

# Built Heritage Statement in Advance of the Proposed Development of Land at Conningbrook Park, Willesborough Road, Ashford, Kent.

National Grid Reference TR 02900 44300



Report for Quinn Estates

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## **Built Heritage Statement in Advance of the proposed development of Land at Conningbrook Park, Willesborough Road, Ashford, Kent.**

### **Summary**

*SWAT Archaeology has been commissioned by Quinn Estates to prepare a Built Heritage statement relating to the proposed development area (PDA) of Land at Conningbrook Park, Willesborough Road, Ashford, 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 adjacent to the PDA lies the Grade II designated heritage asset of Spearpoint Cottage, The Grange and also the eastern edge of the Kennington Conservation Area.*

*This statement demonstrates that the significance of Spearpoint Cottage and The Grange resides in their historical and aesthetic interest. Neither heritage assets have any intervisibility with the PDA. Continuing development in the area has eroded the settings of these heritage assets, which have no direct relationship with the PDA and does not affect their significance. Both heritage assets have no intervisibility with the PDA either as the result of vegetation or other residential development.*

*This built heritage statement has found that the majority of the designated heritage assets will remain unaffected by the proposed development in that the proposed development will produce no harm on the settings or significance of these assets. The Conservation Area has been assessed in terms of traffic movements as a result of the development and whilst traffic will increase using The Street, the effect is considered negligible. The Construction Management Plan will also prevent the use of The Street by construction traffic. The proposed development for new residential housing will offer public benefits and will outweigh any 'less than substantial' impact to Spearpoint Cottage, The Grange and the conservation area and any potential harm done.*

## **1 INTRODUCTION**

### **1.1 Project Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Quinn Estates (the 'Client'), to carry out a Built Heritage Statement relating to the proposed

development area (PDA) of Land at Conningbrook Park, Willesborough Road, Ashford, Kent centred on National Grid Reference (NGR) TR 02900 44300 (Fig 3).

- 1.1.2 This document will be used in support of planning applications associated with the proposed development.

## **1.2 The Site**

- 1.2.1 The PDA is situated south east of Kennington, on the north eastern side of Willesborough Road in Ashford and covers an area of just over 80 acres. The centre of Ashford is circa 2km to the south west. The eastern side of the PDA is bordered by the Canterbury to Ashford Railway line. To the east of the railway line is the river of The Great Stour. The northern boundary of the PDA borders arable farmland. The north western corner borders residential housing and The Conningbrook Hotel, which are on the on the eastern side of Willesborough Road at the northern end with Spearpoint Corner, Canterbury Road and Canon Woods Way. The southern end of the PDA forms a point where Willesborough Road crosses the railway line. To the south east of that is the Julie Rose Stadium and the Conningbrook Country Park with its lakes formed from the quarrying that took place in recent decades. The PDA lies within in the Great Stour Valley at an average height of 40m AOD. The lowest part is half way along the eastern boundary at 33 AOD with the highest part to the west by Spearpoint Corner at 47m AOD. The site is presently arable farmland. In the north eastern part of the site, there is a drain on a north east / south west axis. The PDA also has a number of public footpaths that cross the site. There are two footpaths that traverse across the site on a west/east axis, on from Spearpoint Corner, with a pathway that passes between Spearpoint Cottage and Conningbrook Manor Hotel. The other from Canterbury Road that passes between the Croft Hotel and residential houses. These two paths eventually converge west of the drain to cross over the drain to head towards a crossing over the railway. There is also a third path that starts north of the PDA at the end of Orchard Lane, traversing in a south easterly direction until it reaches the northern boundary of the PDA on the north eastern side where it too crosses the railway (Fig. 3).

- 1.2.2 It has been identified that there are an extremely large number of designated assets within the 1km assessment area from the centre of the PDA, most of which

lie in the centre of Kennington given its Medieval origins, and growth in the Post Medieval period. Most which have no impact or intervisibility with the PDA. Figure 20 provides a full detailed list of all of these designated heritage assets. However, there are two designated assets, which are situated closer to the PDA, within 500m of the centre, and these are covered in greater detail within this report. In addition, there is the Kennington Conservation area to the north west of the PDA in which many of the heritage assets in the wider assessment area are located.

- 1.2.3 Spearpoint Cottage is close to the west, north west boundary and is a Grade II designated Asset. The Grange is also a Grade II heritage asset that sits on the north western side of the junction of The Street and Canterbury Road.

### **1.3 Project Constraints**

- 1.3.1 No constraints were associated with this project.

### **1.4 Scope of Document**

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

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

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

- 2.1.2 The National Planning Policy Framework (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).

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

## **2.5 Local Policies**

2.5.1 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 EN16: Development in Conservation Areas.*

- 2.5.2 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character or appearance of the area. Proposals must fulfil each of the following criteria: (a) the scale and detailed design of new work has respect for the historic, architectural and landscape context of the established character of the area; (b) the materials proposed to be used are appropriate to the locality and in sympathy with existing buildings; (c) the following are retained – buildings and streets of townscape character, trees, open spaces, walls, fences or any other features which contribute positively to the character and appearance of the area; (d) the development does not generate levels of traffic, parking, or other environmental problems which would damage the character or appearance of the area; and (e) the use proposed is appropriate.

