



**Built Heritage Statement in Advance of
the Proposed Development at Church Hill
Cottage, Church Hill, Charing Heath, Kent.**

November 2018

Built Heritage Statement in Advance of the Proposed Development at Church Hill Cottage, Church Hill, Charing Heath, Kent.

National Grid Reference TQ 92512 49305



Report for Ms S Aspital & Mr J Metianu

Planning Application: 18/01216/AS

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SWAT ARCHAEOLOGY

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Contents

1	INTRODUCTION	7
1.1	Project Background	7
1.2	The Site	7
1.3	Project Constraints	8
1.4	Scope of Document	8
2	PLANNING BACKGROUND	8
2.1	Introduction.....	8
2.2	Heritage Assets.....	9
2.3	National Planning Policy Framework (NPPF)	9
2.4	Planning Policy Guidance	14
2.5	Local Policies	19
3	AIMS AND OBJECTIVES	21
3.1	Introduction.....	21
3.2	Heritage Asset Assessment – Chartered Institute for Archaeologists (2017) 21	
4	METHODOLOGY.....	22
4.1	Introduction.....	22
4.2	Sources	22
5	ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT.....	24
5.1	Introduction.....	24
5.2	Historical Map Progression	26
5.3	Site Assessment.....	29
5.4	Assessment of Heritage Assets	31
5.5	Aerial Photographs.....	35
6	PROPOSALS AND ASSESSMENT OF IMPACT.....	36
6.1	Proposals	36
6.2	Assessment of Impact	36
7	CONCLUSION	38
7.1	Introduction.....	38
8	OTHER CONSIDERATIONS.....	40
8.1	Archive.....	40
8.2	Reliability/Limitations of Sources.....	40
8.3	Copyright	40
9	REFERENCES	41
9.1	Bibliographic.....	41
9.2	Websites.....	41
10	Appendices.....	43
10.1	Appendix 1: Statutory List Description	43

List of Plates

- Plate 1. Aerial photograph from 1940
- Plate 2. Aerial photograph from 1960
- Plate 3. Aerial photograph from 1990
- Plate 4. Aerial photograph from 2003
- Plate 5. Aerial photograph from 2007
- Plate 6. Aerial photograph from 2013
- Plate 7. Aerial photograph from 2018
- Plate 8. View Church Hill Cottage and Thatch Cottage in 1913 (looking north)
- Plate 9. View of the front of Church Hill Cottage, scale 2m (looking north, north east)
- Plate 10. View of south eastern side of Church Hill Cottage (looking north west)
- Plate 11. View of the north western side of Church Hill Cottage (looking south east)
- Plate 12. View of part of the rear of Church Hill Cottage (looking west)
- Plate 13. View of part of the rear of Church Hill Cottage (looking south)
- Plate 14. View of Church Hill Cottage from the road (looking north, north east)
- Plate 15: View of the southern boundary of the PDA from Church Hill (looking north west)
- Plate 16: View of the eastern boundary of the PDA from the road (looking north)
- Plate 17: View from upstairs window looking towards PDA (looking south)
- Plate 18: View across the PDA towards Church Hill Cottage (looking north)

List of Figures

- Fig.1 Location map of Church Hill Cottage
- Fig.2 Location map of Thatch Cottage
- Fig.3 Location Map of Fayre Acre
- Fig.4 Site location map and site Location plan 1:10000
- Fig.5 Proposed Development Area
- Fig.6 Andrews, Dury and Herbert map from 1769
- Fig.7 Hasted, 1798
- Fig.8 Ordnance Surveyors Drawing, 1797
- Fig.9 1839 Tithe Map
- Fig.10 Historic mapping OS 1:2500 1871
- Fig.11 Historic mapping OS 1:2500 1897
- Fig.12 Historic mapping OS 1:2500 1907

- Fig.13 Historic mapping OS 1:2500 1975-76
- Fig.14 Historic mapping OS 1:2500 1977
- Fig.15 Historic mapping OS 1:2500 1990-93
- Fig.16 KHER Heritage Assets

Built Heritage Statement in Advance of the proposed development at Church Hill Cottage, Church Hill, Charing Heath, TN27 0BU.

Summary

SWAT Archaeology has been commissioned by Ms S Aspital and Mr J Metianu to prepare a Built Heritage statement relating to the proposed development at Church Hill Cottage, Church Hill, Charing Heath, Kent.

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

This report has demonstrated that within the assessment area lies a number of designated assets. The majority of which are some distance from the PDA and have no intervisibility. Consequently, this report concentrates on the three designated Grade II assets closest to the PDA. One being Church Hill Cottage in which the PDA is located in part of the front garden. In addition, close to the site are Thatch Cottage and Fayre Acre. In addition, the garden of Church Hill Cottage is a designated historic garden. The designated historic garden is covered in greater details in a separate Historic Landscape Report.

This statement demonstrates that the significance of Church Hill Cottage, Thatch Cottage and Fayre Acre resides in their historical and aesthetic interest. The enclosing of the heath following their construction and the subsequent dense hedgerows and planting in the area has altered the original settings of these heritage assets, along with the subsequent alterations to the buildings themselves. The PDA which sits in part of the front garden of Church Hill Cottage is situated in the area that was originally common heathland and was not originally part of the land associated with the Church Hill Cottage. Along with the lack of intervisibility, the proposed development does not affect its significance. Nor is the significance of Thatch Cottage or Fayre Acre affected given the lack of any intervisibility.

This built heritage statement has found that the designated heritage assets within the 500m assessment area will remain unaffected by the proposed development and that the proposed development will produce no harm on the settings or significance of these assets. The proposed development will outweigh any 'less than substantial' impact to Church Hill Cottage, Thatch Cottage and Fayre Acre by allowing Mr Metianu Senior, a long-time resident, to be able to stay in the village in purpose-built accommodation close to his family which will continue to reside in Church Hill Cottage. A significant portion of the garden to Church Hill Cottage will still be retained and potentially outweigh any potential harm done.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Ms S Aspital and Mr J Metianu (the 'Client'), to carry out a Built Heritage Statement relating to the proposed development area (PDA) of Land at Church Hill Cottage, Church Hill, Charing Heath, Kent centred on National Grid Reference (NGR) TQ 92512 49305 (Fig 3).
- 1.1.2 It was required by KCC Heritage via an initial Planning-application (18/01216/AS) response that a Built Heritage Assessment be undertaken by an archaeologist to assess the impact of the new development on the significance of the designated heritage asset of the Grade II listed house of Church Hill Cottage.
- 1.1.3 This document will be used in support the planning application associated with the proposed development.

1.2 The Site

- 1.2.1 Charing Heath is a small village at the foot of the North Downs and on the edge of the Weald of Kent nestle between the A20 and the M20 motorway. The larger village of Charing is circa 3 miles to the west. The main road, A20, from Maidstone to Ashford passes 1.4km to the north of Charing Heath. Between the A20 and Charing Heath. The railway from Ashford to Victoria passes circa 800m. Circa 450m to the south is the M20 with the High-Speed Channel Tunnel Rail Link (CTRL) following the line of the motorway. Maidstone is 17km to the west and Ashford 10km to the east. The proposed site sits at an average of 80m AOD. With the PDA very gently, almost imperceptibly sloping to the east. The core of the village is to the east and the PDA sits on the north side of the road of Church Hill on the outskirts of the village on the road from Charing Heath towards Lenham Heath to the west. The PDA is currently part of the front garden of Church Hill Cottage (Fig. 4).
- 1.2.2 It has been identified that there are a number of designated assets within the 500m assessment area from the centre of the PDA. The majority of which are scattered in and around the village. Most which have no impact or intervisibility

with the PDA. Figure 16 provides a full detailed list of all of these designated heritage assets. However, there are three designated assets, which are situated closer to the PDA, and these are covered in greater detail within this report.

- 1.2.3 The PDA sits within the front garden of Church Hill Cottage which is a Grade II heritage Asset. Thatch Cottage is also a Grade II heritage asset that is immediately next door to the west of Church Hill Cottage and Fayre Acre, another cottage to the west of the Thatch Cottage. The three properties effectively sit in a row. The PDA also sits within part of the designated historic garden of Church Hill Cottage, which is covered in a separate Historic Landscape Report.

1.3 Project Constraints

- 1.3.1 No constraints were associated with this project.

1.4 Scope of Document

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

2 PLANNING BACKGROUND

2.1 Introduction

- 2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The National Planning Policy Framework (NPPF), was updated in July 2018 and is the principal document which sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework in

which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs own their communities.

2.2 Heritage Assets

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

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

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

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

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

2.3 National Planning Policy Framework (NPPF)

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2018): Annex 2, comprises:

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

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

‘a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.

2.3.3 NPPF Section 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.

2.3.4 Paragraph 185 of the NPPF states that:

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

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

2.3.5 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with

archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.'

2.3.6 Paragraph 190 of the NPPF states that:

'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.3.7 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.

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

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

- 2.3.9 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;
- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
 - b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
 - c) The desirability of new development in making a positive contribution to local character and distinctiveness.
- 2.3.10 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.
- 2.3.11 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 2.3.12 Paragraph 194 notes that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:
- a) Grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
 - b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

- 2.3.13 Paragraph 195 states that where a proposed development will lead to substantial harm (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) The nature of the heritage asset prevents all reasonable uses of the site; and
 - b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - d) The harm or loss is outweighed by the benefit of bringing the site back into use.
- 2.3.14 Conversely, paragraph 196 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 2.3.15 The NPPF comments in paragraph 201, that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- 2.3.16 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
- 2.3.17 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that

preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

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

2.4 Planning Policy Guidance

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

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

- 2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.
- 2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology and Planning (1990) those general principles which are applicable to the historic environment as a whole.
- 2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it or have emotional links to it. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

Historic Environment Good Practice in Planning Notes

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

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

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

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

2.4.6 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its

setting early in the process to assist with any planning decision-making in line with legal requirements.

