate piers and Flanking Lodges) Grade II (1185561)

KHER Ref	Type	Period	Distance	Description
TQ 85 NW 18	Listed Building	Medieval to Modern	c. 405m ENE	Church of All Saints, Hollingbourne Grade I (1203836)
TQ 85 NW 21	Findspot	Early Medieval	c. 60m NE	Early medieval gold coin
TQ 85 NW 154	Listed Building	Post Medieval	c. 655m NE	The Pilgrims Rest Inn Grade II (1203811)
TQ 85 NW 200	Listed Building	Post Medieval	c. 405m ENE	Table Tomb About 2.5 Metres East of Vestry of Church of All Saints Grade II (1203889)
TQ 85 NW 174	Listed Building	Post Medieval to Modern	c. 395m ENE	Hollingbourne Manor Mill Grade II (1203911)
TQ 85 NW 30	Findspot	Medieval	c. 605m NE	Medieval bronze ewer spout
TQ 85 NW 31	Findspot	Unknown	c. 60m NE	Medium tranchet axe/adze
TQ 85 NW 32	Findspot	Mesolithic	c. 60m NE	Mesolithic artefacts. - 81 blades, 5 cores, a scraper and a worked piece of flint.
TQ 85 NW 33	Findspot	Unknown	c. 60m NE	Oak sword, battle-axe, human skull and bones
TQ 85 NW 38	Findspot	Iron Age	c. 845m NE	Iron Age coin
TQ 85 NW 65	Listed Building	Medieval to Post Medieval	c. 635m NE	The Malthouse, Upper Street, Hollingbourne Grade II* (1344363)
TQ 85 NW 183	Listed Building	Post Medieval	c. 365m ENE	Table Tomb to Richard Thomas About 43 Metres South of Church of All Saints Grade II (1281481)
TQ 85 NW 161	Listed Building	Post Medieval	c. 380m ENE	Table Tomb About 6 Metres South of Church of All Saints Grade II (1281484)
TQ 85 NW 208	Listed Building	Post Medieval	c. 610m NE	Malt Cottage Grade II (1281525)
TQ 85 NW 164	Listed Building	Post Medieval	c. 485m ENE	The Old Vicarage Grade II (1315890)
TQ 85 SW 9	Findspot	Roman	c. 610m WSW	Romano-British pot found
TQ 85 SW 275	Listed Building	Post Medieval	c. 990m SW	Park Mill House Grade II (1336281)
TQ 85 SW 10	Findspot	Early Medieval or Anglo-Saxon	c. 855m WSW	Saxon coin found 1845
TQ 85 NW 221	Listed Building	Post Medieval	c. 440m ENE	The Old Cottage and The Small Cottage. Grade II (1344327)
TQ 85 NW 220	Listed Building	Post Medieval	c. 385m ENE	Table Tomb About 22 Metres South of Church of All Saints Grade II (1344328)
TQ 85 NW 219	Listed Building	Post Medieval	c. 425m NE	Penn Court Grade II (1344329)
TQ 85 SW 270	Listed Building	Post Medieval	c. 640m WSW	Niton House Grade II (1344339)
TQ 85 SW 279	Listed Building	Post Medieval	c. 595m WSW	Vine Cottage and Cottage Adjoining Grade II (1344340)

KHER Ref	Type	Period	Distance	Description
TQ 85 NW 214	Listed Building	Post Medieval	c. 540m NE	Garden Wall About 3 Metre East of Base of North Wing of Hollingbourne Manor Grade II (1344347)
TQ 85 SW 280	Listed Building	Post Medieval	c. 685m WSW	6-16 Eyhorne Street Grade II (1344356)
TQ 85 SW 265	Listed Building	Post Medieval	c. 620m WSW	Foxgrove House Grade II (1344357)
TQ 85 SW 258	Listed Building	Post Medieval to Modern	c. 565m WSW	42-46 Eyhorne Street Grade II (1344358)
TQ 85 SW 257	Listed Building	Medieval to Post Medieval	PDA	Snagbrook Grade II (1344359)
TQ 85 SW 151	Listed Building	Post Medieval to Modern	c. 780m WSW	Autumn Cottage Grade II (1344361)
TQ 85 SW 222	Listed Building	Post Medieval	c. 880m SW	Oakfield Grade II (1367038)
TQ 85 SW 234	Listed Building	Post Medieval	c. 690m WSW	Elm Cottage Grade II (1367083)
TQ 85 SW 227	Listed Building	Post Medieval	c. 580m WSW	34-40 Eyhorne Street Grade II (1374144)
TQ 85 SW 104	Monument	Post Medieval	c. 525m WSW	Post-medieval features and late Iron Age and medieval pottery deposits, Eyhorne St, Hollingbourne, Maidstone. Excavation in 2004. Scatter of late Iron Age and medieval pottery deposits which are probably the result of hillwash. Artefacts included grape pips.
TQ 85 NW 240	Monument	Roman	c. 250m N	Roman villa at Snagbrook Farm, Hollingbourne. A parch mark, resistivity survey and a trial trench revealed the foundations of a Roman villa.
TQ 85 NW 241	Monument	Roman	c. 185m N	Roman building, Snagbrook Farm, Hollingbourne. Parchmark showed in pasture in August 2006. Resistivity survey revealed a building 23m x16m orientated east west, with one aisle on north side and a possible second aisle on the south. Possibly a curved apse at the west end.
TQ 85 NW 242	Monument	Roman?	c. 120m NNE	Large building at Snagbrook, Hollingbourne. A resistivity survey revealed a large building on the west bank of the Snagbrook stream. Approximately 40m X 40m. The whole structure suggests it is a Roman Bath house. This theory is borne out by the presence of Roman tegula and imbrex sherds in the bank of the Snagbrook stream.
TQ 85 NW 243	Monument	Unknown	c. 235m N	Possible ring ditch in Little Snagbrook Field. Resistivity survey located a circular double ditched feature. Showed a few metres east of the villa. No indication of ditches was visible on the surface.
MKE70173	Findspot	Late Iron Age	c. 870m ENE	Iron Age silver coin

KHER Ref	Type	Period	Distance	Description
MKE70191	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70192	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70193	Findspot	Post Medieval	c. 510m ENE	Foreign gold coin
MKE70194	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70195	Findspot	Medieval	c. 510m ENE	Medieval silver coin
MKE70196	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70204	Findspot	Medieval	c. 785m NE	Medieval silver coin
MKE70239	Findspot	Post Medieval	c. 375m ENE	Post Medieval copper alloy belt
MKE70240	Findspot	Post Medieval	c. 470m ENE	Post Medieval copper alloy coin
MKE70241	Findspot	Early Medieval or Anglo-Saxon	c. 470m ENE	Early Medieval silver coin
MKE70248	Findspot	Late Iron Age	c. 565m ENE	Iron Age copper alloy coin
MKE70249	Findspot	Late Iron Age	c. 650m NNW	Iron Age silver coin
MKE70291	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70292	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70293	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70294	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70295	Findspot	Early Medieval or Anglo-Saxon	c. 510m ENE	Early Medieval silver coin
MKE70359	Findspot	Iron Age	c. 145m E	Iron Age silver coin
MKE70380	Findspot	Medieval	c. 770m W	Medieval copper alloy buckle
MKE70473	Findspot	Early Medieval or Anglo-Saxon	c. 295m E	Early Medieval silver coin

KHER Ref	Type	Period	Distance	Description
MKE70501	Findspot	Early Medieval or Anglo-Saxon	c. 375m ENE	Early Medieval gold coin
MKE70502	Findspot	Early Medieval or Anglo-Saxon	c. 375m ENE	Early Medieval silver coin
MKE70505	Findspot	Early Medieval or Anglo-Saxon	c. 375m ENE	Early Medieval silver coin
MKE70510	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70511	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70512	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70513	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70514	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70515	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70516	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70517	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70518	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70519	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70520	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70521	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70522	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin

KHER Ref	Type	Period	Distance	Description
MKE70523	Findspot	Early Medieval or Anglo-Saxon	c. 770m NE	Early Medieval gold coin
MKE70524	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval gold coin
MKE70525	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70526	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70527	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70528	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70529	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70530	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70531	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70532	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70533	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70534	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70535	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70536	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70537	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70538	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin

KHER Ref	Type	Period	Distance	Description
MKE70539	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70540	Findspot	Early Medieval or Anglo-Saxon	c. 405m ENE	Early Medieval silver coin
MKE70552	Findspot	Medieval	c. 405m ENE	Medieval copper alloy book fitting
MKE70562	Findspot	Late Iron Age	c. 250m ENE	Iron Age silver coin
MKE70650	Findspot	Early Medieval or Anglo-Saxon	c. 785m NE	Early Medieval gold brooch
MKE70843	Findspot	Early Medieval or Anglo-Saxon	c. 360m ENE	Early Medieval copper alloy strap end
MKE70844	Findspot	Roman to Early Medieval or Anglo-Saxon	c. 545m E	Roman copper alloy pin
MKE70845	Findspot	Late Iron Age	c. 545m E	Iron Age copper alloy brooch
MKE70980	Findspot	Early Medieval or Anglo-Saxon	c. 345m E	Early Medieval silver scabbard
MKE70997	Findspot	Early Medieval or Anglo-Saxon	c. 445m E	Early Medieval iron sword pommel
MKE71094	Findspot	Iron Age	c. 565m ENE	Iron Age copper alloy coin
MKE71095	Findspot	Iron Age	c. 650m NNW	Iron Age silver coin
MKE71104	Findspot	Iron Age	c. 250m ENE	Iron Age silver coin
MKE71129	Findspot	Iron Age	c. 60m NE	Iron Age copper alloy coin
MKE71194	Findspot	Iron Age	c. 60m NE	Iron Age gold coin
MKE71199	Findspot	Iron Age	c. 835m NNE	Iron Age copper alloy coin
MKE71200	Findspot	Iron Age	c. 860m NNE	Iron Age copper alloy coin
MKE71214	Findspot	Iron Age	c. 920m NE	Iron Age gold coin
MKE71242	Findspot	Iron Age	c. 870m ENE	Iron Age silver coin
TQ 85 NW 267	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 268	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, Hollingbourne

KHER Ref	Type	Period	Distance	Description
TQ 85 NW 269	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 270	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon gold shilling ('thrymsa'), Hollingbourne
TQ 85 NW 271	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Merovingian gold tremissis, Hollingbourne
TQ 85 NW 272	Findspot	Medieval	c. 60m NE	Anglo-Norman silver penny, Hollingbourne
TQ 85 NW 273	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 274	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 275	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Merovingian gold tremissis, Hollingbourne
TQ 85 NW 276	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Early Denarial silver early penny ('sceat'), Hollingbourne
TQ 85 NW 277	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 278	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Early Denarial silver early penny ('sceat'), Hollingbourne
TQ 85 NW 279	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 280	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 281	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 282	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 283	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 284	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, Hollingbourne



KHER Ref	Type	Period	Distance	Description
TQ 85 NW 285	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 286	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 287	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon gold shilling ('thrymsa'), Hollingbourne
TQ 85 NW 288	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver early penny ('sceat'), Hollingbourne
TQ 85 NW 289	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, Hollingbourne
TQ 85 NW 290	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 291	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 292	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 293	Findspot	Early Medieval or Anglo-Saxon	c. 60m NE	Anglo-Saxon silver penny, near Hollingbourne
TQ 85 NW 258	Monument	Unknown	c. 655m N	Cropmark of a field system to the north east of Hollingbourne. A field system visible as a cropmark in aerial photos from 2007 to the north-east of Hollingbourne.
TQ 85 SW 297	Building	Modern	c. 720m WSW	George V pillar box, Musket Lane, Eyhorne Street
TQ 85 SW 296	Monument	Post Medieval	c. 835m WSW	Demolition layer of a Post Medieval building, Eyhorne Street. Found during bore holing in 1995.
TQ 85 NW 129	Building	Post Medieval to Modern	c. 460m WNW	Hollingbourne station
MKE85064	Farmstead	Post Medieval	c. 825m N	Little Allington
MKE85065	Farmstead	Post Medieval	c. 385m ENE	Manor Farm
MKE85066	Farmstead	Post Medieval	PDA	Snagbrook (Snakebrook)
MKE85074	Farmstead	Post Medieval	c. 850m SW	Oakfield Grade II (1367038)
MKE85075	Farmstead	Post Medieval	c. 605m WSW	Outfarm north of Eyhorne Street
MKE85076	Farmstead	Post Medieval	c. 460m WSW	River Farm