*POLICY EN23: Sites of Archaeological Importance.*

- 2.5.3 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.*

- 2.5.4 Proposals which would harm the character or setting of a historic park or garden will not be permitted.
- 2.5.5 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).*

2.5.6 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 ENV14: Conservation Areas (Draft 2030 Local Plan)*

2.5.7 Development or redevelopment within Conservation Areas will be permitted provided such proposals preserve or enhance the character and appearance of the Area. Proposals should fulfil each of the following: (a) the scale and detailed design of all new development and alterations should respect the historical and architectural character, proportion and massing, including roofscapes, of the area, the relationship between buildings, the spaces between them and with their setting; (b) the materials proposed should be appropriate to the locality and in sympathy with the existing buildings; (c) buildings and streets of townscape character, trees, open spaces, walls, fences or any other features should be retained where they contribute positively to the character and appearance of the area; (d) the development should not generate levels of traffic, parking or other environmental problems which would damage the character or appearance of the area; and e. the use should be appropriate.

2.5.8 Proposals for inappropriate demolition, alteration or extension of buildings in Conservation Areas or which could prejudice important views into or out of a Conservation Area, will be resisted where such proposals would be detrimental to their character or setting.

*POLICY ENV15: Archaeology (Draft 2030 Local Plan)*

- 2.5.9 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.
- 2.5.10 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 Quinn Estates to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

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

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

*‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods*

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

(2017:4)

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

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

CIFA (2017:4)

## 4 METHODOLOGY

### 4.1 Introduction

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

### 4.2 Designated Heritage Assets

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

#### *Heritage Assets*

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

#### *Setting*

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

#### *Significance*

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

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

### **4.3 Sources**

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

#### *Archaeological databases*

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

#### *Cartographic and Pictorial Documents*

- 4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Kent County Council, the internet, Ordnance Survey and the Kent Archaeological Society. A full listing of

bibliographic and cartographic documents used in this study is provided in Section 9.

#### *Aerial photographs*

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-8).

#### *Secondary and Statutory Resources*

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

#### *Walkover Survey*

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

- Identifying any historic landscape features not shown on maps.
- 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 Ashford means Ash-tree corner by ford. Being *esc sceat ford* in Old English. Changing to *Essetesford* in 1086 AD, *Aescedesford* circa 1100 AD, with many other variations before becoming Ashford by 1610. The town lies on a large bend of the Great Stour and therefore appears to have been a crossing place.

5.1.2 In the Prehistoric period the attraction to the area would have been the wooded North Downs, north of the PDA and the valley of the Great Stour. Ashford town marks the start of the middle section of the River Stour. Here the East Stour and



the Great River Stour join. After Ashford, the River Stour heads North East up through, Wye and Chilham, reaching Canterbury. Prehistoric Barrows are located at various places along the North Downs. During the Neolithic period there was clearance of woodland. Neolithic earthen long barrows are seen in the Stour Valley at Wye and Chilham with Julieberrie's grave a few km downstream from the PDA. Other possible long barrows are at Boughton Aluph and Elmestead

- 5.1.3 Along with burial mounds of the Bronze Age there are as well Bronze Age field systems in places such as Westwell, Wye with Hinxhill. On the outskirts of Sevington, Bronze Age ring ditches, fields systems and trackways have also been found.
- 5.1.4 Iron Age evidence in the Ashford area is at Brisley Farm, south of Ashford that contained two warrior burials from the 1st century AD being of national importance given they are considered the latest of their type in southern Britain. Iron Age hillforts have been found up on the top of the Downs at Oldbury near Sevenoaks, Bigbury near Canterbury, also a couple in Thanet.
- 5.1.5 Given Ashford's location in Kent and close to the coast and trade routes with the weald, North Downs and the Continent, it is not surprising that Roman evidence is found in the area across the Borough in Ashford. A Roman Road passes within the assessment area, west of the PDA. Ashford itself lies on the junction of two Roman roads, one from London to the Roman port town of Lympne and the other from the Weald, through Canterbury and onto to Richborough. A Roman settlement was found at Westhawk Farm, at the southern edge of the town that includes shrines and temple. There are other known Roman villas such as at Aldington and outside of Wye. Evidence suggests that the River Stour, which runs through Ashford, was used by both the Roman for the transportation of goods and animals. North of the PDA on the Stour at Wye was also a Roman water mill, which suggests that the Romans were exploiting the Great Stour. Wye as well as Ashford were considered fording points.
- 5.1.6 The town is thought to having originated in the 9th century although the Roman presence suggest it may have originated earlier. The area in Anglo-Saxon times would have been rural and wooded. Many of the villages around Ashford end in the name 'den'. This is Anglo-Saxon to mean a woodland swine pasture. During

the spread of Augustine's work in the seventh century, many Anglo-Saxon churches were built across the South East, and many of Ashford's churches have Anglo-Saxon origins. For example, the Church of St Mary in the centre of Ashford and Kennington's church.

- 5.1.7 In the Domesday Book in 1086 AD, Ashford has a church, two mills and 21 'households'
- 5.1.8 In 1243, Henry III granted the town a charter to hold a market. By the 1600s, Ashford was established in the area as a market town centered around the parish church.
- 5.1.9 Farming was of considerable importance in Kent and this is seen with the high number of Post Medieval farms some of which still existing in operation today although others have been demolished or converted to residential housing.
- 5.1.10 The railway was built in 1844 being from London to Dover. Another branch from Ashford to Canterbury and onto Ramsgate was opened in 1846 and it is this branch that forms the eastern boundary. Ashford also had railway works in the town starting in 1846 before closing in 1981. To house increasing numbers of employees for the railway works, 72 cottages were built, as well as a general store, public baths, a school, a library and a church as part of a new town to be known as Alfred Town but which became known simply as New Town. By 1883 the railway linked Ashford to Canterbury, Hastings and Maidstone.
- 5.1.11 Kennington was a Royal Manor and was 'cyne tun' in Old English before becoming 'Chintun' in 1072 AD, 'Chenetone' in 1086, 'Kenintuna' by 1157 settling on 'Kennington' by 1610.
- 5.1.12 It is possible that Kennington as its name suggests has Royal manor connections and that it has Anglo-Saxon origins. It is thought that the site of Conningbrook Chapel has an earlier Saxon building. Conningbrook Manor is the Manor House for Kennington.
- 5.1.13 Kennington has its own entry in the Domesday Book as being quite large as a settlement at the time and larger than that of Ashford. It included 30 households,

1 church and woodland for 10 pigs. The area was owned by St Augustine's Abbey in Canterbury.