GPA3: The Setting of Heritage Assets.

- 2.4.7 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.
- 2.4.8 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.4.9 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.
- 2.4.10 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.
- 2.4.11 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess whether, how and to what degree these settings contribute to the significance of the heritage asset(s).
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

2.4.12 The guidance reiterates the NPPF in stating that where developments affecting the setting results in ‘substantial’ harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.4.13 Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; ‘Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management’ (25th February 2016), ‘Historic England Advice Note 2: Making Changes to Heritage Assets’ (25th February 2016) and ‘Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans’ (30th October 2015).

Curtilage

2.4.14 Historic England defines curtilage for the purposes of the listed building legislation, as an area of land around a listed building within which other buildings pre-dating July 1948 may potentially be considered listed. Not all buildings will have a curtilage. With those that do there will be cases where the extent of the curtilage will be clear (such as a garden boundary) but in others it may not be as clear each case will always be a question of fact and degree. A decision taker may take the following factors into account in assessing the matter: i) the physical layout of the listed building and the building; ii) their ownership past and present; and their use or function past and present specifically whether the building was

ancillary (i.e. subordinate to and dependent on) the purposes of the listed building at the date of listing.

2.5 Local Policies

- 2.5.1 Ashford Borough Council, has a Heritage Strategy dated October 2017. The Ashford Borough Council Local Plan (2000), relating to the heritage assets of the Borough, many policies have now been superseded by other development plan documents or changes in national planning policy. However, three saved policies continue to apply until the adoption of the Local Plan 2030. EN16 Development in Conservation Areas sets out criteria that will be required to be met if development or redevelopment is proposed in a conservation area. EN23 Sites of Archaeological Importance protects important archaeological sites from development unless applications have adequately demonstrated that the site will be satisfactorily preserved in situ or by record. Thirdly, EN28 Historic Parks and gardens protects such elements of the heritage of the Borough from development which would harm their setting or character. There are three policies in the Draft Local Plan that address the protection and enhancement of the heritage assets of the borough. Draft Policies ENV13 Conservation and Enhancement of Heritage Assets, ENV14 Conservation Areas and ENV15 Archaeology.

POLICY EN23: Sites of Archaeological Importance.

- 2.5.2 In exceptional circumstances, permission may be given for development affecting important archaeological sites of regional or local importance, if the applicant has demonstrated that the site will be satisfactorily preserved either in situ or by record. Any archaeological recording should be by an approved archaeological body and take place in advance of development in accordance with a specification and programme of work to be submitted to and approved by the Borough Council.

POLICY EN28: Historic Parks and Gardens.

- 2.5.3 Proposals which would harm the character or setting of a historic park or garden will not be permitted.
- 2.5.4 The following policies are those in the draft 2030 Local Plan. The final draft was submitted to the Secretary of State in December 2017 for approval.

POLICY ENV13: Conservation and Enhancement of Heritage Assets (Draft 2030 Local Plan).

2.5.5 Proposals which protect, conserve and enhance the heritage assets of the Borough, sustaining and enhancing their significance and the contribution they make to local character and distinctiveness, will be supported. Proposals that make sensitive use of heritage assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate and viable use consistent with their conservation, will be encouraged. Development will not be permitted where it will cause loss or substantial harm to the significance of heritage assets or their settings unless it can be demonstrated that substantial public benefits will be delivered that outweigh the harm or loss. All applications which will affect a heritage asset or its setting should be supported by a description of the asset's historic, architectural or archaeological significance with an appropriate level of detail relating to the asset and the likely impact of the proposals on its significance.

POLICY ENV15: Archaeology (Draft 2030 Local Plan)

2.5.6 The archaeological and historic integrity of Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and where possible enhanced. Development which would adversely affect such designated heritage assets will not be permitted. Planning applications, on sites where there is, or is the known potential for, an archaeological heritage asset, should include an appropriate desk-based assessment of the asset. In addition, where important or potentially significant archaeological heritage assets may exist, developers will be required to arrange for field evaluations to be carried out in advance of the determination of planning applications.

2.5.7 Where the case for development affecting a heritage asset of archaeological interest is accepted, the archaeological remains should be preserved in situ as the preferred approach. Where this is not possible or justified, appropriate provision for preservation by record may be an acceptable alternative. Any archaeological recording should be by an approved archaeological body and take place in accordance with a specification and programme of work to be submitted to and approved by the Borough Council in advance of development commencing.

3 AIMS AND OBJECTIVES

3.1 Introduction

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

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

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

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

(2017:4)

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

- *an assessment of the potential for heritage assets to survive within the area of study*
- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*

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

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

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

4.2 Sources

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

Archaeological databases

- 4.2.2 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.

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

Cartographic and Pictorial Documents

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

Aerial photographs

- 4.2.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-7).

Secondary and Statutory Resources

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

Walkover Survey

- 4.2.7 The Site is visited for a walkover survey. This is for the purpose of:
- Identifying any historic landscape features not shown on maps.
 - Conducting a rapid survey for archaeological features.
 - Making a note of any surface scatters of archaeological material.
 - Identifying constraints or areas of disturbance that may affect archaeological investigation.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

- 5.1.1 The name Charing first appears in 799 as Ciorrincg. The name probably comes from the Anglo-Saxon word cerring, which means a bend in the road, or it may be from Ceorra-ingas, which is Anglo-Saxon, meaning people of Ceorra.
- 5.1.2 Charing is one of a number of settlements that lie below the North Downs where springs emerge from the chalk as does nearby settlements of Lenham and Hollingbourne. A site in Charing was given to the Church of Canterbury in the 8th century and remains in church hands until the reformation.
- 5.1.3 The village is on the route of the Pilgrims Way. There is also the greenway which runs parallel to the Pilgrims Way. Both ancient paths thought to be of prehistoric origin. The greenway runs through the centre of the churchyard in Charing and the Pilgrim's Way to the north of the village.
- 5.1.4 A heath is an area of open uncultivated land, typically on acid sandy soil, with characteristic vegetation of heather, gorse, and coarse grasses. This would have been common land, with grazing rights.
- 5.1.5 Hasted, an historian commenting in 1798 about Charing Heath 'it is watered by several small streamlets, which rising near the foot of the hills, direct their course southward into the Stour, which runs towards Ashford.'
- 5.1.6 There is little evidence within Charing Heath during the prehistoric, Iron Age and Roman periods Sand Quarry Spring Wood, uncovered Late Neolithic axe head, Bronze Age pottery and an Iron Age/ early Roman farmstead. Including cremations and granaries. Another quarry to the south east at Newlands uncovered Mesolithic tools, Iron Age and Roman pottery.
- 5.1.7 At the time of the Domesday Book, Charing Heath did not have an entry. Charing at the time was a large settlement had 65 households, made up of 26 villagers, 27 smallholders and 12 slaves. There was land for 40 plough teams, 25 acres of meadow and 1 mill.

- 5.1.8 Charing church is thought to have pre-Norman Conquest origins but the present building originates from the 13th century. Parts were rebuilt in the 16th century following a fire.
- 5.1.9 The current building of the Archbishops Manor dates to the late 14th century, situated north of Charing Church. The surviving building is that of the Great Hall of the manor house for the archbishops of Canterbury. It was an ideal stopping point halfway between Maidstone and Canterbury.
- 5.1.10 The main road to Maidstone was through Church Hill. It travelled from Westwell in the east, through Coppins Corner, Swan Street, Church Hill onto Lenham Heath, Sandway and Harrietsham.
- 5.1.11 The manor of Brockton had owners of the name Adam de Broughton in the reign of Edward I when it passed to Thomas Pausherst in the reign of Richard II where it has since passed through various owners.
- 5.1.12 Burleigh Manor had owners of the same name. One of the owners John de Burleigh in the 13th century founded a chantry, now called Burley's chantry in Charing Church. The manor again passed through various owners until the Darrells by Hasted's time and was still in the Darrells name in 1841.
- 5.1.13 As well as quarrying, another Post Medieval industry was brickmaking. Brickearth over lies the Folkestone Beds. There are several areas in the region around Charing Heath that relate to disused sand pits.
- 5.1.14 By 1801, a new road towards Maidstone is in existence, broadly corresponding to the modern A20, obviously much straighter and only higher ground.
- 5.1.15 The railway was extended to Ashford West in 1874 from Maidstone. A station was opened for Charing in 1884.
- 5.1.16 Around 1840, the heath, which was common land presumably with grazing rights was being enclosed and the land turned into pasture and arable fields. This was part of a nationwide trend in the 18th and 19th centuries where common land was being enclosed all over the country. The area within the triangle on the south side of Church Hill, remains heathland for a few years longer, but by 1872, that area had also been enclosed.

- 5.1.17 The church in Charing Heath was only built in 1874 to serve the villages of Charing Heath and Lenham Heath, so prior to that, the residents of Charing Heath would have used the church in Charing. The land and money for the church was provided by the Sayer family of Pett Place in Charing.
- 5.1.18 M20 motorway built in the 1980s and the Channel Tunnel railway in the 1990s. The building of the M20 effectively 'sandwiching' Charing Heath between the railway to the north and the motorway to the south.