KHER Ref	Type	Period	Distance	Description
TQ 85 NW 298	Crash Site	Modern	c. 60m NE	Crash site of Hawker Hurricane I. Crashed 7th September 1940 at Hollingbourne. Pilot killed. Aircraft written off.
TQ 85 NW 297	Crash Site	Modern	c. 60m NE	Crash site of Hawker Hurricane I. Crashed 8th September 1940 at Hollingbourne. Pilot injured. Aircraft written off. Site excavated by Kent Battle of Britain Museum.
TQ 85 NW 296	Crash Site	Modern	c. 60m NE	Crash site of Messerschmitt Bf109E. crashed 12th October 1940 on Chantry Farm, Hollingbourne. Pilot bailed out, captured. Aircraft written off.
TQ 85 NW 308	Crash Site	Modern	c. 60m NE	Crash site of Supermarine Spitfire I. crashed and burned 18th September 1940 at Hollingbourne. Pilot injured. Aircraft lost.
TQ 85 NW 294	Crash Site	Modern	c. 60m NE	Crash site of Supermarine Spitfire II. Crashed 17th October 1940 at Hollingbourne. Pilot killed. Aircraft written off
TQ 85 SW 309	Listed Building	Modern	c. 45m SE	Hollingbourne War Memorial Grade II (1415052)
MKE95966	Findspot	Early Medieval or Anglo-Saxon	c. 270m ENE	Copper alloy mount
MKE109949	Findspot	Medieval	c. 700m S	Post Medieval lead token
MKE110030	Findspot	Roman	c. 145m E	Roman copper alloy coin
MKE110031	Findspot	Early Medieval or Anglo-Saxon to Medieval	c. 145m E	Early Medieval copper alloy tweezers
MKE110032	Findspot	Early Medieval or Anglo-Saxon	c. 145m E	Early Medieval copper alloy buckle
MKE110033	Findspot	Early Medieval or Anglo-Saxon	c. 220m E	Early Medieval glass bead
MKE110065	Findspot	Post Medieval	c. 790m S	Post Medieval copper alloy bell
TQ 85 SW 319	Building	Post Medieval to Modern	c. 650m WSW	Former Methodist Chapel, Eyhorne Street, Hollingbourne, Maidstone
MKE113316	Findspot	Post Medieval	c. 500m SSW	Post Medieval silver seal matrix
TQ 55 SE 124	Monument	Early Mesolithic to Modern	c. 705m NE	Pilgrim's Way / North Downs Way. Prehistoric trackway following the ridge of the North Downs escarpment. For much of its course it is followed by a parallel trackway at the foot of the scarp.
TQ 75 NE 816	Monument	Post Medieval to Modern	c. 30m SW	Sevenoaks, Maidstone and Tunbridge Wells branch railway. Opened between Swanley and Sevenoaks in 1862 and extended to Maidstone in 1874.

KHER Ref	Type	Period	Distance	Description
TQ 85 SW 82	Landscape	Medieval to Modern	c. 950m SW	Leeds Castle Park. Medieval deer park landscaped C18.

Table 2: KHER Records

Event ID	DATE	Type	Distance	Description
EKE10597	2006	Geophysical Survey	c. 150m NNE	Resistivity survey over parchmarks in meadow at Little Snagbrook, Hollingbourne. Surveyed area 200m X 60m
EKE10598	2006	Test Pits	c. 150m NNE	Trial pits were dug over the 'wall' along the north side of the easternmost building. 2nd building also had a 1x1m trial trench dug over one wall and a slot in the centre of the building. A trial trench was also dug on one area of building 3 (beside the Snagbrook stream) (TQ 85 NW 24)
EKE10747	1999	Watching Brief	c. 800m SW	Targeted watching brief at Eyhorne Street, Hollingbourne. Activity from the Late Neolithic to the Late Iron Age, mostly in the form of pits
EKE10021	2004	Evaluation	c. 450m SW	The Limes, Eyhorne Street. Two evaluation trenches revealed a series of post-medieval features. Also, a scatter of late Iron Age and medieval pottery which may be hillwash deposit.
EKE13090	2012	Watching Brief	c. 450m SW	The Limes, Eyhorne Street. Monitoring of a test trench (archaeological and geotechnical). No archaeological finds or features were observed
EKE5706	1999	Watching Brief	c. 400m NE	Land Adjacent to All Saints Church, Hollingbourne. No archaeological finds or features were noted on the main site, but possible stone foundations were noted just to the north and metal detectorists have found large amounts of A/S coins in the field to the south-west.
EKE15859	2012	Watching Brief	c. 400m SW	The Limes, Eyhorne Street. A Watching Brief during the construction of a new larger conservatory and external paved area on the site of a former conservatory and paved area. Whilst the lack of archaeological finds, features or deposits encountered during monitoring this limited excavation,

				the potential of further archaeological discoveries across the area occupied by Eyhorne Street
EKE5926	2008	Watching Brief	c. 440m NW	Conversion of Coach House, Cotuams Hall. Two pits were found, one of which is pre the Coach House and could be post-1200 AD in date.
EKE10672 / EKE11612 / EKE11613 / EKE14724		Desk-top report, geotechnical Survey, Bore holing, fieldwalking.	c. 450m SW	CTRL – Various works

Table 3: KHER Events

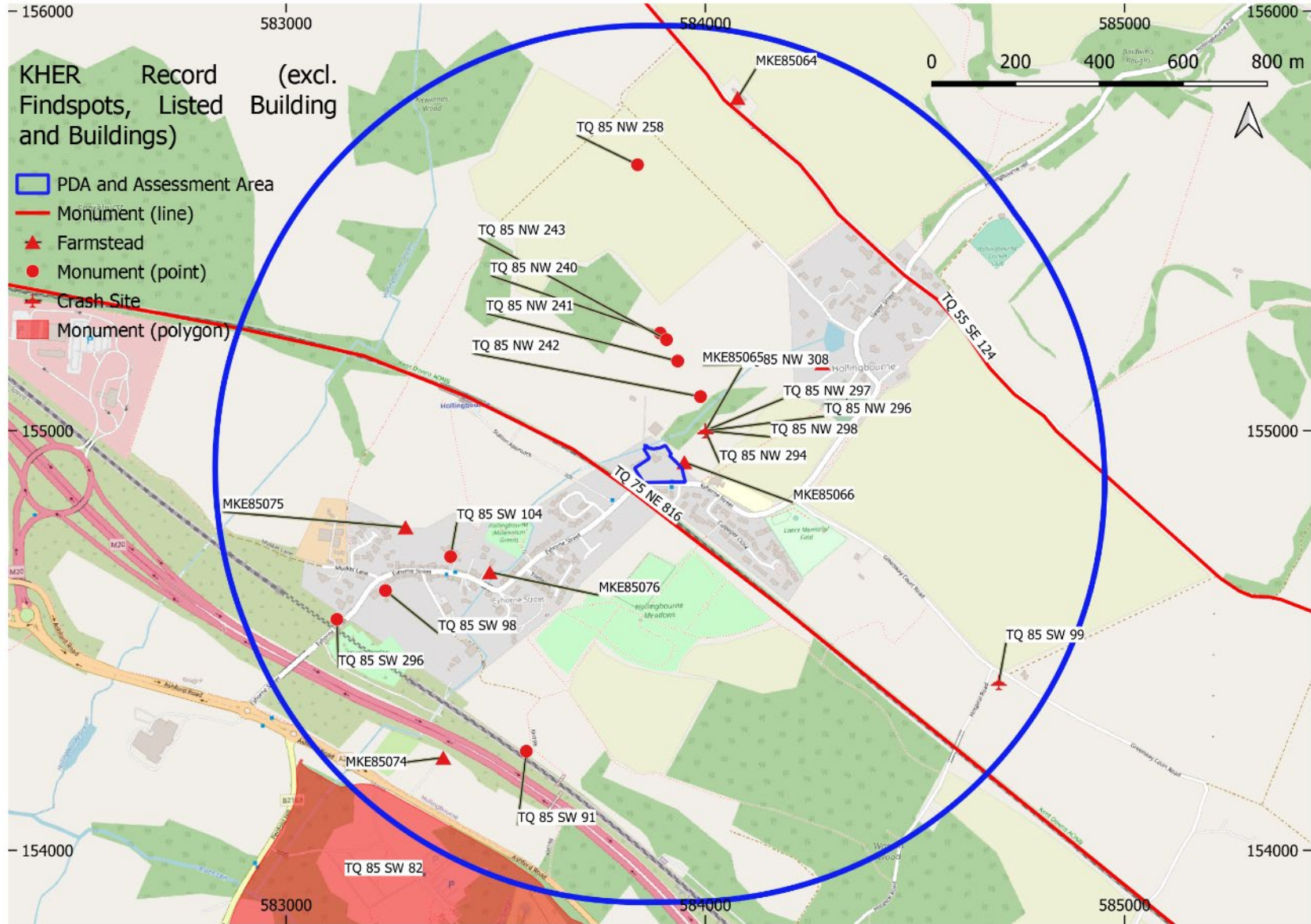


Figure 2: KHER Monument Records (excl. Listed Building, Buildings and Findspots)