5.1.14 Hasted, a local historian in 1798 records that the manor had a number of different privileges and immunities by different Kings during the Medieval period. At the time of the dissolution it became the property of Henry VIII who subsequently passed the manor to Sir Anthony St. Ledger. It subsequently passed back and forth to the crown and several different heirs where Charles I granter 'Kennyton alias Conyngbroke' to Edward Ditchfield in trust for Sir Thomas Finch who became Viscount Maidstones and Earl of Winchilsea.

5.1.15 St Augustine's Abbey had many manors across eastern Kent and Kennington was one of them. By 1300 AD, they were a large landowner in Kent, having increased from the time of the Domesday Book. The church in Kennington has Medieval origins with Norman windows and most of the construction from the 13th century onwards. Conningbrook Manor has Medieval, origins as has the nearby chapel. The village grew into the Post Medieval period with many farmsteads.

5.1.16 In 1801 the population of Kennington was 314. By 1851 it had risen to 626 and by 1901 it had reached 896. There was sharp growth in the first part of the 20th century as by 1931 the population was 1850 as Ashford grew and the village became part of the suburbs of the town.

5.1.17 Quarrying commenced at the lakes site on what was Conningbrook Farm in 1979. Part of the area quarried in the north was infilled, three areas of lakes remain. By 1992, the Quarry company obtained permission for a rail aggregate depot and roadstone plant on part of the quarry site. In addition, the council built the Julie Rose stadium. The lakes created by quarrying have now been turned into a country park, which opened in 2015 with public access.

## **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. The PDA is a field to the west of the Great Stour south of the housing area below Spearpoint Corner is a track way across the PDA. Spearpoint Cottage is to the east of the triangle at the northern end of Willesborough Road. 'Coning Brook Manor' is located to the south east of the PDA. The village of Kennington is to the west with the main settlement along The Street towards the church (Fig. 4).

*Hasted, 1798*

- 5.2.2 The area is still sparsely populated and the locations of buildings not dissimilar to the map above (Fig. 5).

*Ordnance Surveyors Drawings 1797*

- 5.2.3 This map shows the individual buildings and field boundaries. It essentially shows an agricultural landscape of arable and pasture. The area of the PDA is fields. There appears to be two tracks ways across the PDA from Willesborough Road. One below Spearpoint Corner and another in the southern part of the PDA. Both are to access fields in the eastern part of the PDA. Spearpoint Cottage can be identified to the west of the PDA at the southern end of Spearpoint Corner (Fig. 6).

*Tithe Map from 1840*

- 5.2.4 The tithe map shows greater detail. The PDA is formed from a large number of different fields. Those in the northern part of the PDA are owned by the Harry William Carter, Richard and Stephen Foord (122; 124; 125; 126; 127; 128; 131, 132). Stephen Foord lived at East Mountain Farm to the north of the PDA. Harry William Carter owned and lived at Kennington Place. Those fields in the northern part are occupied by Henry Holtum and also a James Cutbush. The land consists mainly of pasture with a hop field (131) and also an arable field and a small wooded plantation (124). These fields are located either side of an extensive drain. The tithe records show the owner of The Grange as Harry William Carter, a large landowner in the area who lived at Kennington Place. The occupier in 1840 was Thomas Denne with the description of The Grange as house and garden. (Fig. 7).
- 5.2.5 There is a group of fields located across the middle of the PDA that are owned by Henry Tritton and occupied by James Cutbush. It is James that lives in a homestead

north east of Spearpoint Corner at this time (194). Immediately south of this lives James Peters who occupies a house and carpenter's yard (195) on the south east corner of Spearpoint Corner. Most of the fields in this area are pasture, with one actually called the 'Lambing field' (183).

- 5.2.6 The fields located at the bottom of the PDA are owned by the Earl of Winchilsea who also owned Conningbrook Manor to the south west of the PDA (188; 189; 190). These fields are farmed by John Cook and they are arable in this area. One of the fields on the south western side is named Gravel Pit (189), suggesting that quarrying may have taken place in that area sometime previously. The most southern field is called 'Sluices Field' (190), that suggests some form of drainage has taken place although the tithe map does not suggest the drainage channel reaches that far south.
- 5.2.7 A couple of the remaining fields are owned by the Archbishop of Canterbury and occupied by Thomas Tabett consisting of pasture (180; 181) and another arable field owned by Sarah Breton and occupied by Rev Billington (191), facing the Willesborough Road
- 5.2.8 The drain in the tithe map seems far more extensive than the modern drain and follows the field boundaries as opposed to being a straight line. The drain also seems to include a small pond in field 126. Between fields 191 and 192, there is a track that leads off the Willesborough Road that traverses across the PDA in a north easterly direction towards the drain.