5.2 Historical Map Progression

Andrews, Dury and Herbert map of 1769

- 5.2.1 Andrews, Dury and Herbert published their atlas some thirty years before the Ordnance Survey, immediately becoming the best large-scale maps of the county. This shows a sparsely populated landscape of hamlets and single houses. Church Hill is essentially a road between Charing Heath and Lenham Heath. The stream flows southwards to join the Great Stour. There does not appear to be any properties showing on Church Hill, which is surprising given that Church Hill Cottage is supposed to have 16th century origins. The hub of the village is to the south east. The area around the PDA is just fields. To the north is 'Barley', which is Burleigh Manor (Fig. 6).

Hasted, 1798

- 5.2.2 The area is still sparsely populated and the locations of buildings not dissimilar to the map above. The area around the PDA is suggestive on this map as heath land rather than fields. Church Hill seems to just be a track and is not showing any properties. Burleigh Manor is called 'Burley' in this map (Fig. 7).

Ordnance Surveyors Drawings 1797

- 5.2.3 This map shows the individual buildings and essentially shows an agricultural landscape. The size of the heath area has reduced in the north and the area between Burley and Church Hill is mainly divided up into fields. The map suggests the heath area continues in to the immediate area north of church Hill road and

that is why the properties on the north side of Church Hill are set back from the road. The map appears to show Church Hill Cottage and The Thatch Cottage in existence with the PDA separate from Church Hill Cottage as part of the heathland. There is a stream following its natural course to the east of the PDA (Fig. 8).

Tithe Map from 1840

- 5.2.4 The tithe map shows greater detail. The properties of Church Hill Cottage, The Thatch Cottage and Fayre Acre have been built and are located back off the road. Church Hill Cottage at this time is owned by James Gurhain Sillibourne and occupied by John Earl and is showing a 'T' shaped plan. It is referred to a 'Four Cottages, yard and garden'. Area 299 to the rear of Church Hill Cottage is called 'House Meadow' and is occupied by James Earl as is area 230 and 231, all described as pasture. The place next to Church Hill Cottage is referred to as a 'cottage' and is owned by the same person but occupied by James Strover. The property designated 227 is a cottage owned and occupied by the Oversees of Little Chart. The area of the PDA is part of Charing Heath designated 205 and is referred to in the tithes as 'waste' (Fig. 9)

Historic OS map 1871 1:2500

- 5.2.5 This is the first properly scaled OS map. Church Hill Cottage is shown as two dwellings with a separate building to the west. It is no longer showing a 'T' shape suggesting there have been alterations. In the next plot to the west is Thatch Cottage, again this appears to be two houses and further to the west is Fayre Acre. At the rear of Fayre Acre is marked a spring. To the north of these properties and the fields beyond there is a footpath that runs in an east/west direction. The three properties are set back from the road, separated by fields designated 365 and 366, with the PDA part of field 366. On the southern side of Church Hill to the far west of the map is the church. There is a water course to the east of field 371 that runs southwards and turns right angles towards the east running under a short culvert, before turning to the south. Given the straight line of the water course in this area, it suggests that it has been managed. To the east there are a group of houses located around the pub and forge, which is surrounded by orchard. To the south east is Heath Farm. Church Hill Heads westwards towards Lenham Fostal. The road south towards Stonebridge Green and north towards the

Downs. The road east heads towards Charing. South of the road towards Stonebridge Green is the manor estate of Brockton. As well as the main house seen in the south east corner there are a number of other large buildings, thought to be barns around the main house. Brockton also appears to have its own spring. The area to the south is still called Charing Heath but it is now enclosed by a patchwork of fields (Fig. 10).

Historic OS map 1897 1:2500

- 5.2.6 Fayre Acre (designated 391) has now absorbed the field in front of the house but Church Cottage and The Thatch Cottage together are designated 388. They both still have a separate field between the front of the properties and the road which is designated 387. of which the PDA is part of. Church Hill Cottage is still shown as two separate buildings with an outbuilding to the west of the houses. In addition, the annotations on the boundary lines between the cottages of Church Hill Cottages and Thatch Cottage suggests they are all under one ownership. The current owner confirms that this was in fact the case. The area is still predominately fields and a number of other footpaths are now shown cross crossing the area south of Church Hill. At Brockton the outbuildings have been removed and only the main house remains (Fig. 11).

Historic OS map 1907 1:2500

- 5.2.7 There is no change at the PDA. The garden area at the rear of Thatch Cottage has reduced in size with more land allocated to the field behind Church Hill Cottage, which is still two separate cottages. (Fig.12).

Historic OS map 1975-76 1 1:2500

- 5.2.8 5.1.7 The properties are now named and Church Hill Cottage and Thatch Cottage are now single dwellings. In addition, both properties have now absorbed the separate field in front of the houses. Both the properties of Thatch Cottage and Church Hill Cottage appears to have been extended. In addition, the fields to the rear of the properties have also been consolidated with the area to the rear of Thatch Cottage much smaller in size, with the majority of that areas a larger sized field belonging to Church Hill Cottage. To the south east of the PDA, Brookfield has been built. The water course by Brookfield follows the same route but now more of it runs underground around Brookfield. More properties have been built on the west side of the Y junction, east of the PDA and west of these is

now the recreation ground with pavilion. Houses have also been built on the northern side of the road to Stonebridge. Heath Farm has grown in size with many more outbuildings. A hall has been built opposite the church on the northern side of Church Hill (Fig.12)

Historic OS map 1977 1:2500

5.2.9 No changes compared to the previous map (Fig. 14).

Historic OS map 1990-93 1: 2500

5.2.10 There is no change to the PDA. Thatch Cottage has been extended. Church Hill Cottage is now situated in a larger size plot having absorbed the field to the rear. Crofters has been built on the southern side of Church Hill. To the west of Fayre Acre is now a large barn. (Fig.15).

5.3 Site Assessment

5.3.1 A walkover survey was undertaken on the 24th November 2018. Church Hill Cottage is accessed down a long drive from Church Hill. The overall site for Church Hill cottage is just over 3 acres. Of that, the garden area is circa one and half acres. Of the garden area the PDA is circa one quarter of an acre in the south eastern corner. The western boundary of the cottage that the eastern boundary of Thatch Cottage is a tall hedge. To the east of the drive is the front garden area. The drive continues past the western side of the cottage, continuing and providing access to land at the rear area of Church Hill Cottage. The PDA is currently lawn as part of the front garden area of Church Hill Cottage. The south western boundary of the PDA is mixed hedges and trees that lines the road of Church Hill. On the northern side of this southern boundary is a very deep bed which is overgrown and contains shrubs and other plants. The eastern boundary of the PDA is a line of cherry laurel trees of some 10m in height which adjoins an arable field. These provides screening in that the PDA and also Church Hill cottage is not visible from the footpath in the field to the east of the PDA. The north western boundary of the PDA is a mature 2m high Cypress hedge which was originally planted to provide shelter to the front garden area, which is to be retained. There is currently an overgrown small border on the eastern side of this hedge which will be removed. The northern boundary of the PDA is an area of mature and

dense trees and shrubs. Consequently, this provides screening between the cottage and the PDA preventing any intervisibility. To the eastern side of the cottage, the garden area continues. This area is separated from the front garden area by a 'stream' and pond area crossed by two separate wooded dilapidated bridges. The stream and pond are not natural, but man-made in the 1990s. As the garden continues northwards there are further large hedges which were planted to provide shelter to the garden from the north. The garden area then moves northwards into a woodland area, which is the northern end of the garden. The far northern field of Church Hill is pasture for sheep. Behind the house is a small garden laid with paths, small beds and a large beech hedge. North of the hedge used to be the public nursery area, which is now lawn with a number of beds around the edges. The area to the west which is at the rear of Thatch Cottage contains a number of polytunnels which used to be the private nursery growing area, which is currently used for other purposes.

5.3.2 There are eight Grade 2 listed buildings and one Grade II* listed building within the 500m assessment area. Most of which are scattered about the assessment area and have no impact of intervisibility with the PDA except for three which are closest to the PDA. All are Post Medieval in date with the exception of Brockton Manor and Church Hill Cottage which are considered to have Medieval to Post Medieval origins. The three listed properties closest to the PDA are Church Hill Cottage in which the PDA is in the front garden. To the west of Church Hill Cottage is Thatch Cottage and west of Thatch Cottage is Fayre Acre, all Grade II listed which 92% of all listed buildings fall into this class. Views of Thatch Cottage from Church Hill are extremely restricted due to the significant amount of vegetation between the two properties, which prevent intervisibility except via glimpses of small parts of the roof of the property in a small number of places. Fayre Acre was not seen at all (Table 2).

Table 2: Heritage Assets

TQ 94 NW 118	Medieval to Post Medieval	Church Hill Cottage. Grade II listed (1362993). Probably C16 or earlier altered in the 19th and 20th century
TQ 94 NW 201	Post Medieval	Thatch Cottage. Grade II listed (1185598). C18 or earlier. One storey with thatched roof
TQ 94 NW 105	Post Medieval	Fayre Acre. Grade II listed (1070773). C18. Two storey red brick with tiled roof.

5.4 Assessment of Heritage Assets

5.4.1 It has been identified that within the PDA are three designated heritage assets worthy of investigation. Church Hill Cottage, Thatch Cottage and Fayre Acre, all Grade II listed. As such the following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to their significance. Section 10.1 provides full details of their statutory listings.