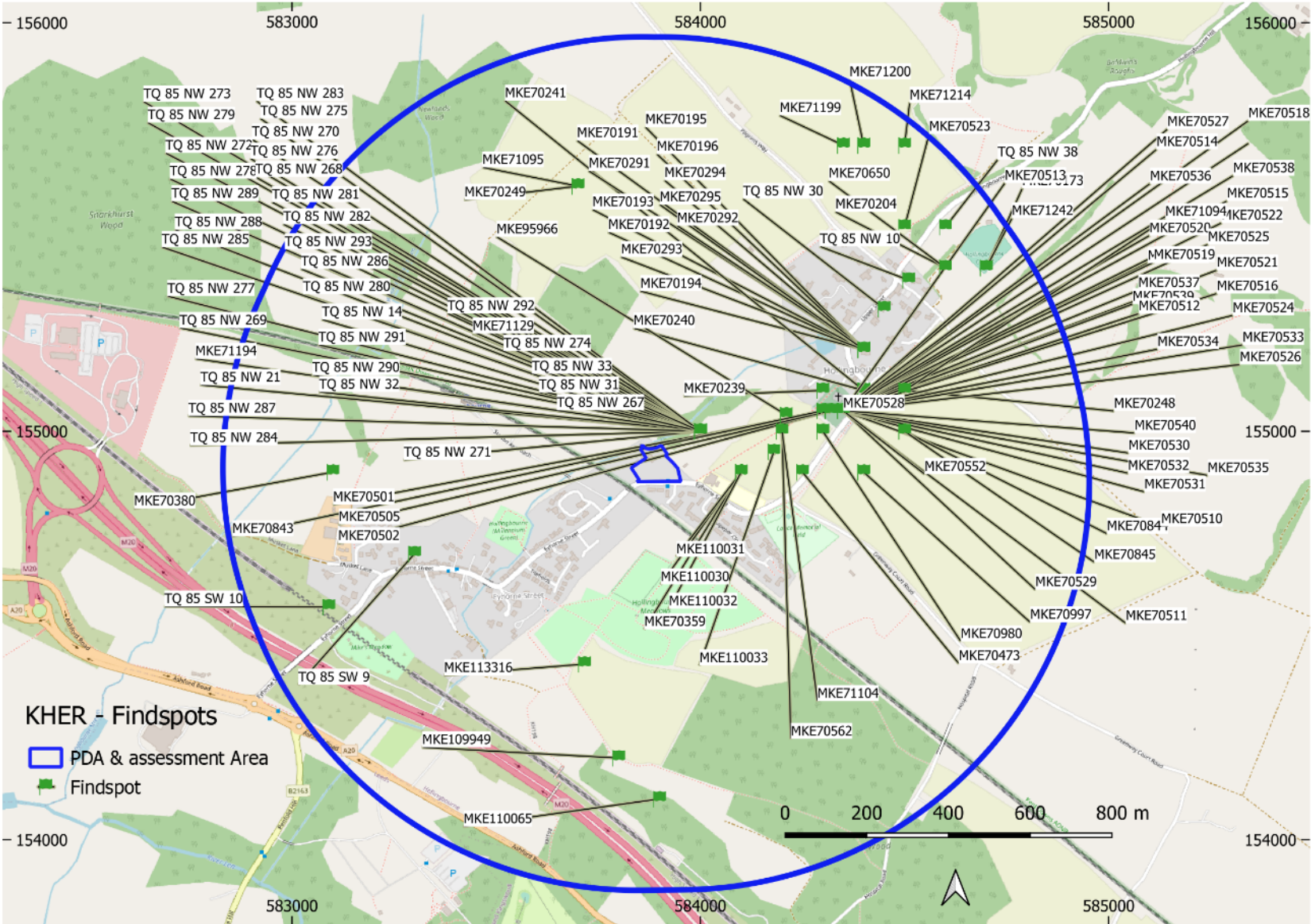


Figure 3: KHER Findspots

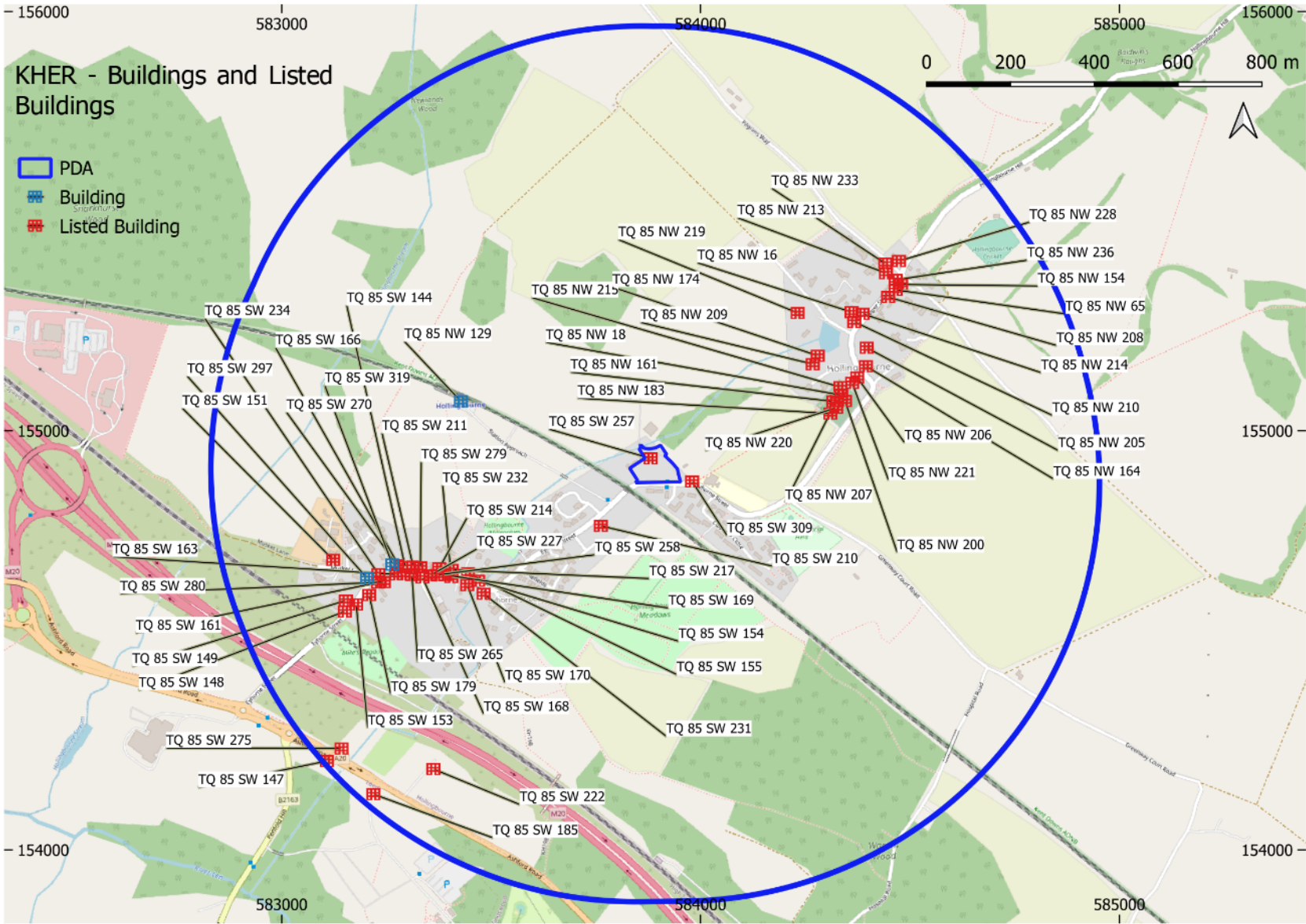


Figure 4: Buildings and Listed Buildings

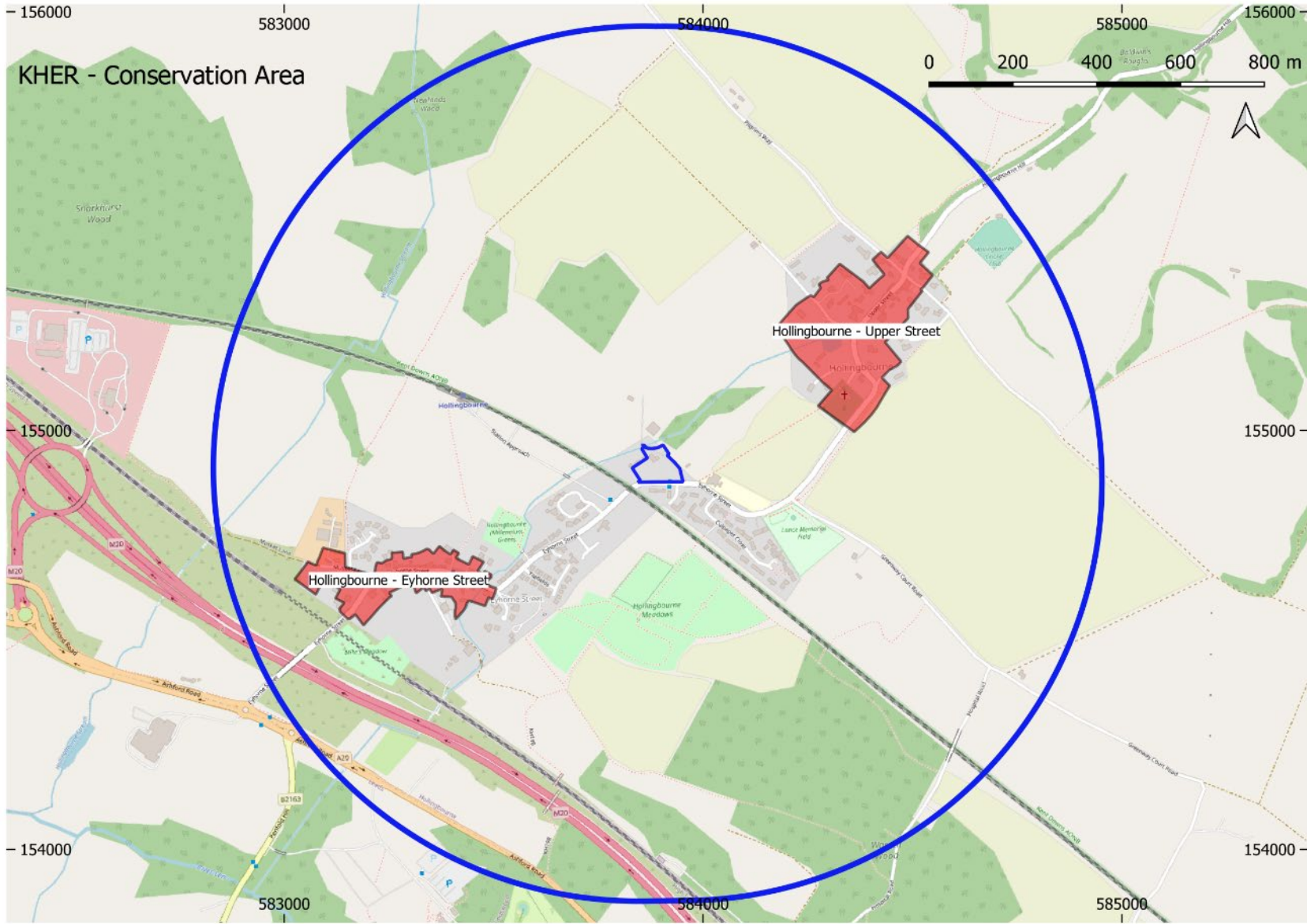


Figure 5: KHER Conservation Areas



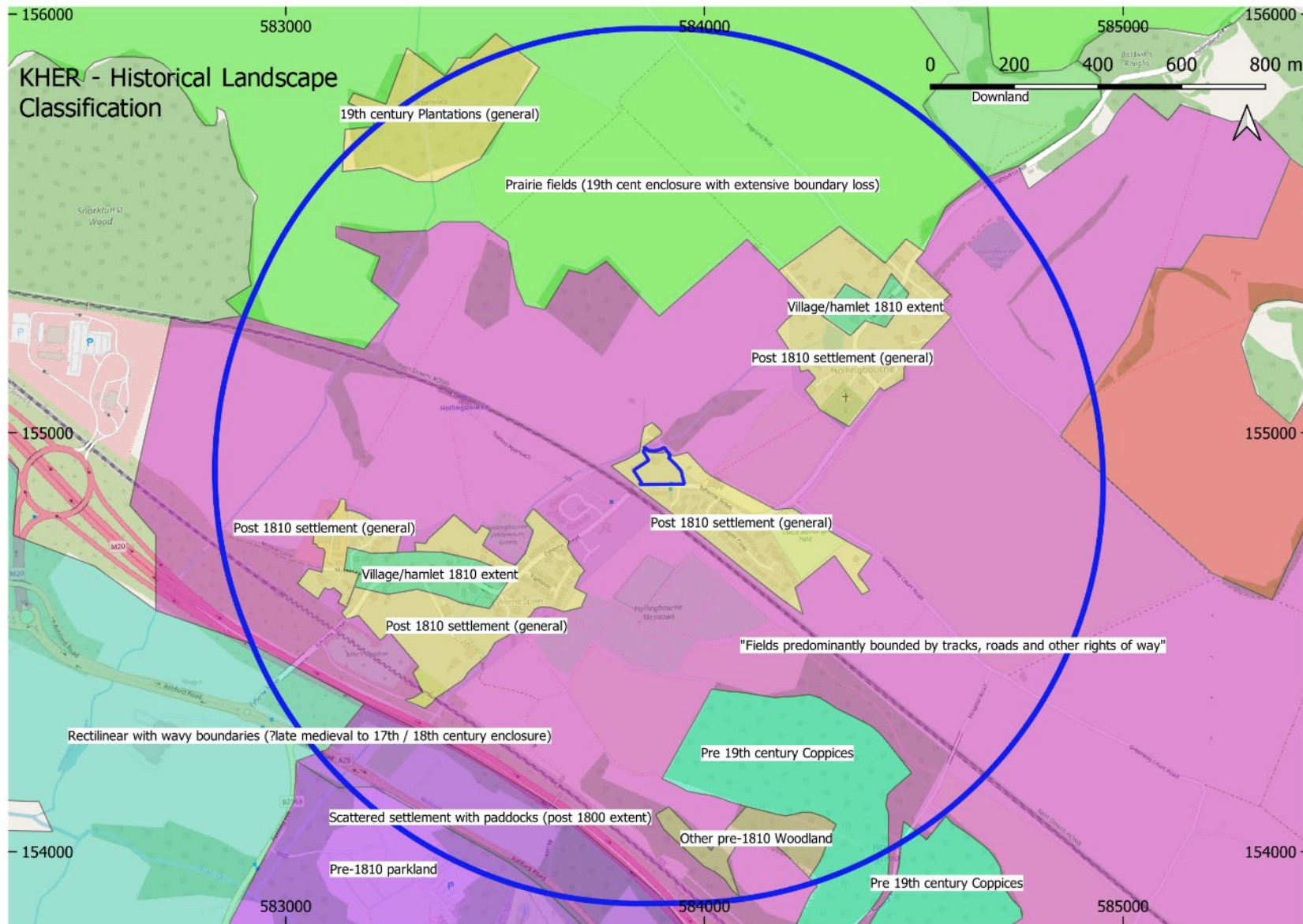


Figure 6: KHER – Historical Landscape Classification