*Historic OS map 1872 1:10560*

- 5.2.9 This is the first properly scaled OS map. The significant change is that the railway has now been built bordering the eastern side of the PDA. The PDA is still fields and many of the field boundaries remain unchanged from the tithe map although in the eastern half there have been changes due to the railway. There are still two trackways from Willesborough Road across the PDA and in the northern part of the PDA there are also a number of footpaths as well as a couple of sheepfolds. The footpaths appear to cross the railway at two points, one at the very north eastern corner of the PDA and another about halfway along the eastern boundary. As both footpaths continue across beyond the PDA in an easterly direction. North East of Spearpoint Corner is labelled Triangle Farm and to the south remains an

unnamed property but it is identified as Spearpoint Cottage with the footpath running alongside the northern boundary. The cottage appears to have a number of outbuildings surrounding it that later becomes known as Spearpoint Cottage. The drainage channel path has altered slightly at the southern end due to the railway. The grange is seen unlabelled on the north eastern corner of The Street and Canterbury Road surrounded by fields (Fig. 7).

*Historic OS map 1896 1:10560*

5.2.10 There have been some changes in the reduction of the number of fields across the PDA. The drainage channels, footpaths and trackways remain unchanged. To the west of the PDA, Triangle Farm is no longer in place, to be replaced by Spearpoint House. Spearpoint Cottage, has had a reduction in the number of outbuildings surrounding the cottage. To the rear of the cottage new boundaries to the east have been put into place. The area to the rear of Spearpoint Cottage is an orchard. South of Spearpoint Cottage is a new property situated around a large courtyard, with another new property called Holmlea to the south adjoining the trackway. It is the orchard at the rear of Spearpoint Cottage that belongs to Holmlea. At the rear of Holmlea is a wooded area of which the PDA boundary crosses.

*Historic OS map 1906 1:10560*

5.2.11 There is little change at the PDA. On the South eastern side of the PDA on the eastern side of the railway is a wooded area named Ballast Hole (Fig.9).

*Historic OS map 1931 1:10560*

5.2.12 The trackway at the southern end of the PDA, is no longer showing. Some of the fields to the north west of the PDA are now orchards. North of the northern boundary of the PDA are now brickworks, no doubt taking advantage of the brickearth. South east of the PDA is labelled the remains of the Chapel and Chapel Bridge across the Great Stour (Fig.10)

*Historic OS map 1938 1:10560*

5.2.13 There appears to be no changes to the PDA or Spearpoint Cottage. (Fig. 12).

*Historic OS map 1955 1: 10560*

5.2.14 The PDA along the western fields are now orchards. The southern trackway is no showing again. The houses in the north western boundary of the PDA are clearly

labelled and Spearpoint Cottage is labelled for the first time. The orchard at the rear of the cottage now appears to be a garden for Holmlea. South of the PDA on the western side of the Willesborough Road is now a factory. Also, on the western side of Willesborough road by Spearpoint Corner, there is now a large housing estate and the couple of farmsteads that were in that area, have been demolished. Surrounding The Grange, the area is now beginning to fill with residential housing (Fig.12).

*Historic OS map 1975-1980 1:10000*

5.5.15 The entire PDA is now orchards

*Historic OS map 1984 1:10000*

5.2.15 Spearpoint House has become the Spearpoint Hotel. To the north west, The Lodge property has now become The Croft Hotel. The area south of The Street has new housing. South of Holmlea Farm, at the site of Holmlea there appears to be some changes to the property. There are now 2 detached properties and another called The Holmlea Hotel. The PDA no longer shows any field boundaries suggesting that these have now been cleared to create one field in the PDA. There has been changes to the configuration of footpaths across the northern area of the site. (Fig.14).

*Historic OS map 1993 1:10000*

5.2.16 There only change to the PDA is that the old drainage channel has been replaced entirely with a new modern straight-line drain. To the south east around Conningbrook Manor, gravel extraction has taken place creating a number of lakes. Holmlea Hotel has been renamed Downsview Hotel (Fig. 15).

*Historic OS map 2002 1:10000*

5.2.17 There is no change to the PDA. To the west of the PDA there is a now another new housing estate on the western side of the Willesborough Road. To the south east the Julie Rose stadium has been built (Fig. 16)

### **5.3 Site Assessment**

- 5.3.1 A walkover survey was undertaken on the 4<sup>th</sup> September 2018. The PDA is arable land. And the arable crop within the PDA had recently been harvested, allowing visibility of the ground across the PDA. The view across the PDA is open and looking north west one can see the Downs and the crown that is carved into the hillside near Wye. The eastern boundary is the railway which at the southern end is lower than the PDA to allow the track to pass under Willesborough Road. As you go further north along the eastern side the track is in places some 2m higher than the PDA before levelling out again. This is likely to ensure the track was higher than the flood plain of the Great Stour.
- 5.3.2 The PDA gently slopes from the west to the east towards the Great Stour and it is crossed by couple of footpaths which are visible as paths of compacted earth. The footpaths are entered into the PDA from Spearpoint Corner and also Canterbury Road by a path north of Canon Woods Way. The paths then amalgamate within the PDA to a crossing point on the drain before crossing over the railway into the Conningbrook Lakes Country Park. There is also a footpath along the northern side of the northern boundary. The PDA is currently accessed for vehicles via two entrances area from Willesborough Road.
- 5.3.3 The drain in the north eastern area of the PDA was circa 2m deep and 4m wide running in a straight line in a north easterly to south westerly direction. The southern end of the drainage gully appeared to curve round towards the east. There was no evidence of the ground of the previous course of the drain prior to being straightened. The area immediately to the south of the drain was the lowest area in the PDA and was wetter than the rest of the field suggesting that this area was the edge of the flood plain.
- 5.3.4 The view north at the northern boundary looks towards the dilapidated remains of East Mountain Farm and across the arable field towards the house on Mill Lane. The houses on Mill Lane are set much lower in the landscape and therefore the visibility of these houses, some of which are designated assets, was their roof tops. The view towards the east is of trees in the southern half towards the Country Park with glimpses on the new houses being constructed. The view beyond the north half of the eastern boundary is across to the field and farm of Blackwall Farm as the land begins to rise again from the valley bottom.