Church Hill Cottage

Architectural Interest:

- 5.4.2 It is thought that Church Hill Cottage originated in the 16th century or earlier. The earliest map identified that clearly shows the cottage is on the 1797 Ordnance Surveyors Map. This part of the cottage on the eastern side is a timber-framed building that has been refronted. It is two storeys and stuccoed. There is a hipped tiled roof with brick stack. The timber-framing is exposed on the right-hand side with diagonal braces. The right-hand part is tile-hung on the first floor. There are three casement windows and simple doorcase. The 1913 photograph shows part of this roof on the eastern side of the property as being thatched at that point in time.
- 5.4.3 On the western side, the cottage is brick built with a hipped roofed wing of higher elevation and is Victorian in date. According to the listed building narrative, internally some of the original timber frame and diagonal bracing is retained and exposed, however the roof space of the cottage was not been inspected. The original timber casement windows to the front elevation have been replaced with a metal framed alternative.
- 5.4.4 Until at least 1907, Church Hill Cottage was two separate cottages, which between 1907 and 1970 was converted into a single property. When the Metianu family moved in in 1981, several changes were made by them over the following years. A porch was added to the front. Another room was added downstairs on the eastern side being a single storey garden room. In the eastern portion of the house, a bathroom was added upstairs and the cat slide roof at the rear was also added. The fish tiles on the eastern portion were also added in the 1980s, replacing the earlier rectangular spaced tiles seen in the 1913 photograph (Plates 8-17).

Historical Interest:

- 5.4.5 Upon evaluating the historic map appraisal and the tithe records, the cottage itself is the main building of interest. The cottage has undergone a number of extensions and changes. The land on which is the PDA and is currently in the front garden of the house was only attached to the house sometime in the 20th century having previously been separate common heathland, confirming that prior to the 20th century that there was no historic link between the two area. However, at the time of the listing in 1980, the PDA would have been part of the property boundary and is therefore considered to be curtilage.

Setting:

- 5.4.6 Church Hill Cottage is located on the northern side of Church Hill, and due to the historic heathland that was in front of the cottage as seen in the 1913 photograph (Plate 8) when the area around was much more open. It is therefore set back well away from the road by circa 45m with its own access from the road. Church Hill is a quiet rural road leading from the crossroads which has the village public house from the east to the west towards the late Victorian church and towards Lenham Heath. Opposite is a caravan park. A public footpath runs in a north-south direction in the field to the east of the Cottage. During the 20th century in the area of the cottages along Church Hill, has become much more enclosed with dense hedgerows, trees and mature gardens create good screening between the existing listed cottage and the proposed new dwelling. A collection of 7 deciduous trees are located in between the cottage and the PDA, all of which are approximately 15m in height, which will obscure the view of the proposed development (Plate 17). Furthermore, an additional 12m high deciduous tree is located on the south east corner of Church Hill Cottage, providing a greater depth to the screening.
- 5.4.7 The cottage and the surrounding land on the eastern boundary with this field is covered with mature vegetation along its length leading to no intervisibility of the land or the cottage from the footpath (Plate 16). The PDA is offset to the east of the front of the house and does not obscure its view down the drive towards the road (Plate 14). The front garden where the proposed development is to be located is currently lawn (Plate 18). Consequently, in terms of the heritage asset's immediate visual setting, the physical site boundaries due to the hedges, trees and other planting result in views towards the PDA being obscured.

Summary of Significance:

- 5.4.8 Given the above it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, and that the property within the PDA will be sited in an area that is currently lawn with minimal removal of shrubs and some cut back of very mature hedging. Therefore, the majority of the existing garden vegetation will be maintained as screening to continue a positive contribution to its visual setting. In addition, the garden area will still amount to 1 ¼ acres in size. The asset itself is not impacted in that it will retain its 16th century structure with later enhancements. It is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance

Thatch Cottage

Architectural Interest:

- 5.4.9 Thatch Cottage is a single storey with an attic of red brick. It has a hipped thatched roof with a single gable dormer surrounded by a tiled square. First seen on the 1797 Ordnance Surveyors Drawing, historical maps suggest that this was in fact two properties which sometime after 1907 became a single property. Sometime between 1960 and 1975 an extension was added to the rear on the western side creating a 'L' shaped property. By 1990, a second much larger extension had been added to the rear on the eastern side. Given the dense hedgerow at the front and side of the property, it was not possible to view.

Historical Interest:

- 5.4.10 The cottage has historical interest as a single storey thatched cottage, which faces to road, although the original cottages have been made into one and also extended at both the western and eastern end in modern times. Historically it appears that the house was also owned with Church Hill Cottage having also had a shared drive up with Church Hill Cottage until at least 1960. Like Church Hill Cottage, the land that now forms part of its front garden was also common land as part of Charing Heath and only became part of the property between 1907 and 1940 based on the historical maps and aerial images. The land associated with the property, due to its shared ownership has reduced in size as when the house was jointly owned with Church Hill Cottage, the then owner allocated more land to Church Hill Cottage, which is why the land associated with Church Hill Cottage

continues westwards behind the rear of Thatch Cottage leaving Thatch Cottage with a much smaller rear garden.

Setting:

- 5.4.11 Thatch cottage is situated on the same distance back from the road of Church Hill as Church Hill Cottage. It now has its own access from the road via a driveway along the western side of the property boundary. It is separated from Church Hill Cottage by a tall hedge. Thatch Cottage cannot be viewed from the road due to trees and other vegetations along the roadside, which obscure it. The house is situated in a plot of just over half an acre.

Summary of Significance:

- 5.4.12 The extent of the heritage asset's original setting has already been eroded with later alterations although these are also thatched in keeping with the original roof. The proposed development makes a negligible contribution to its visual setting due to the vegetation across the boundaries and gardens of both Thatch Cottage and Church Hill Cottage. The asset retains its 18th century structure, albeit with later alternations. Nonetheless it is still considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

Fayre Acre

Architectural Interest:

- 5.4.13 Fayre Acre is a 18th century two storey building built of red brick with a hipped tiled roof with pentice to the east and west. There are two casement windows. The main building appears unaltered externally.

Historical Interest:

- 5.4.14 It is clearly seen for the first time in the 1839 tithe map and follows the same line as the other two houses. Like Church Hill Cottage and Thatch Cottage, the land that now forms part of its front garden was also common land as part of Charing Heath and only became part of the property between 1907 and 1940 based on the historical maps and aerial images.

Setting:

- 5.4.15 Based on the tithe map there is a field between Fayre Acre and Thatch Cottage. In the 20th century the property boundary moved eastwards and absorbed the majority of this field in between. There is a mature hedge between Fayre Acre and

Thatch Cottage. A large modern barn is located close to the western boundary in the field next door. The house is situated in a plot circa 0.8 of an acre and due to the dense vegetation, it was not possible to view the house.

Summary of Significance:

- 5.4.16 Due to the distance from the PDA and amount of vegetation and boundaries the proposed development makes a negligible contribution to its visual setting. The visual setting of the asset has already been eroded by the modern barn to the west. The asset retains its 18th century structure. It is considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

5.5 Aerial Photographs

1940s

- 5.5.1 The PDA is an area in front of Church Hill Cottage of which part of it is grass and part of the front and side appears to be for cultivation of vegetables as a kitchen garden. The eastern boundary of the PDA is a hedge. An orchard is at the rear of Church Hill Cottage. The main drive appears to head towards Thatched Cottage suggesting as per the maps that the properties belonged under joint ownership at this point with a shared drive (Plate 1).

1960s

- 5.5.2 To the south east of the PDA, Brookfields appears to be in the process of being built. The hedgerow on the western side with Church Hill Cottage has matured and there are only a few remaining trees in the orchard at the rear of the cottage. The area at the front and side of the house, which includes the PDA has reverted to gardens with a number of trees (Plate 2).

1990

- 5.5.3 There have been changes. The PDA is now clearly landscaped with a lawn and garden area to the front and side of Church Hill Cottage. The yew hedge on the western boundary of the PDA is established but the photograph is not of sufficient resolution to identify greater details. Thatch Cottage now has its own drive on the western side of its boundary and Thatch Cottage has been extended with two

extra extensions to the rear at either end. Church Hill Cottage and Thatch Cottage now clearly appear to be under separate ownership. The rear area of the Church Hill Cottage which is 'L' shaped as it extends around the rear of Thatch Cottage has a number of polytunnels and what appears to be a parking area at the rear. This would be the nursery growing and selling area, along with associate parking for the public (Plate 3).

2003

- 5.5.4 The garden area of Church Hill Cottage has matured and the hedgerow that is the eastern border with the PDA is also mature with many trees. There is now a caravan park on the southern side of Church Hill, opposite the entrance to the PDA (Plate 4).

2007

- 5.5.5 No changes are noted (Plate 5).

2013

- 5.5.6 No changes are noted (Plate 6).

2018

- 5.6.8 No changes are noted (Plate 7).

6 PROPOSALS AND ASSESSMENT OF IMPACT

6.1 Proposals

- 6.1.1 The proposed development is for a two storey, three bed detached dwelling on land to the front of Church Hill Cottage that is currently a residential front garden associated with the cottage. In addition, alongside the on the eastern side of the proposed house will be a single open car port. A new drive will provide access to the proposed house via a new entrance off Church Hill following the removal of part of the hedge (Fig. 5).

6.2 Assessment of Impact

- 6.2.1 The proposed development of a single residential house would not substantially change the rural character of the lane especially since like the other properties in this area of the lane there will be limited visibility from the road and also the public footpath to the east. The proposed house will be situated back from the road at a distance similar to that of Brookfields to the east. The proposed house will have an active relationship with Church Hill with its own driveway entrance and will therefore maintain the limited view of all the houses along the road with mature vegetation. The PDA boundaries will maintain this dense vegetation screening between the PDA and Church Hill Cottage thus keeping in character with the other properties.