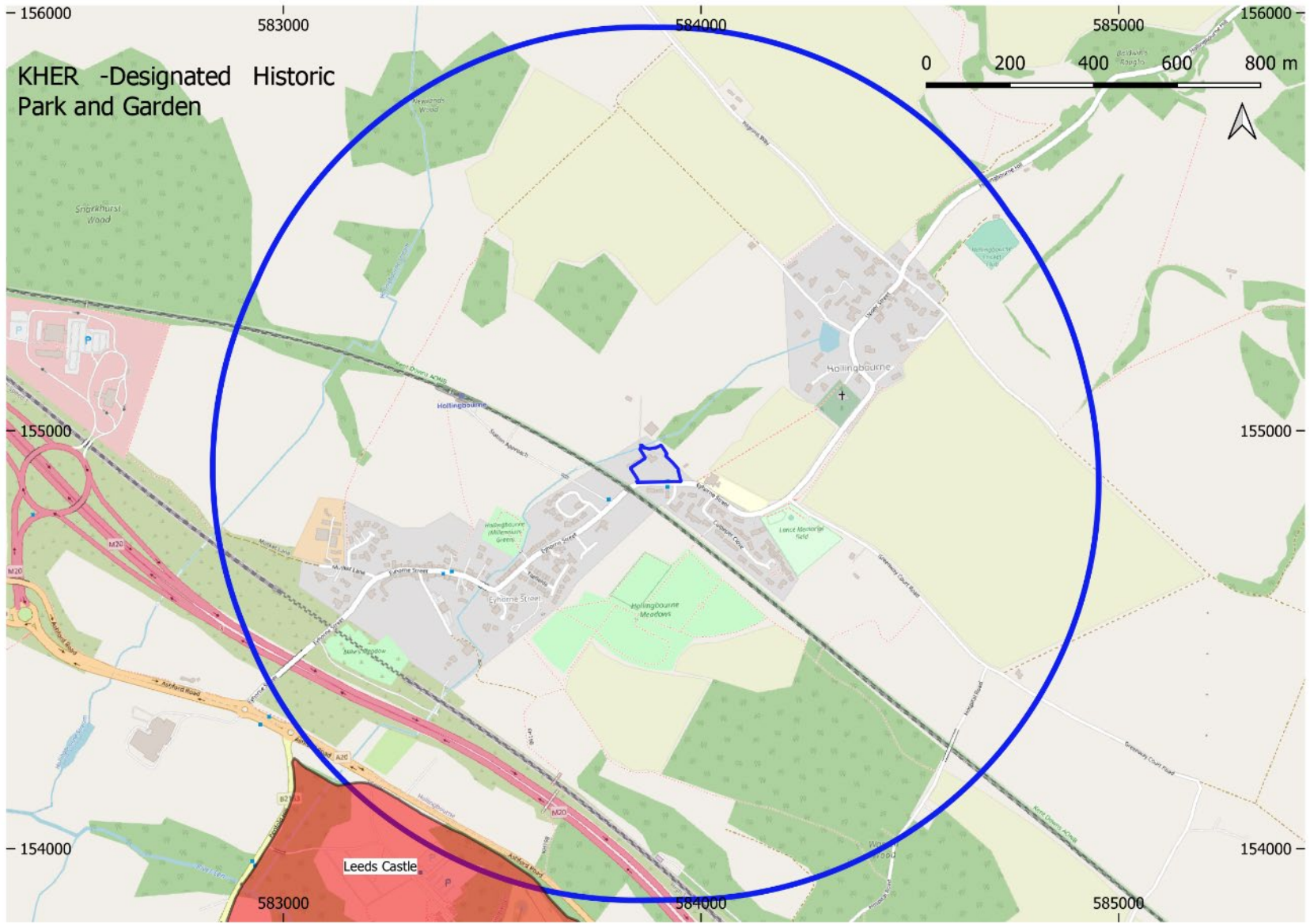


Figure 7: Designated Historic Parks and Gardens

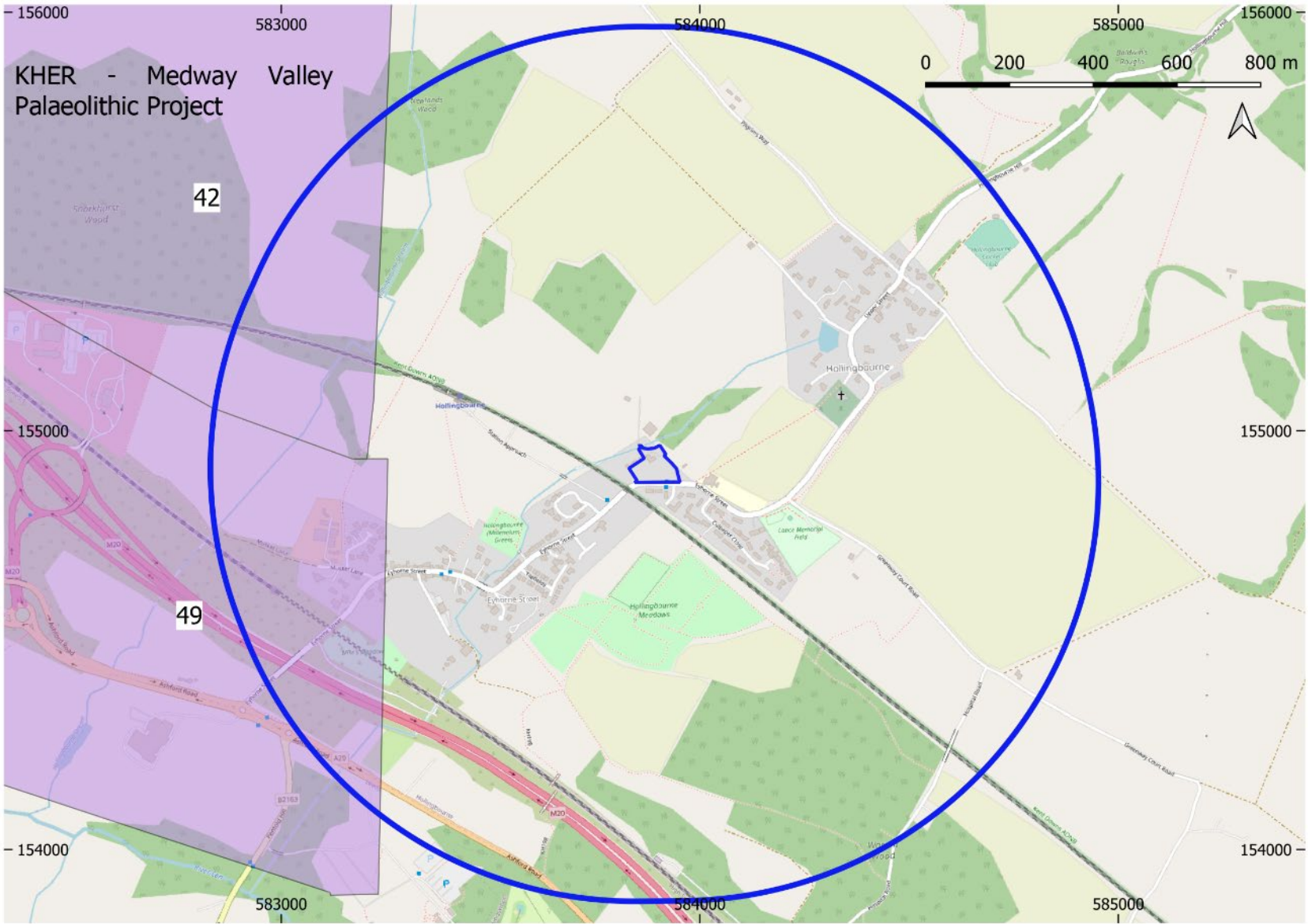


Figure 8: KHER – Medway Valley Palaeolithic Project

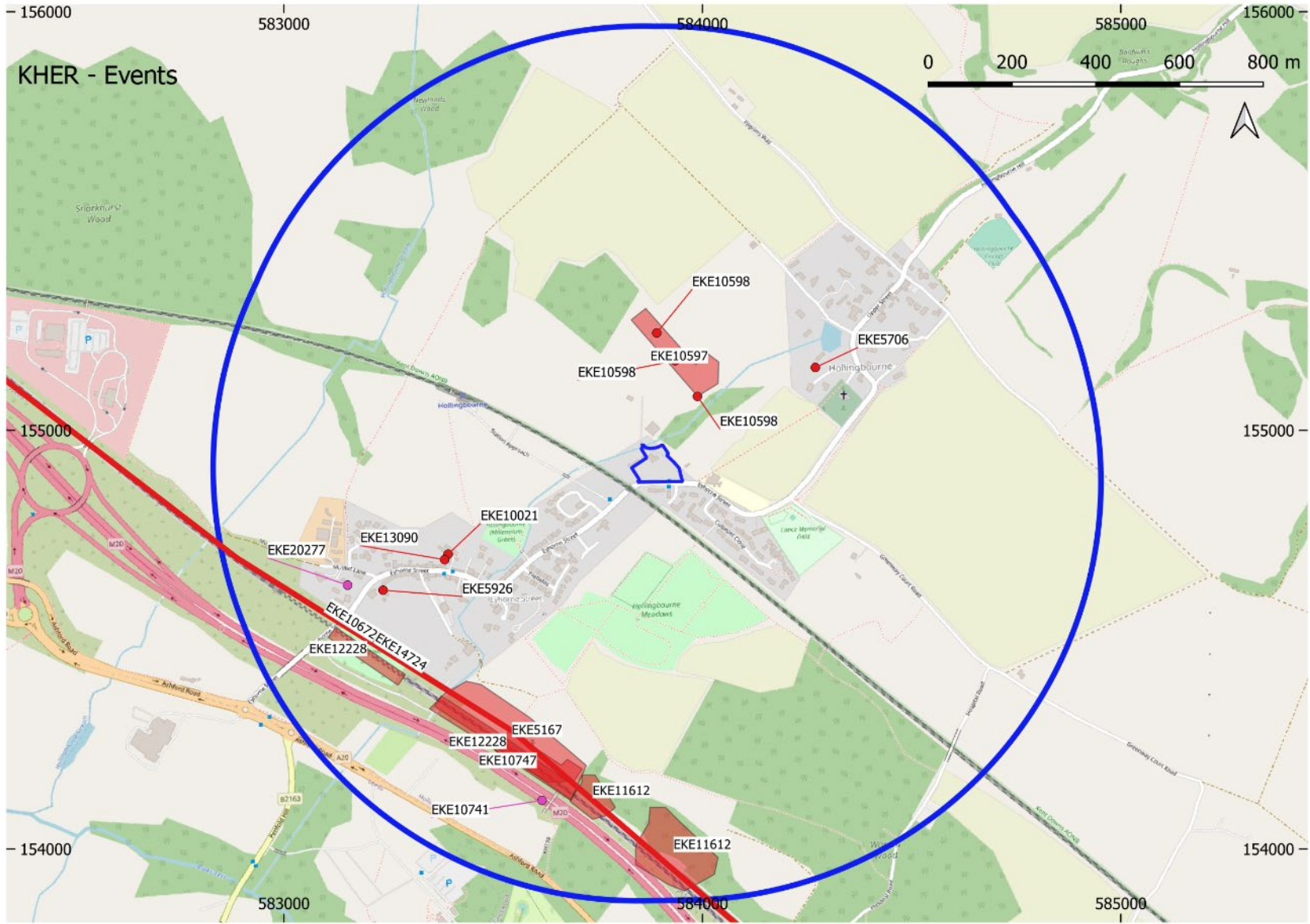


Figure 9: KHER Events



Figure 10 Site location map, scale 1:10,000 and 1:1,500.