- 5.3.5 On the north western side, the boundary is fencing with the new housing estate of Canon Woods Way. To the south of Canon Woods Way is Conningbrook Manor Hotel which due to trees and bushes is not visibility from the PDA. South of that is the Grade II listed Spearpoint Cottage. The properties south of Spearpoint cottage are currently visible from the PDA. South of the properties the boundary adjoins Willesborough Road which at the northern end is lower than the PDA land level until it levels out at the southern tip.
- 5.3.6 The boundaries in the north and north west were a 3ft metal fence of which behind was a currently a ditch. In the north western boundary, it was noticeable that the land level was 1m higher than the PDA. It is not clear why this should be. The map regression does not suggest that any of the area of the PDA was used for say brickearth extraction and may just be reflective of historic substantial boundary differences.
- 5.3.7 There are 34 Grade 2 listed buildings within the 1km assessment area. Most of which lie in the centre of Kennington, which is a Conservation Area and not unexpected given its Medieval origins, and growth in the Post Medieval period. The majority have no impact or intervisibility with the PDA. However, there are two, which are situated closer to the PDA, within 500m of the centre. The Grange (TR 04 SW 238), a Grade II listed building dating to the early 19th century located north west of the PDA on the northern corner of Canterbury Road and The Street in Kennington. Bordering the north west boundary of the PDA, is the Grade II listed Spearpoint Cottage. Originating in the 17th century and altered in the 18th and 19th centuries (Table 2).

**Table 2: Heritage Assets**

TR 04 SW 227	Post Medieval	Spearpoint Cottage. Grade II listed (1362877). Probably C17 altered in the C18 and C19
TR 04 SW 238	Post Medieval	The Grange. Grade II listed (1071050). Early C19 L-shaped house of high elevation

#### *Conservation Area*

- 5.3.8 A conservation area is defined as an ‘area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Areas are environments which are considered worthy of protection as a result of a combination of factors such as the quality of design and setting of the buildings or their historic significance.

- 5.3.9 The above the Conservation Area distance from the PDA being 270m of the eastern boundary of the Conservation Area is such that the development will not impact upon the street scenes themselves. However, the Ashford Borough Council Conservation Area Appraisal comments that the main threat is the potential increase in housing in the wider area that will potential lead to increased traffic. The impact of traffic from the new development has been assessed and concludes that there will be a potential increase of one vehicle every two minutes. Therefore, the traffic impact from the new development is considered negligible.

#### **5.4 Assessment of Heritage Assets**

- 5.4.1 It has been identified that within the PDA are two designated heritage assets worthy of investigation. Spearpoint Cottage and The Grange, both Grade II listed and the Kennington Conservation area. As such the following assessment seeks to identify the significance of these heritage assets and to what extent the PDA contributes to their significance.

##### ***Spearpoint Cottage***

###### *Architectural Interest:*

- 5.4.2 It is thought that Spearpoint cottage originated in the 17<sup>th</sup> century. The earliest map identified that clearly shows the cottage is on the 1797 Ordnance Surveyors Map. The cottage has been altered in the 18<sup>th</sup> and 19<sup>th</sup> centuries. Built in red brick it is two storeys with a tiled roof. Of note are the chimneys of which 4 are octagonal in shape, also with rectangular ones are each end. The upper storey has sash windows with missing glazing bars. The ground floor has 19<sup>th</sup> century bay windows along with a modern wooden porch. No information is known regarding the interior.

###### *Historical Interest:*

- 5.4.3 Upon evaluating the historic map appraisal and the tithe records, the cottage itself is the main building of interest. In the mid-late 19<sup>th</sup> century, the cottage appears

to have a number of different outbuildings surrounding it, but these have essentially disappeared once into the 20<sup>th</sup> century leaving the cottage standing alone. The Tithe records in 1840 refers to Spearpoint Cottage as 'House and Carpenters Yard and Garden', occupied by James Peters and owned by Henry Tritton.

- 5.4.4 The PDA appears to have been under separate ownership to that of Spearpoint cottage with the tithe records confirming that there is no historic link of the land between the two.

*Setting:*

- 5.4.5 Spearpoint Cottage is located on the eastern side of Spearpoint Corner at the northern end of Willesborough Road. It is slightly set back from the main road with its own access off the main road. The roundabout at Spearpoint Corner is one of the main arterial routes into Ashford with the roads from Ashford (Willesborough Road and Faversham Road) converging at Spearpoint Corner to traverse northwards on the Canterbury Road. The cottage is located within a plot of around half an acre. As the building is set back off the road it is not possible to view the asset from the public realm since it is obscured by hedges. A public footpath runs alongside the northern boundary of Spearpoint Cottage. The house is also obscured from the footpath by hedges. Between the rear of Spearpoint Cottage and the PDA boundary is a large area under lawn and this land belongs to Holmlea, therefore creating a buffer of land between Spearpoint Cottage and the PDA. The rear portion of this area between Spearpoint Cottage and the PDA has a tall mature hedge located on the PDA boundary, which can be viewed from the footpath (Plate 10). Consequently, in terms of the heritage asset's immediate visual setting, the physical site boundaries due to the hedge result in views towards the PDA being obscured. The location of the cottage within its plot means that it is far closer to the main road than it is to the PDA.