Church Hill Cottage

- 6.2.2 From our findings, the primary heritage significance of Church Hill Cottage is its aesthetic and historic interest as a 16th century or earlier cottage. From its original origins the cottage has been extended to the east, west and north as well as a later porch. The cottage's original historical setting meant that the area of the PDA was not actually part of the cottage boundaries but separate as common heathland and that sometime in the first half of the 20th century was this area amalgamated with the cottage form part of its front garden. Originally a stand-alone house with Thatch Cottage and Fayre Acre being built later in the 18th century would have impacted on its original setting. Church Hill Cottage whilst it will lose an area of a quarter of an acre of its front garden, the wider boundary of the property itself is still significant in size and retains its rural character. Given that the tall hedge, trees and bushes which are being retained, which will keep the intervisibility between Church Hill Cottage and the proposed development to a minimum, the proposed development does not impact and contribute to its significance.
- 6.2.3 The landscape boundaries of the PDA in places are to be cut back as they are now extremely mature in size but to a level to maintain screening both from the road and also from the field to the east where there is a public footpath. This will mitigate any potential visual impacts and maintain the current lack of intervisibility. The PDA which is for residential accommodation for Mr Metianu Senior who already lives at Church Hill Cottage, will not lead to additional traffic to cause any impact to setting

- 6.2.4 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

Thatch Cottage

- 6.2.5 From our findings, the primary heritage significance of Thatch Cottage is its aesthetic and historic interest as a 18th century or earlier building. Thatch Cottage's historical setting has eroded with the significant later extensions to the house. The intervisibility with the PDA is extremely limited due to the boundary hedge of the PDA, plus also the boundary hedge between Church Hill Cottage and Thatch Cottage and other garden vegetation and that it does not contribute to its significance.

- 6.2.6 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

Fayre Acre

- 6.2.7 From our findings, the primary heritage significance of Thatch Cottage is its aesthetic and historic interest as a 18th century or earlier building. Whilst the main house has remained unaltered externally, its setting has altered with that of a modern barn to the west. There is no intervisibility with the PDA due to the mature vegetation across all the gardens and their boundaries and therefore the PDA does not contribute to its significance.

- 6.2.8 Therefore, overall any impact caused to the significance of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 196.

7 CONCLUSION

7.1 Introduction

- 7.1.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Built Heritage Statement has been

prepared by SWAT Archaeology for Ms S Aspital and Mr J Metianu in support of the application for proposed developments of Land at Church Hill Cottage, church Hill, Charing Heath, Kent (18/01216/AS).

- 7.1.2 There are eight Grade 2 listed buildings and one Grade II* listed building within the 500m assessment area. Most of which are scattered about the assessment area and have no impact of intervisibility with the PDA except for three which are closest to the PDA. They are Grade II Listed Heritage Assets, one being Church Hill Cottage in which the PDA is located in part of its front garden, Thatch Cottage to the west of Church Hill Cottage and Fayre Acre to the west of Thatch Cottage.
- 7.1.3 This statement demonstrates that the significance of Church Hill Cottage, Thatch Cottage and Fayre Acre resides in their historical and aesthetic interest. The enclosing of the heath and the subsequent dense hedgerows and planting has altered the original settings of these heritage assets along with subsequent alterations to the buildings themselves. The PDA which sits in part of the front garden of Church Hill Cottage is situated in the area that was originally heathland and was not originally part of the land associated with the Church Hill Cottage. All three heritage assets have no intervisibility with the PDA as result of the dense vegetation either within the garden area or between property boundaries.
- 7.1.4 Therefore, this built heritage statement has found that the designated heritage assets within the 500m assessment area will remain unaffected by the proposed development and that the proposed development will produce no harm on the settings or significance of these assets.
- 7.1.5 The proposed development will outweigh any 'less than substantial' impact to Church Hill Cottage, Thatch Cottage and Fayre Acre by allowing Mr Metianu Senior to be able to stay in the village and close to his family who will continue to reside at Church Hill Cottage. A significant portion of the garden to Church Hill Cottage will still be retained and potentially outweigh any potential harm done.

8 OTHER CONSIDERATIONS

8.1 Archive

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

8.2 Reliability/Limitations of Sources

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

8.3 Copyright

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

Paul Wilkinson PhD MCifA.

SWAT Archaeology

November 2018

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10 APPENDICES

10.1 Appendix 1: Statutory List Description

10.1.1 Church Hill Cottage, Church Hill

Heritage Environment Record Number: TQ 94 NW 118

List Entry Number: 1362993

National Grid Reference: TQ 92502 49337

Type of Record: Grade II

Date of Listing: 10th October 1980

Period: Post Medieval

Summary: C16 or earlier timber-framed building refronted. Two storeys stuccoed. Hipped tiled roof with brick stack. Timber-framing exposed on the right-hand side with diagonal braces. Left side hipped roofed wing of higher elevation. The right-hand part is tile-hung on the first floor. Three casement windows. Simple doorcase.

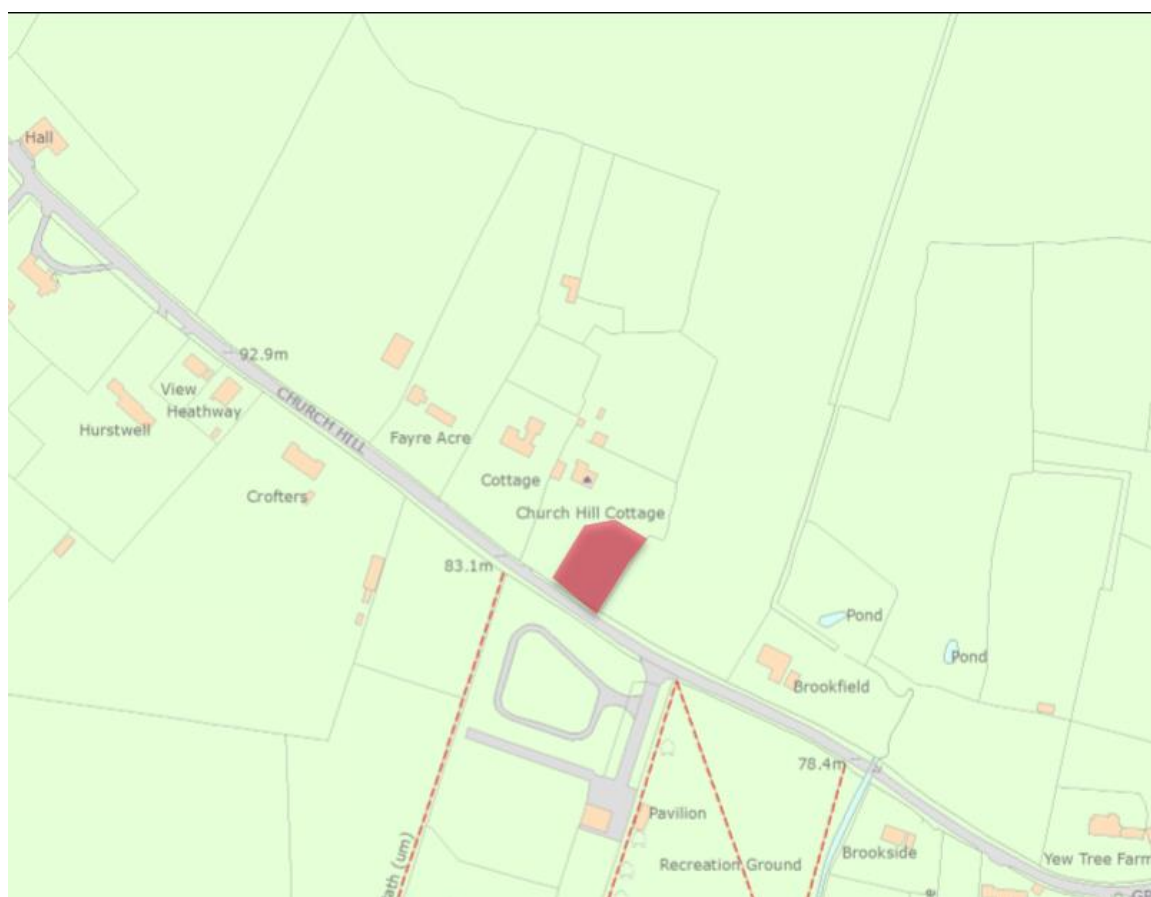


Figure 1: Location map of Church Hill Cottage

10.1.2 Thatch Cottage, Church Hill

Heritage Environment Record Number: TQ 94 NW 201

List Entry Number: 1185598

National Grid Reference: TQ 92469 49353

Type of Record: Grade II listed Building

Date of Listing: 10th October 1990

Period: Post Medieval

Summary: C18 or earlier. One storey and attic vitreous red brick. Hipped thatched roof with one gabled dormer surrounded by a tiled square. Three casement windows.