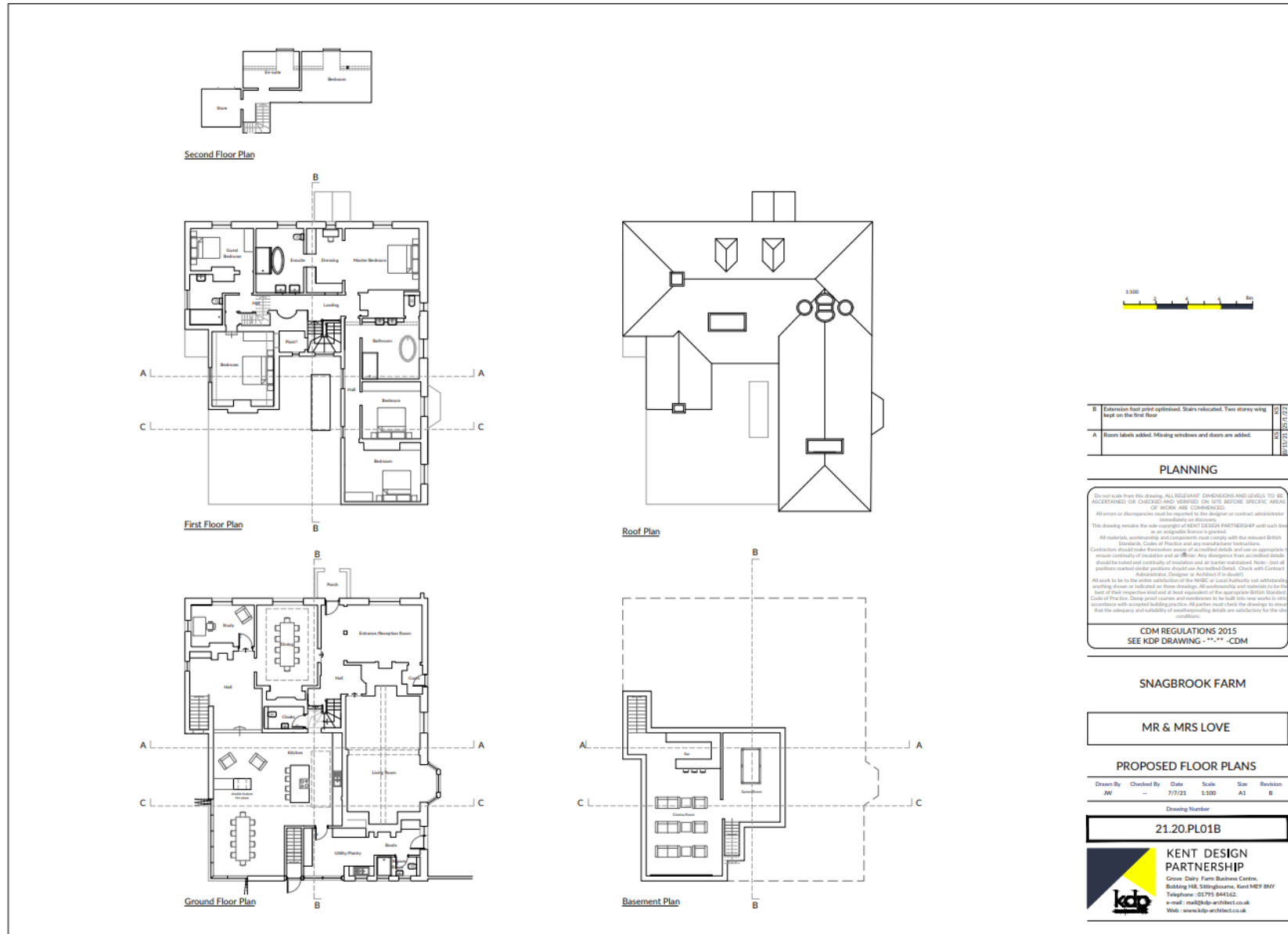




Figure 11: Proposed Development Plan and elevations



Figure 12: Plan and elevation showing areas to be demolished and developed.









Figure 13: Visual Representations of the development.