*Summary of Significance:*

- 5.4.6 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 PDA makes a negligible contribution to its visual setting. The asset retains much of its 17<sup>th</sup> century structure with 18 and 19<sup>th</sup> century enhancements. It is considered to have

aesthetic and historical interest, and it is this that forms its primary heritage significance.

### ***The Grange***

#### *Architectural Interest:*

- 5.4.7 The Grange is an early 19<sup>th</sup> century 'L' shaped house of three storeys. Built in red brick it has a hipped tiled roof and an ornate modillion eaves cornice. It has sash windows with their glazing bars intact with stuccoed Keystones. There is a doorcase at the rear wing with a pediment, triglyph frieze and Doric style columns. The triglyphs are vertically channelled tablets of the Doric frieze in classical architecture, so called because of the angular channels in them.

#### *Historical Interest:*

- 5.4.8 The title records show the owner as Harry William Carter, a large landowner in the area who lived at Kennington Place. The occupier in 1840 was Thomas Denne with the description of The Grange as house and garden. At this time also occupied by Thomas Denne, was the area to the north of The Grange alongside Canterbury Road being a meadow and to the west of The Grange alongside The Street being an orchard. In recent years the house has been used as a care home for the elderly for 29 residents. As a result, the interior is likely to have been significantly altered to accommodate the rooms required for the residents. Map regression in viewing the Andrews & Dury and Hasted Map suggests that on the site of The Grange there was an earlier house facing the road. It is only on the 1872 map can we clearly identify the 'L' shape building of The Grange, which by 1906 has altered in shape with further alterations seen by 1955 and 1984.

#### *Setting:*

- 5.4.9 From the north west corner of the PDA to the south east corner of The Grange is 200m in a north westerly direction. The Grange is situated on the corner of Canterbury Road and The Street, with access to the house from The Street. The Grange cannot be viewed from Canterbury Road due to the fencing and trees which obscure it. The house can be viewed in parts from The Street. The house is situated in a plot just over half an acre.

#### *Summary of Significance:*

5.4.10 The extent of the heritage asset's original setting has already been eroded with later alterations and the building of later housing surrounding The Grange. The proposed development makes a negligible contribution to its visual setting. The asset retains its late 19th century structure, albeit with later alternations both external additions and internal changes. Nonetheless it is still 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 This shows the PDA as a number of separate fields, some of which are pasture and some arable. The path of the drain can be seen in the eastern half. The north eastern area of the PDA is orchards as well as the area to the rear of Holmlea. North of the PDA are the buildings associated with the brickwork, which is active given the piles of bricks laid out (Plate 1).

### *1960s*

5.5.2 The PDA is still a number of fields but the area is now all orchard. The factory has been built to the south of the PDA as has the housing estate west of the PDA (Plate 2).

### *1990*

5.5.3 There have been significant changes. The drainage channel has now been replaced by a modern drain on a straight alignment. There has been a reduction in the number of fields with the PDA now consisting of three separate areas all of which are arable. To the east and south east of the PDA can be seen the quarry works. North of what is the Spearpoint Hotel are new houses being constructed. North of the PDA the brick works have been demolished (Plate 3).

### *2003*

5.5.4 The PDA is now all one field. In the quarry area, west of the large lake, north west of Conningbrook Manor, the Julie Rose Stadium has been built. The is now only

an active area north of the stadium still being used as a depot. To the west of the PDA is a new large housing estate (Plate 4).

2007

5.5.5 No changes are noted (Plate 5).

2013

5.5.6 There are cropmarks showing in the southern field of the PDA, which are discussed in greater detail below. The south western corner at the southern tip has a cleared area that is not used for arable farming at this point. It is not clear as to the purpose but a slightly earlier Google Earth picture for 2013 shows what appears to be temporary buildings and other activity related to construction, which has been cleared by the later part of 2013 (Plate 6).

2014

5.5.7 No changes are noted (Plate 7).

2017

5.6.8 No changes are noted (Plate 8).

## 6 PROPOSALS AND ASSESSMENT OF IMPACT

### 6.1 Proposals

6.1.1 The proposed development (Fig. 4) is a hybrid planning application seeking:

*(i) outline planning permission (all matters reserved except for points of access) for up to 430 dwellings; formal and informal open space incorporating SuDS; and associated services, infrastructure and groundworks; and*

*(ii) full planning permission for the erection of 320 dwellings; the creation of serviced plot of land to facilitate the delivery by Kent County Council of a two-form entry primary school with associated outdoor space and vehicle parking; a new Bowls Centre including a clubhouse of 292 sq m, ancillary buildings and a bowling green; a local centre to provide 1,665 sq m of A1/A2/A3/A5 space of which A5 should represent no more than 360 sq m, 915 sq m of B1 office space and 590*

*sq m of D2 gym / fitness studio space; open space incorporating SuDS; vehicle parking; and associated services, infrastructure and groundworks.*

*For the avoidance of doubt, planning permission is sought for a total of up to 750 dwellings.*

## **6.2 Assessment of Impact**

### *Spearpoint Cottage*

- 6.2.1 From our findings, the primary heritage significance of Spearpoint Cottage is its aesthetic and historic interest as a 17<sup>th</sup> century cottage and its striking chimney design. It has also been determined that there is no relationship between the cottage and the land of the PDA. The cottage's historical setting has eroded with the encroachment of development and the building of the roundabout at Spearpoint Corner. There is another garden between the PDA and the Spearpoint Cottage and the vegetation ensures that there is no intervisibility with the PDA and that it does not contribute to its significance.
- 6.2.2 The landscape boundaries on the PDA are to be strengthened in addition to the existing boundary hedge on the land of Holmlea in the garden area at the rear of Spearpoint Cottage, which will mitigate any potential visual impacts and maintain the current lack of intervisibility.
- 6.2.3 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.