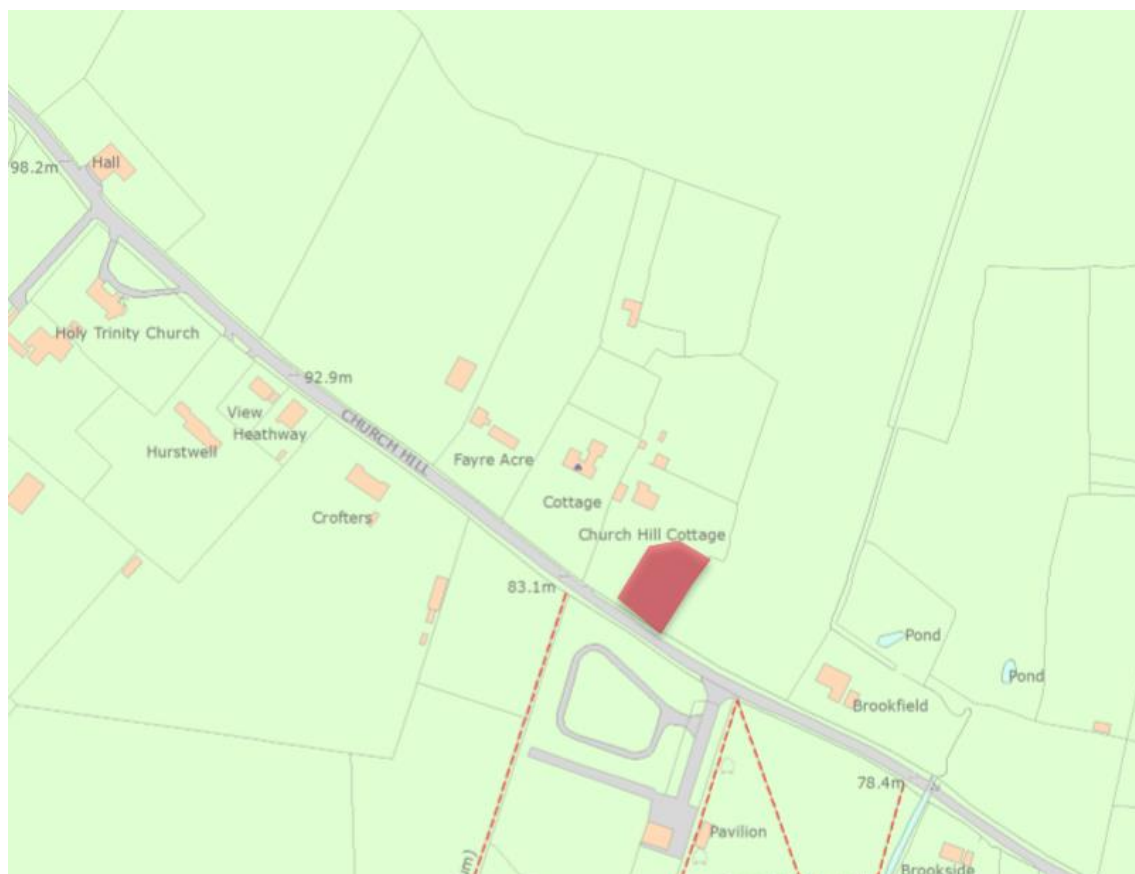


Figure 2: Location map of Thatch Cottage

10.1.3 Fayre Acre, Church Hill

Heritage Environment Record Number: TQ 94 NW 105

List Entry Number: 1070773

National Grid Reference: TQ 92433 49367

Type of Record: Grade II listed Building

Date of Listing: 10th October 1980

Period: Post Medieval

Summary: 18. Two storeys. Ground floor red brick, above tile-hung. Hipped tiled roof with pentice to east and west. Two casement windows.



Figure 3: Location map of Fayre Acre



Figure 4: Site location map, scale 1:10000.