Figure 14: Andrew, Dury and Herbert Map from 1769



Figure 15: Ordnance Surveyors Drawing, 1797



Figure 16: Hollingbourne Tithe Map, 1840

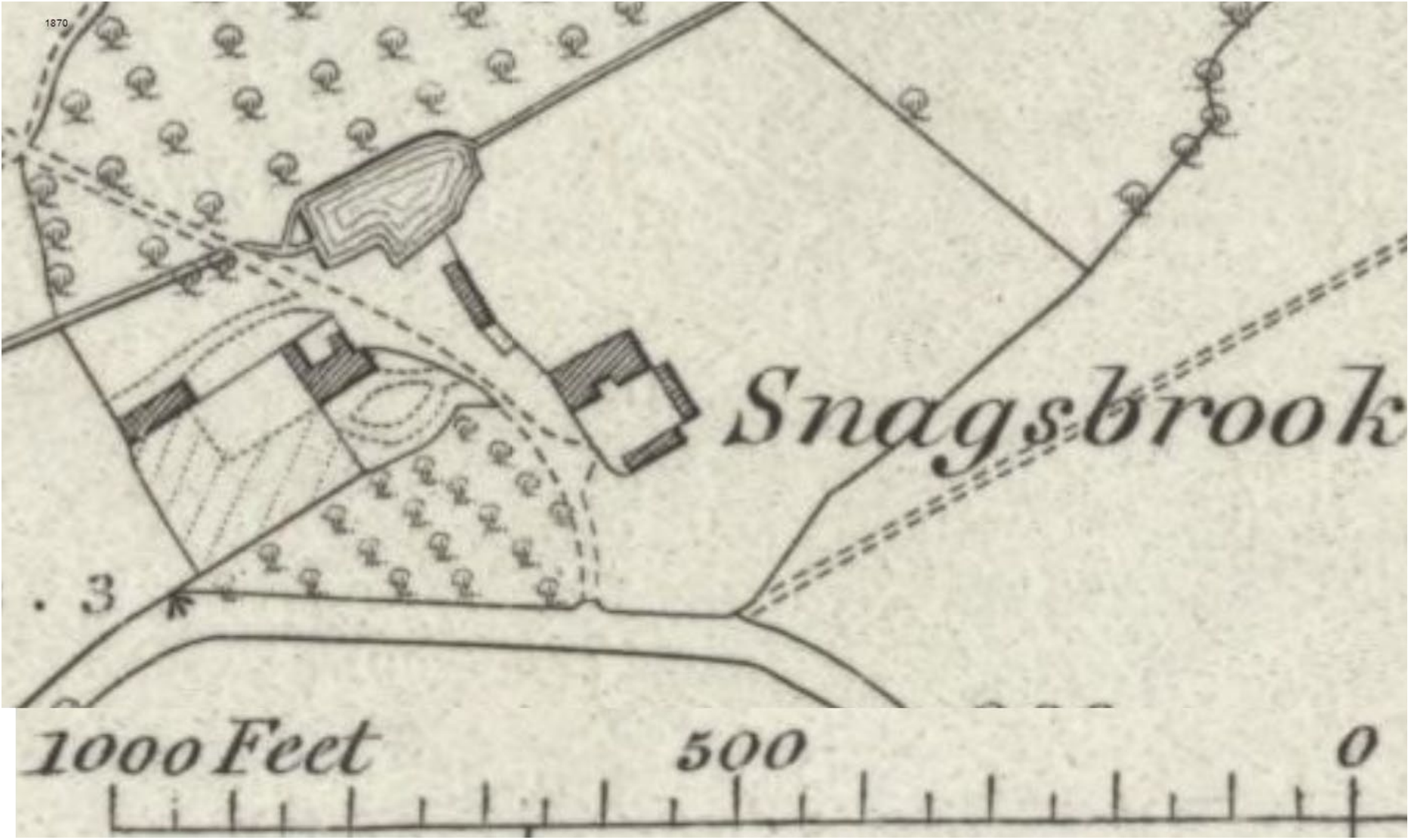


Figure 17: Historic OS Map 1870

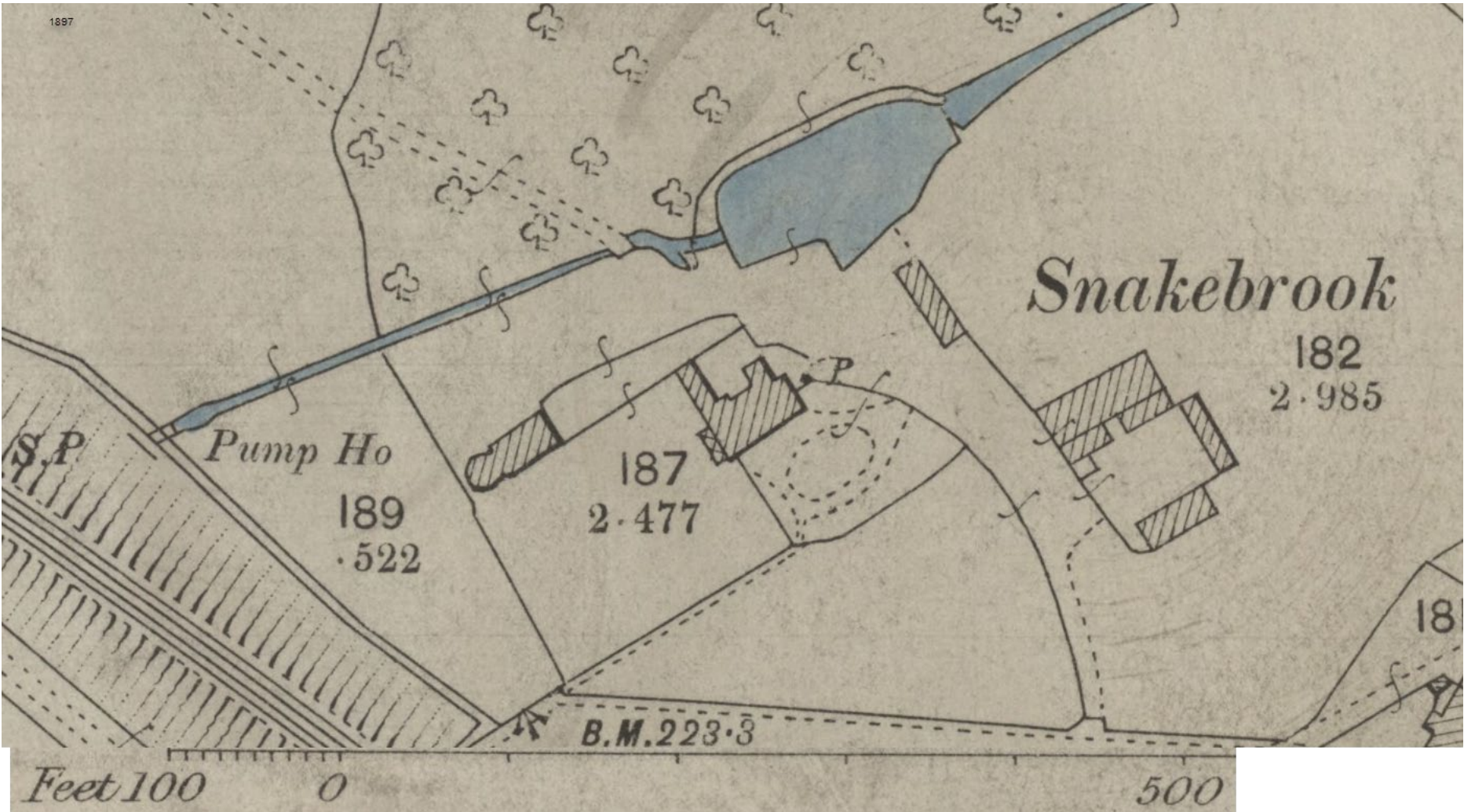


Figure 18: Historic OS Map from 1897



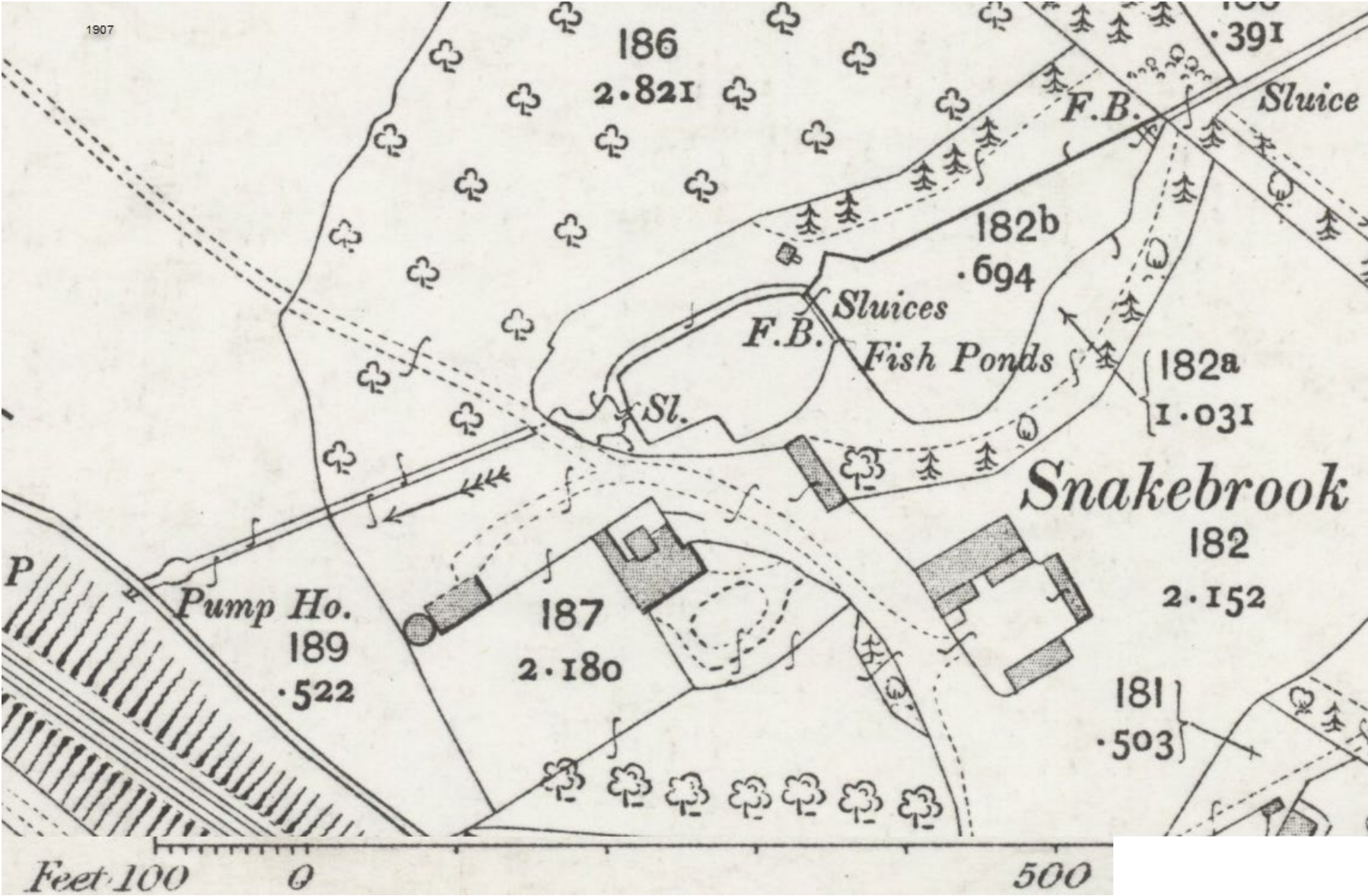


Figure 19: Historic OS Map, 1907

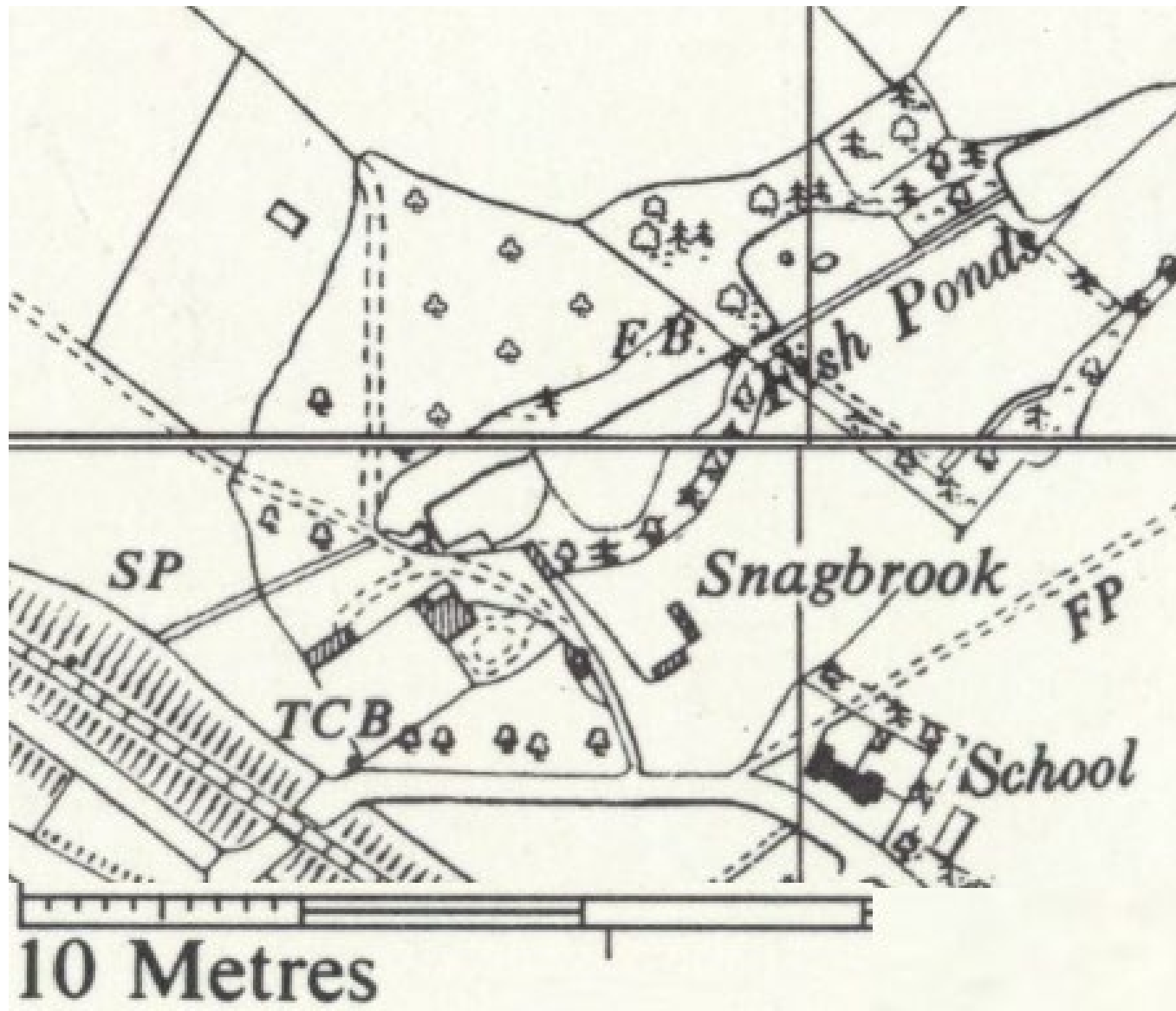