### *The Grange*

- 6.2.4 From our findings, the primary heritage significance of The Grange is its aesthetic and historic interest as a 18th century building. The Grange's historical setting has eroded with the encroachment of residential development and the later alterations of the house. The main Canterbury Road and other residential development on the eastern side of Canterbury Road, ensures that there is no intervisibility with the PDA and that it does not contribute to its significance.

- 6.2.5 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.

#### *Conservation Area*

- 6.2.6 The area includes a number of listed buildings most dating from the 18th and early 19th centuries with some earlier from the Medieval period and some through to the 1930s and the Conservation Area is considered to be of moderate significance. It is mostly urban in character and the Conservation Area is focused along The Street, Favershams Road, Vicarage Road and Bull Lane (western half). The street being the Road closest to the PDA. The access to the PDA will be from Willesborough Road. The Construction Management Plan confirms that The Street will not be used by construction traffic. The Traffic Impact Assessment has concluded that the increase in traffic to The Street from the new development, post construction is considered negligible result in a minor adverse significance of effect.

## **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 Quinn Estates in support of the application for proposed developments of Land at Conningbrook Park, Willesborough Road, Ashford, Kent.
- 7.1.2 This report has demonstrated that the PDA lies close to two Grade II Listed Heritage Assets within 500m of the centre of the PDA, one located close to the north western boundary of the PDA, being Spearpoint Cottage and the other The Grange circa 500m to the north west of the PDA on the corner of The Street and Canterbury Road in Kennington. In addition, the Kennington Conservation Area eastern most point is within 370m of the north west of the PDA.



- 7.1.3 This statement demonstrates that the significance of Spearpoint Cottage and The Grange resides in their historical and aesthetic interest. Continuing development in the area has eroded the settings of these heritage assets, which have no direct relationship with the PDA and does not affect their significance. Both heritage assets have no intervisibility with the PDA either as the result of vegetation or other residential development. The Conservation Area will have a negligible impact from the possibility of increased traffic along The Street from residents and visitors to the site.
- 7.1.4 This built heritage statement has found that the majority of the designated heritage assets 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 possibility of an increase in traffic along the conservation area of The Street is considered negligible with a minor adverse significance of effect.
- 7.1.5 The proposed development for new residential housing will offer public benefits and will outweigh any 'less than substantial' impact to Spearpoint Cottage, The Grange and the conservation area 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 Quinn Estates (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

September 2018

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## 10 APPENDICES

### 10.1 Appendix 1: Statutory List Description

#### 10.1.1 Spearpoint Cottage, Willesborough Road

Heritage Environment Record Number: TR 04 SW 227

List Entry Number: 1362877

National Grid Reference: TR 02570 44468

Type of Record: Grade II

Date of Listing: 4<sup>th</sup> June 1976

Period: Post Medieval

Summary: Probably C17 altered in the C18 and C19. 2 storeys red brick. Tiled roof. Cluster of chimney shafts, 4 of them octagonal and a rectangular one at each end. 3 sashes on the 1st floor with glazing bars missing. C19 bay windows on the ground floor. Modern wooden trellised gabled porch.



Figure 1: Location map of Spearpoint Cottage

### 10.1.2 *The Grange, The Street, Kennington (North east side)*

Heritage Environment Record Number: TR 04 SW 238

List Entry Number: 1071050

National Grid Reference: TR 02627 44890

Type of Record: Grade II listed Building

Date of Listing: 4<sup>th</sup> June 1976

Period: Post Medieval

Summary: Early C19 L-shaped house of high elevation. 3 storeys red brick. Hipped tiled roof and modillion eaves cornice. 3 sashes with glazing bars intact and stuccoed keystones. Doorcase in rear wing with pediment, triglyph frieze and Doric columns.