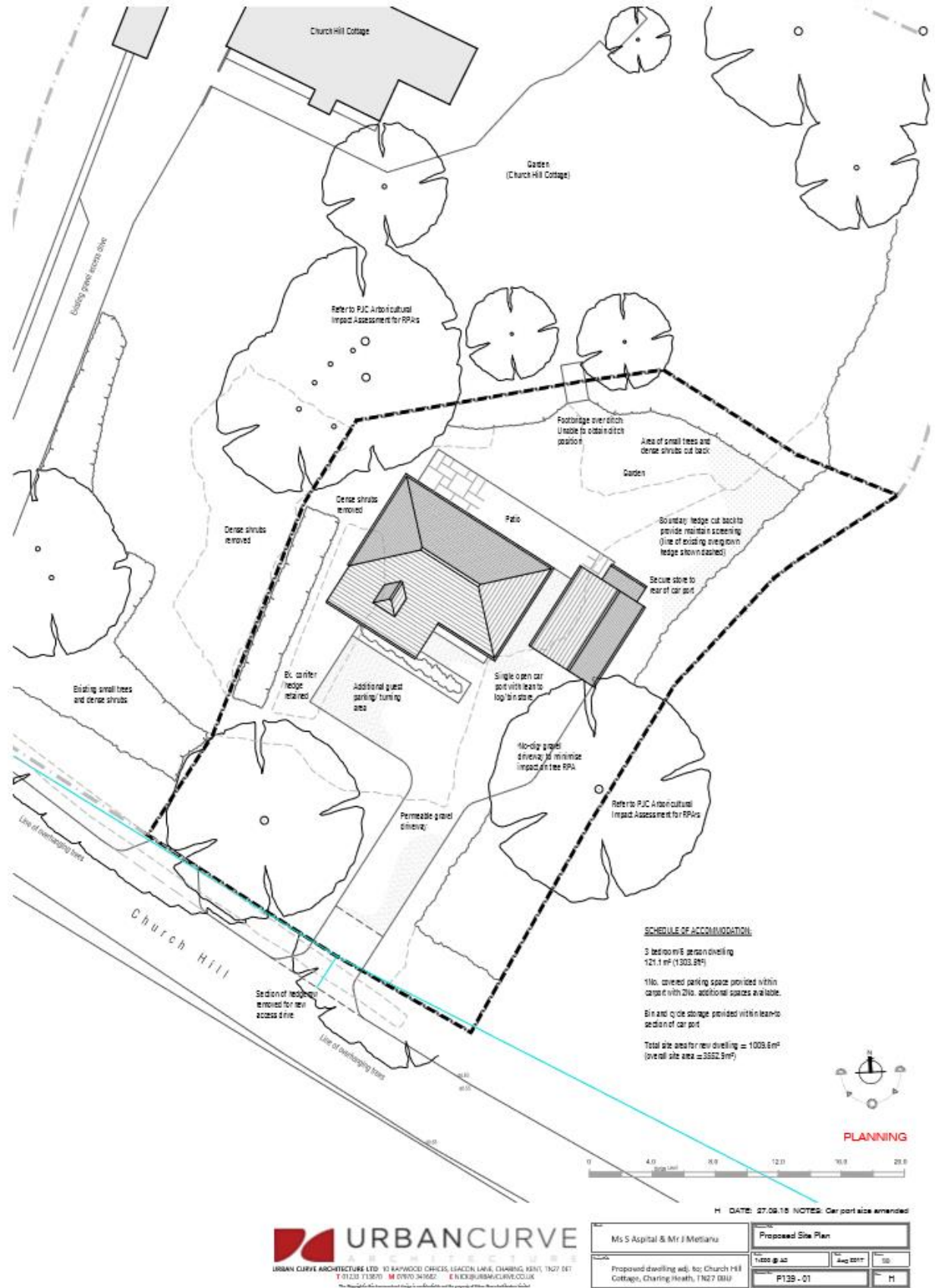


Figure 5: Proposed Development Area,



Figure 6: Andrew, Dury and Herbert Map from 1769



Figure 7: Hasted, 1798



Figure 8: Ordnance Surveyors Drawing, 1797

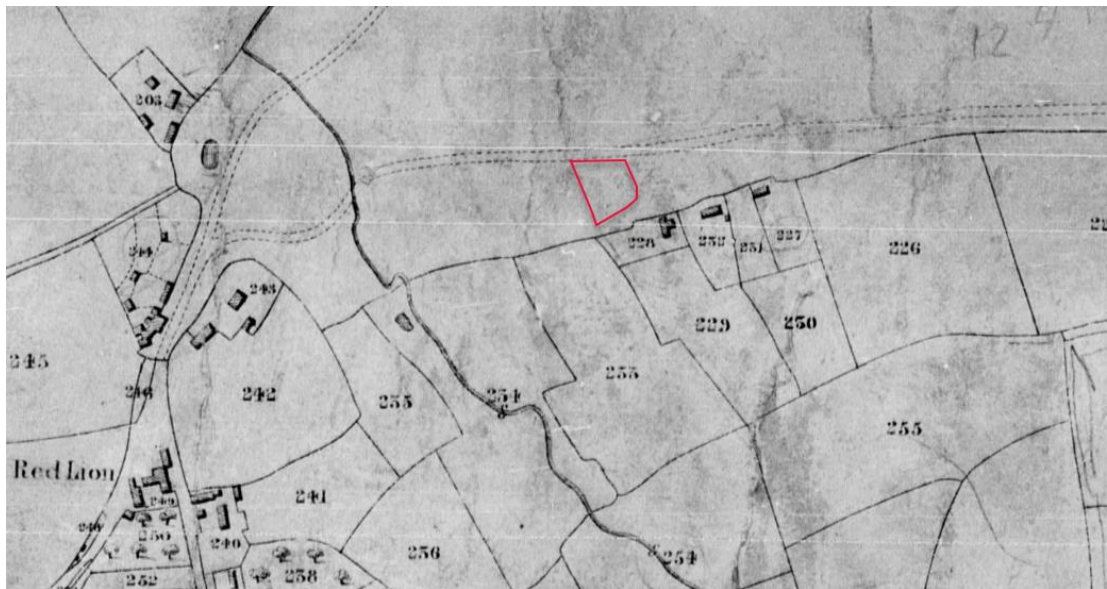


Figure 9: 1839 Tithe Map

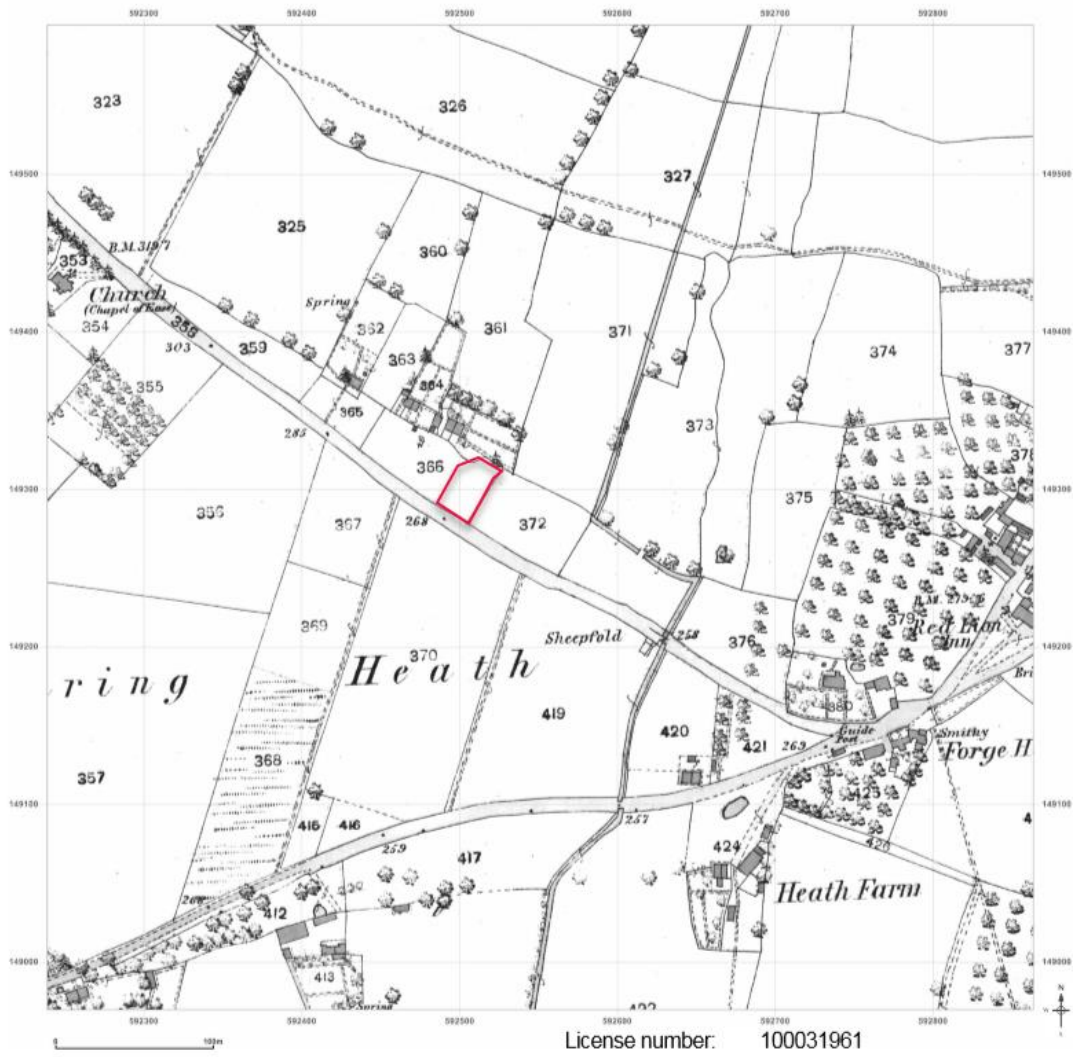


Figure 10: Historic OS Map 1871 1:2500



Figure 11: Historic OS Map from 1897 1:2500

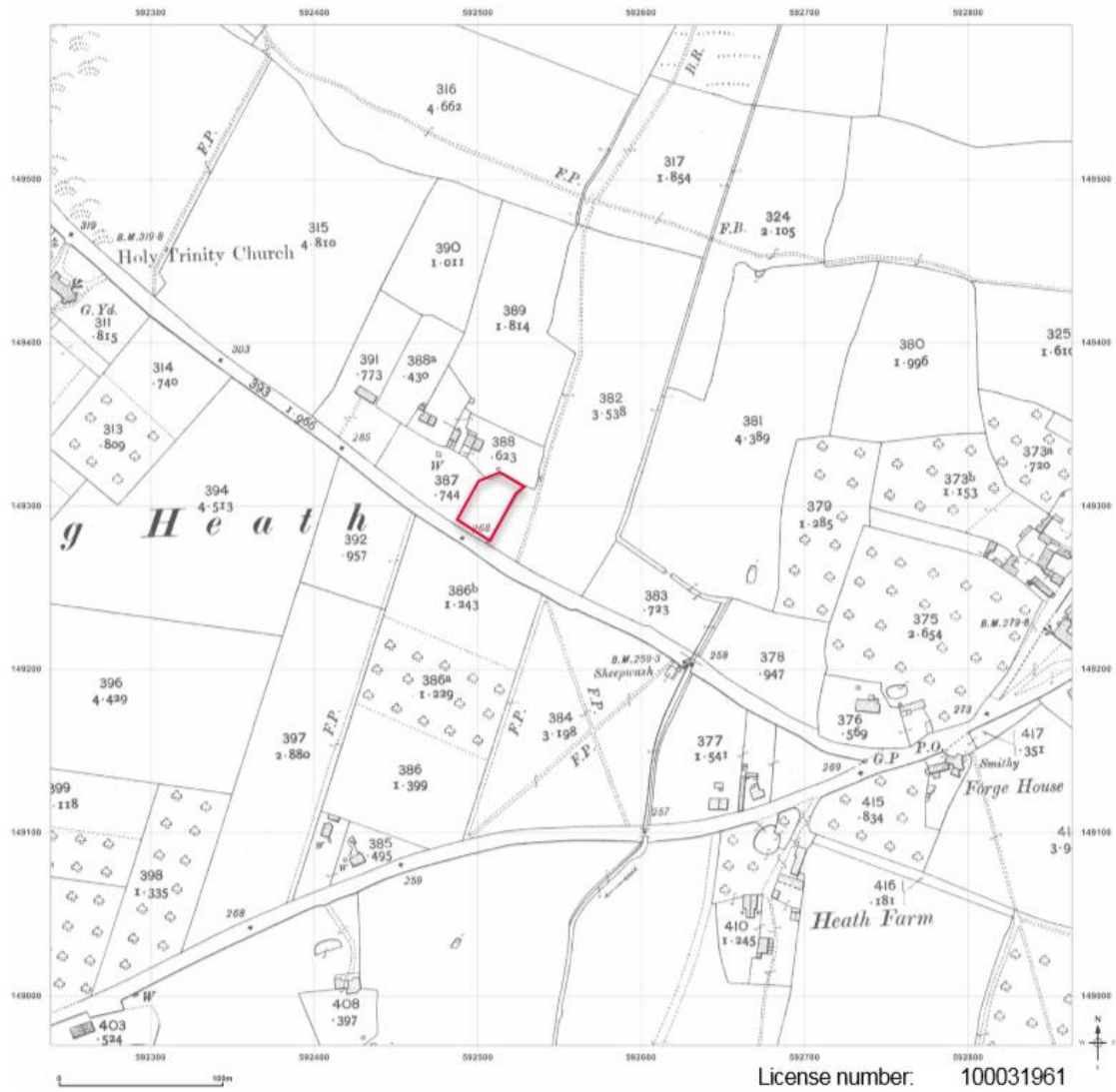


Figure 12: Historic OS Map 1907 1:2500



Figure 13: Historic OS Map 1975-76 1:2500

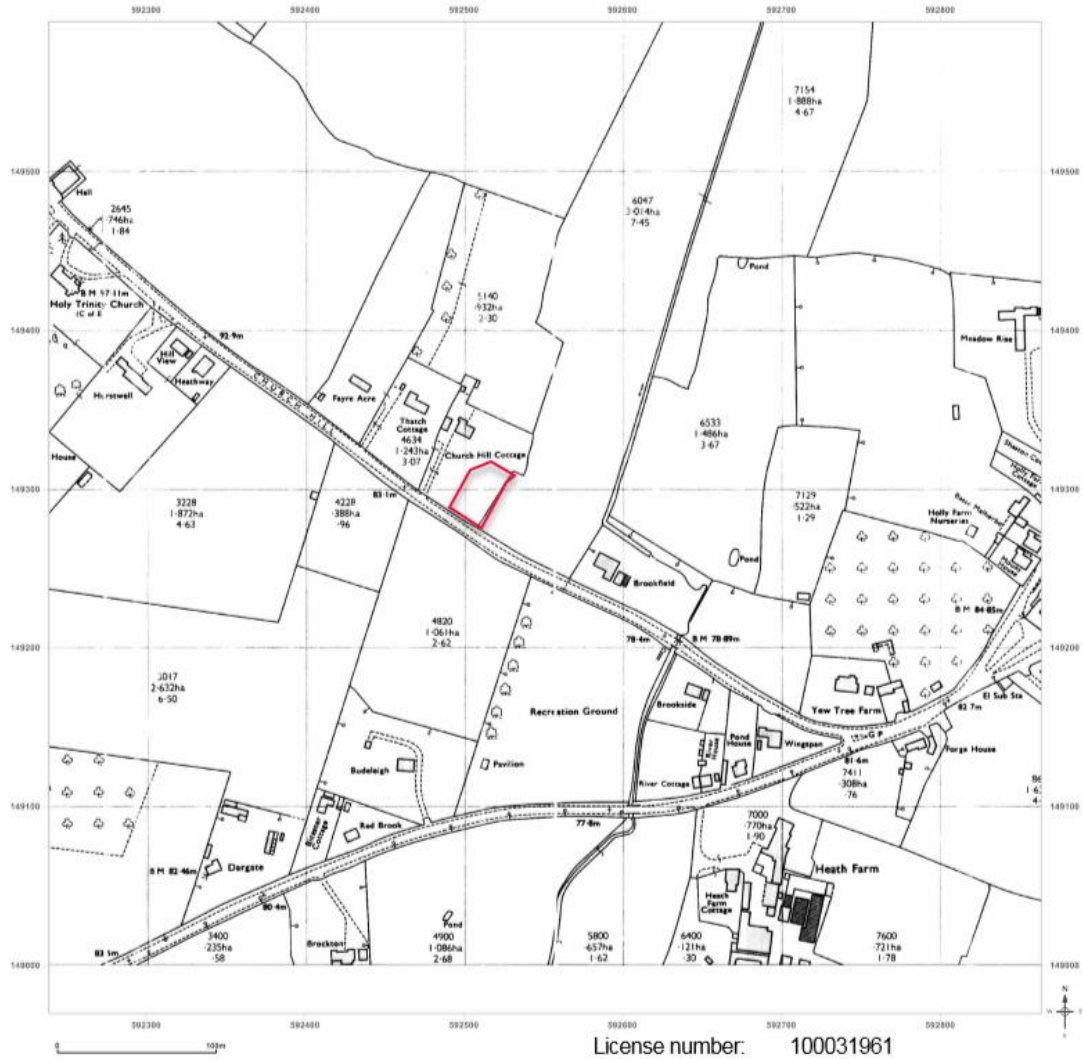


Figure 14: Historic OS Map 1977 1:2500

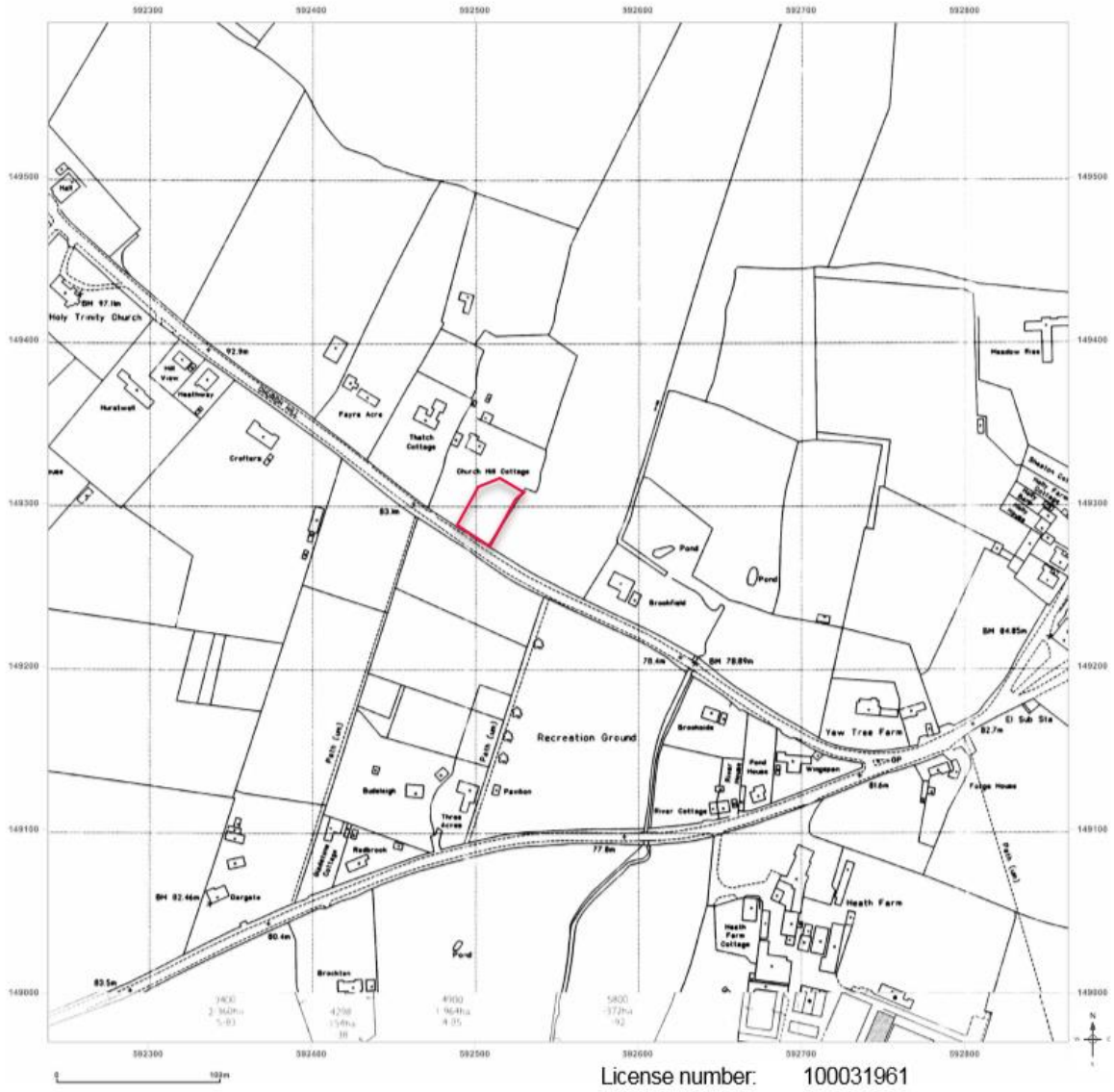


Figure 15: Historic OS Map 1990-1993 1:2500

KHER	Type	Location	Period	Description
TQ 94 NW 150	Listed Building	c. 350m WNW	Post Medieval	Church of the Holy Trinity. Grade II listed (1070772). 1874. Built of stone rubble. Nave. North porch. Apical ended with bellcote. Lancet windows. The interior has a steeply pitched wooden roof with sexfoil oculi. Wooden choir loft to west.
TQ 94 NW 109	Listed Building	c. 200m SE	Post Medieval	Forge House. Grade II listed (1185563). C18. Two storeys painted brick. Hipped tiled roof and eaves cornice of brick cogging. Four casement windows with small square leaded panes. Doorcase with flat hood over on scroll brackets and door of 6 moulded panels.
TQ 94 NW 201	Listed Building	c. 100m W	Post Medieval	The Thatch Cottage. Grade II listed (1185598). C18 or earlier. One storey and attic vitreous red brick. Hipped thatched roof with one gabled dormer surrounded by a tiled square. Three casement windows.
TQ 94 NW 111	Listed Building	c.180m SE	Post Medieval	Yew Tree Farmhouse. Grade II listed (1185601). Probably C17. Two storeys red brick. Tiled roof, half-hipped to west. Brick stringcourse. Three casement windows, with small diamond leaded panes to those on the first floor. The west elevation has been refaced with modern wavy-edged weatherboarding.
TQ 94 NW 129	Listed Building	c. 480m NNE	Post Medieval	Burleigh Farmhouse. Grade II listed (1299325). Probably C17 timber framed building now pebble dashed. Two storeys. Hipped tiled roof with brick modillion cornice. Three casement windows. Beamed interior and inglenook fireplace.
TQ 94 NW 169	Listed Building	c. 300m SSW	Medieval to Post Medieval	Brockton Manor. Grade II* listed (1070774). A C15 to C16 timber-framed Wealden hall-house refronted in C18. Two storeys red brick. Steeply-pitched hipped tiled roof with one brick stack. Recessed