Figure 20: Historic OS Map, 1961

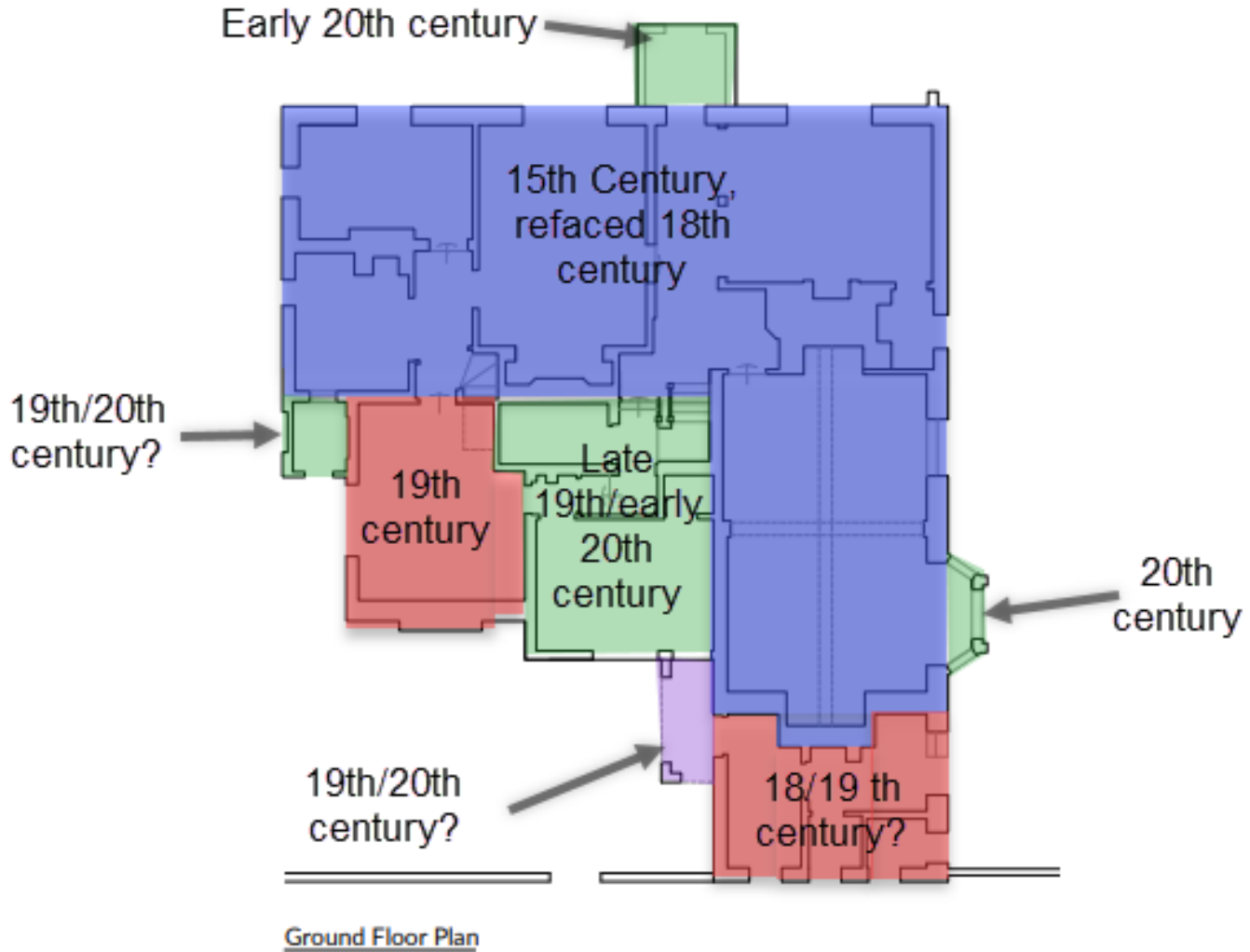


Figure 21: Estimated phasing of the current building

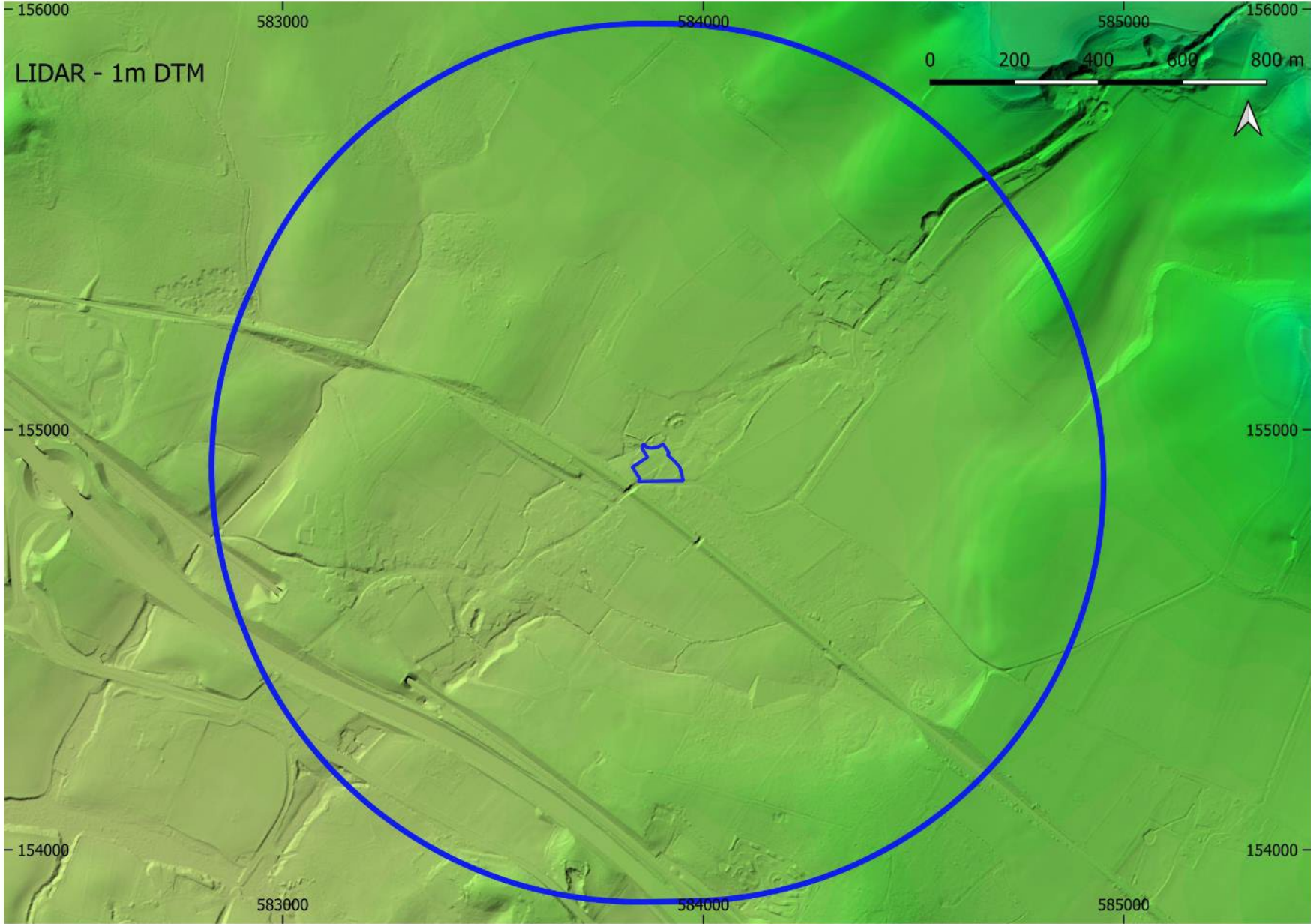
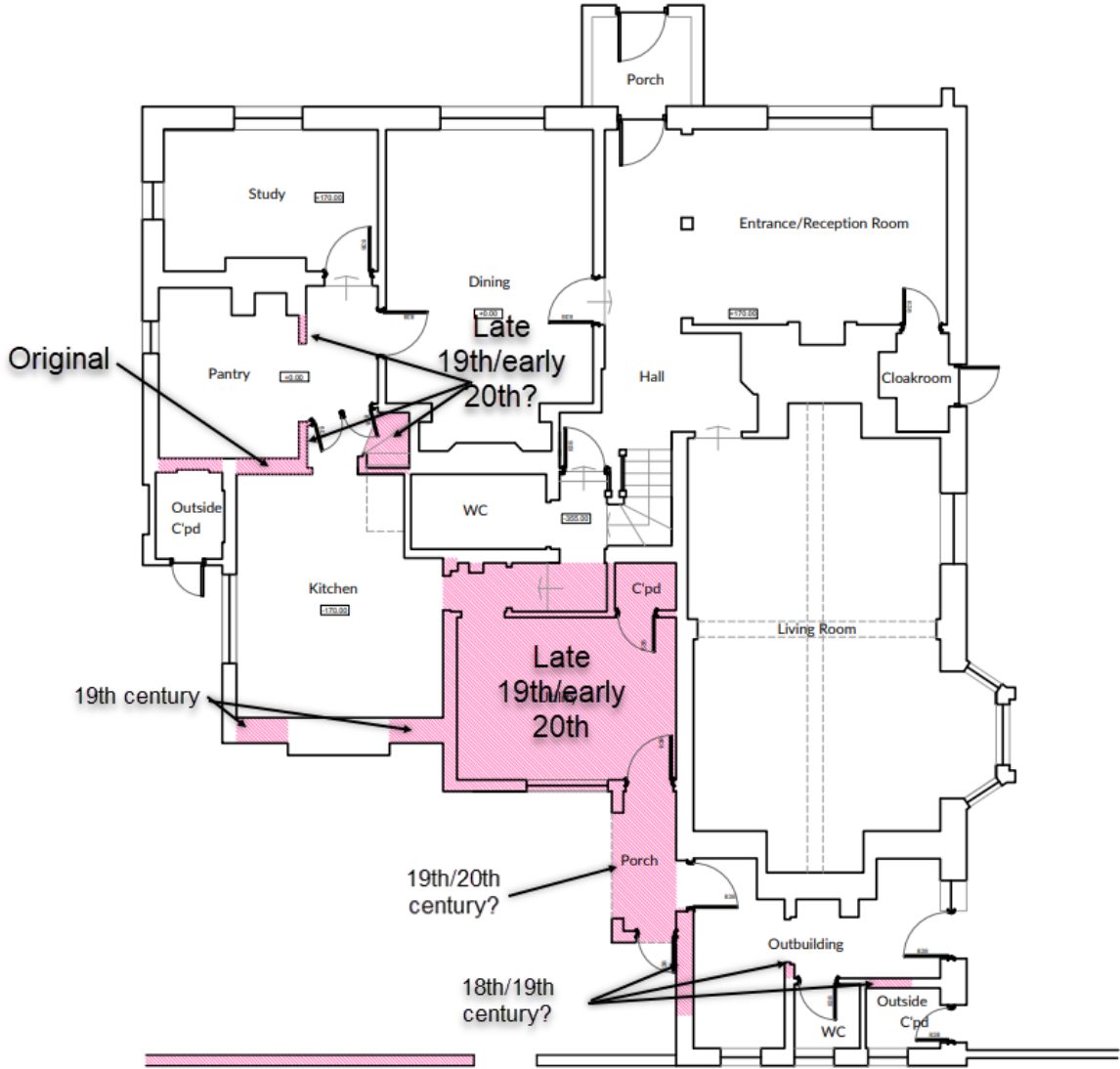
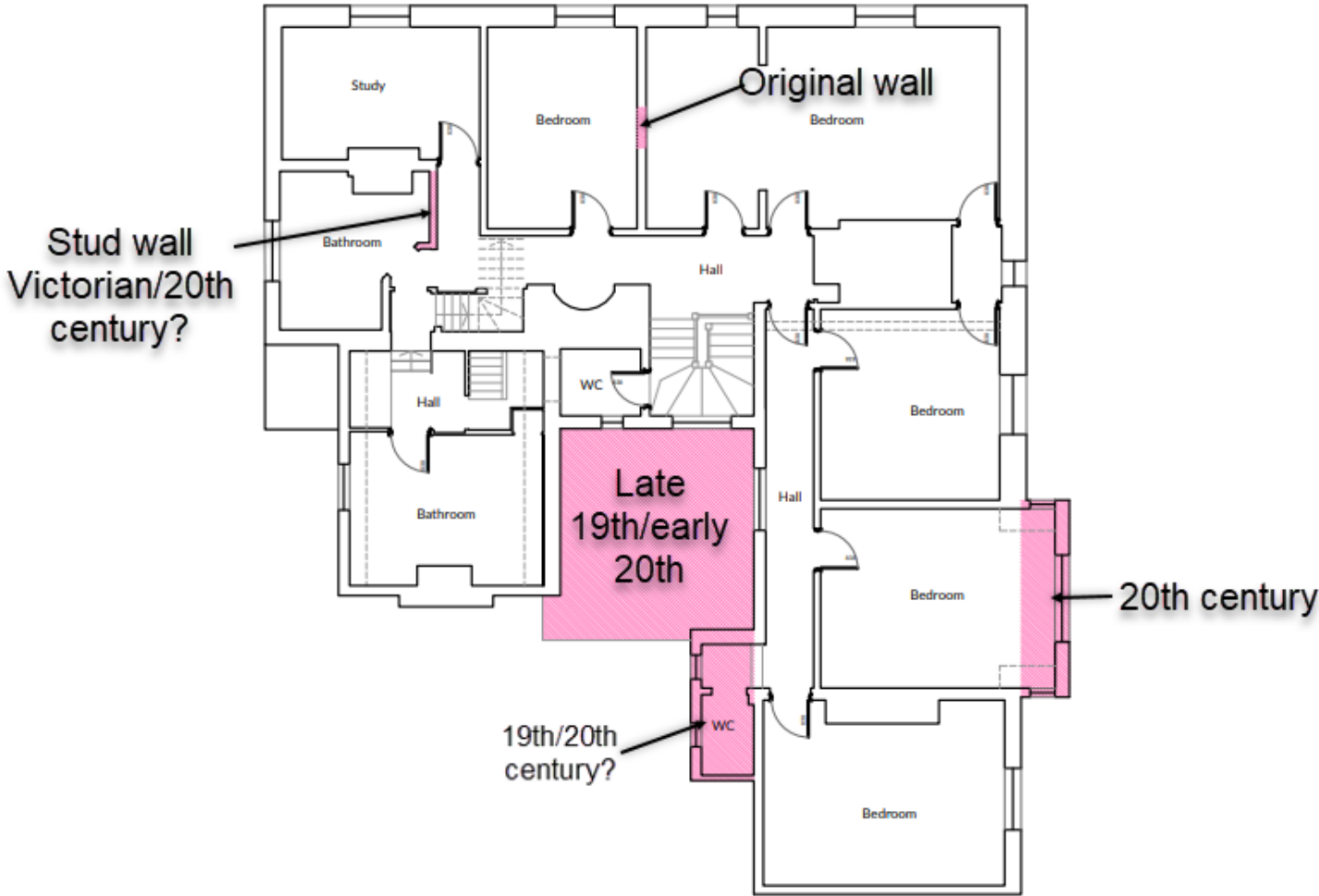




Figure 22: LIDAR (Environment Agency) Assessment area and Close up



Ground Floor Plan



First Floor Plan

Figure 23: Estimated Age of features being demolished.