				centre of 2 bays. Four casement windows. Simple doorcase. Wood mullioned window. Parlour screen survives.
TQ 94 NW 158	Listed Building	c. 350m ESE	Post Medieval	The Red Lion Inn. Grade II listed (1362992). C18 exterior to a timber framed building. Steeply-pitched hipped tiled roof with large modern brick chimney stack. Four modern casement windows. Later porch built on. Heavily restored.
TQ 94 NW 105	Listed Building	c. 150m SE	Post Medieval	Fayre Acre. Grade II listed (1070773). C18. Two storeys. Ground floor red brick, above tile hung. Hipped tiled roof with pentice to east and west. Two casement windows.
TQ 94 NW 118	Listed Building	c. 5m E	Medieval to Post Medieval	Church Hill Cottage. Grade II listed (1362993). C16 or earlier timber-framed building refronted. Two storeys stuccoed. Hipped tiled roof with brick stack. Timber-framing exposed on the right-hand side with diagonal braces. Left side hipped roofed wing of higher elevation. The right-hand part is tile-hung on the first floor. Three casement windows. Simple doorcase.

Figure 16: KHER Heritage Assets



Plate 1: 1940s. All at an altitude of 859m (Google Earth).



Plate 2: 1960 (Google Earth)



Plate 3: 1990 (Google Earth)



Plate 4: 2003 (Google Earth)



Plate 5: 2007 (Google Earth)



Plate 6: 2013 (Google Earth)



Plate 7: 2018 (Google Earth)



Plate 8: View Church Hill Cottage and Thatch Cottage in 1913 (looking north)



Plate 9: View of the front of Church Hill Cottage, scale 2m (looking north, north east)



Plate 10: View of south eastern side of Church Hill Cottage (looking north west)



Plate 11: View of the north western side of Church Hill Cottage (looking south east)



Plate 12: View of part of the rear of Church Hill Cottage (looking west)



Plate 13: View of part of the rear of Church Hill Cottage (looking south)



Plate 14: View of Church Hill Cottage from the road (looking north, north east)



Plate 15: View of the southern boundary of the PDA from Church Hill (looking north west)



Plate 16: View of the eastern boundary of the PDA from the road (looking north)



Plate 17: View from upstairs window looking towards PDA (looking south)



Plate 18: View across the PDA towards Church Hill Cottage (looking north)