Plate 1: Aerial Photograph, 1940's (Google Earth)





Plate 2: Aerial Photograph, 1960's (Google Earth)



Plate 3: Aerial Photograph, 1990's (Google Earth)



Plate 4: Aerial Photograph, 2019 (Google Earth)



Plate 5: Entrance to PDA



*late 6: Roadside boundary at PDA*



*Plate 7: Front elevation*



*Plate 8: View of eastern elevation*



*Plate 9: View of small extension on eastern elevation*





*Plate 10: View of western elevation*



Plate 11: View of rear central extension



Plate 12: north easter rear extension area



Plate 13: Rear of the western elevation



Plate 14: Close up of brick pillar for extension to the rear of the western elevation



*Plate 15: View of the northern end of the western wing*



*Plate 16: View to the rear of the western wing*



Plate 17: Room 10, Existing opening to remain



Plate 18: Room 10, doorways to remain in-situ that will go out of use in the proposed reconfiguration



Plate 19: First floor landing

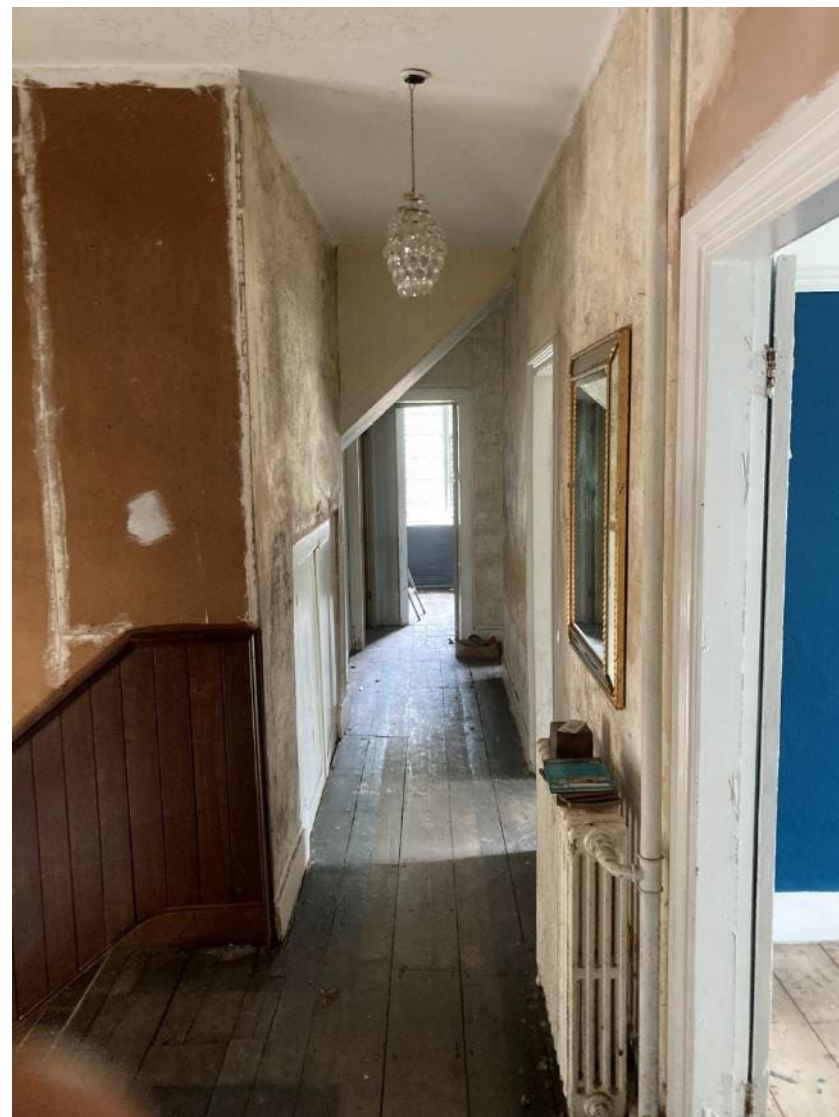


Plate 20: First floor landing



Plate 21: Room 1, new door proposed to be created and doorway blocked but left in-situ



Plate 22: Room 2



Plate 23: Room 2, showing area to be knocked through



Plate 24: View into Room 3





Plate 25: Room 3



Plate 26: Room 3



Plate 27: Stairs down from Room 3 towards ground floor



Plate 28: Room 9



Plate 29: Room 9, step down



Plate 30: Room 4, showing modern extended area



Plate 31: Room 8 showing bay area below modern extension



Plate 32: Room 6



Plate 33: Room 6



Plate 34: Room 6



Plate 35: Corridor towards Room 5 on the left



Plate 36: Room 7, showing part of wall area to be demolished

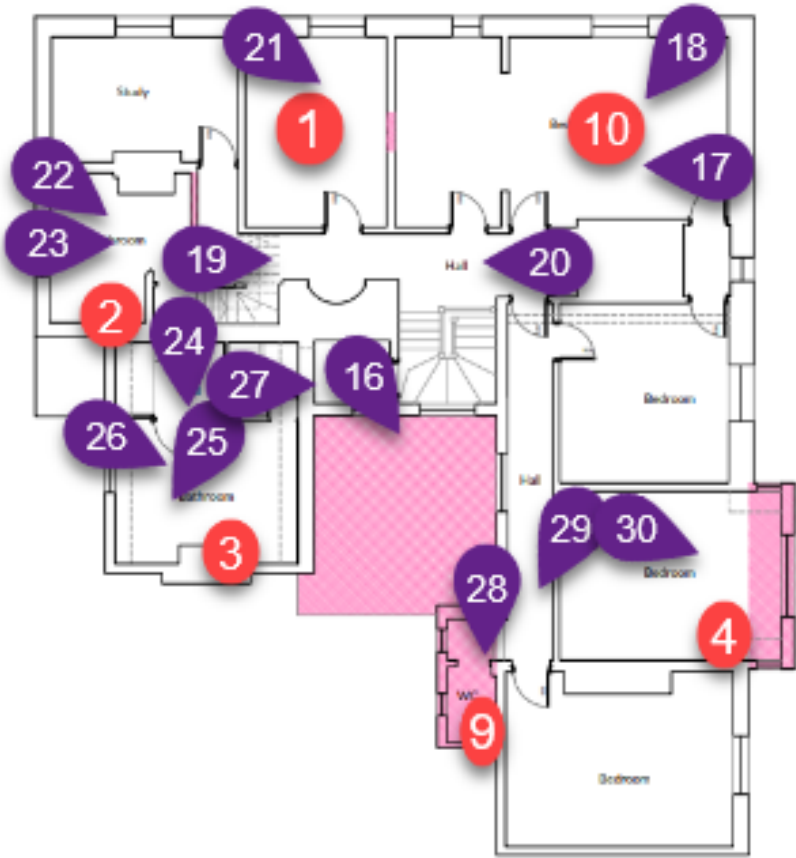


Plate 37: Room 7, showing part of wall area to be demolished



*Plate 38: Room 7 showing wash room area*





First Floor Plan

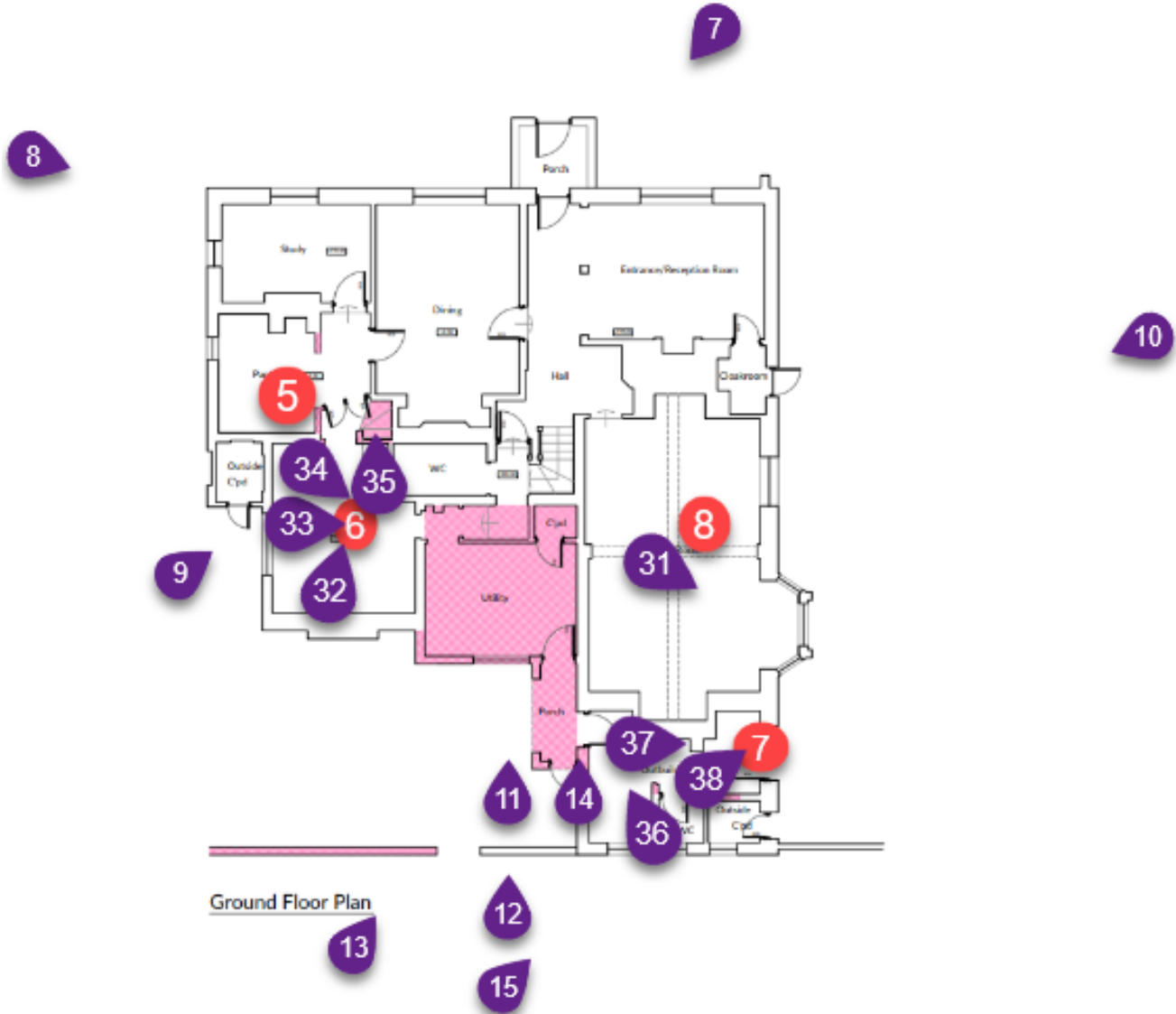


Plate 39: Room Numbers and Plate locations