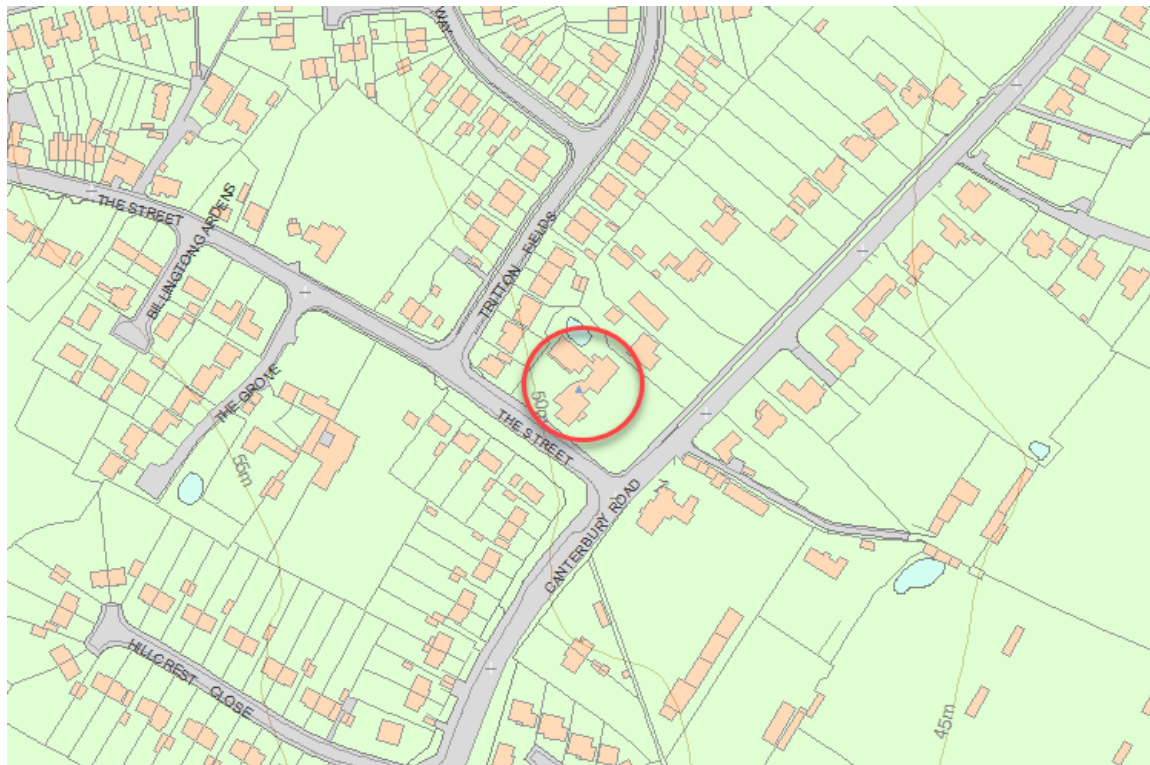


Figure 2: Location map of *The Grange*

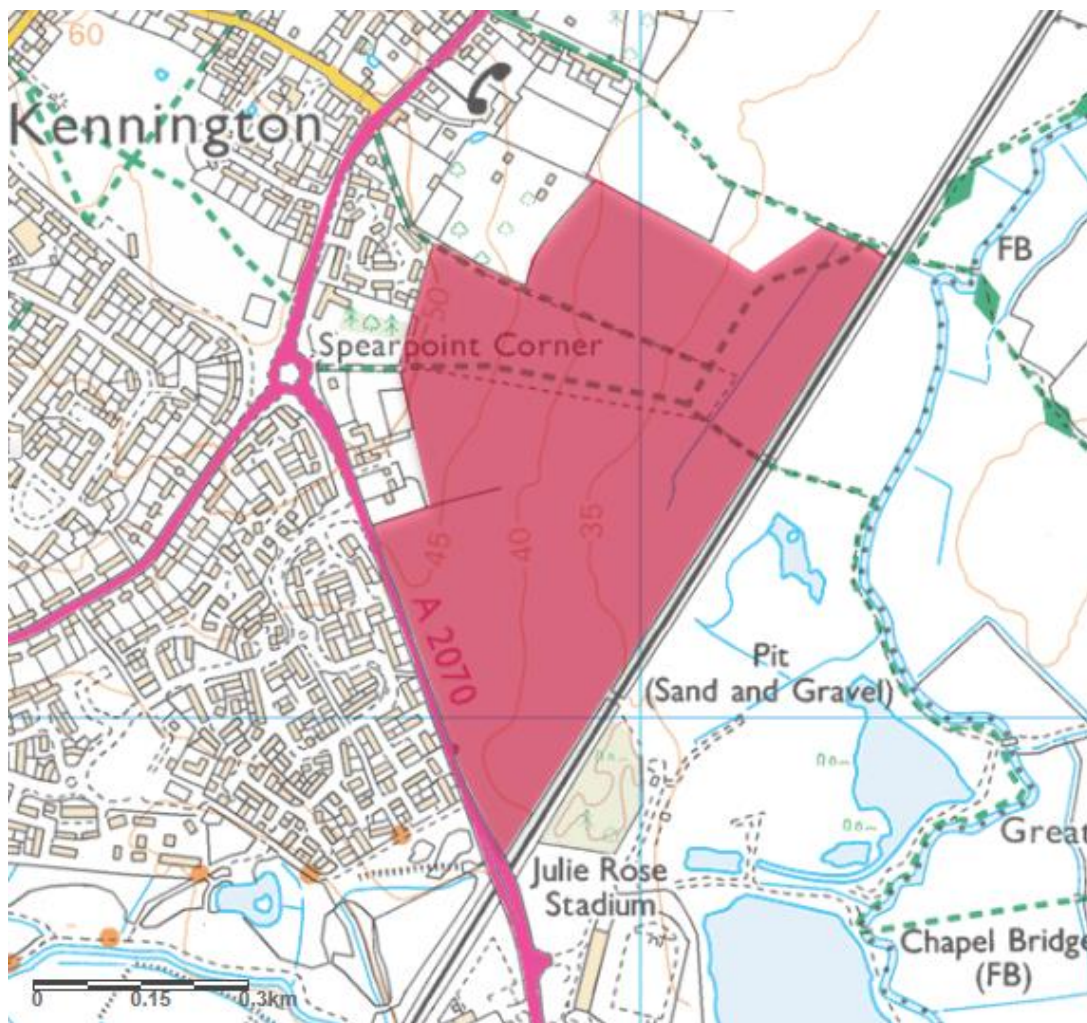


Figure 3: Site location map, scale 1:10000.



Figure 4: Proposed Development Area,



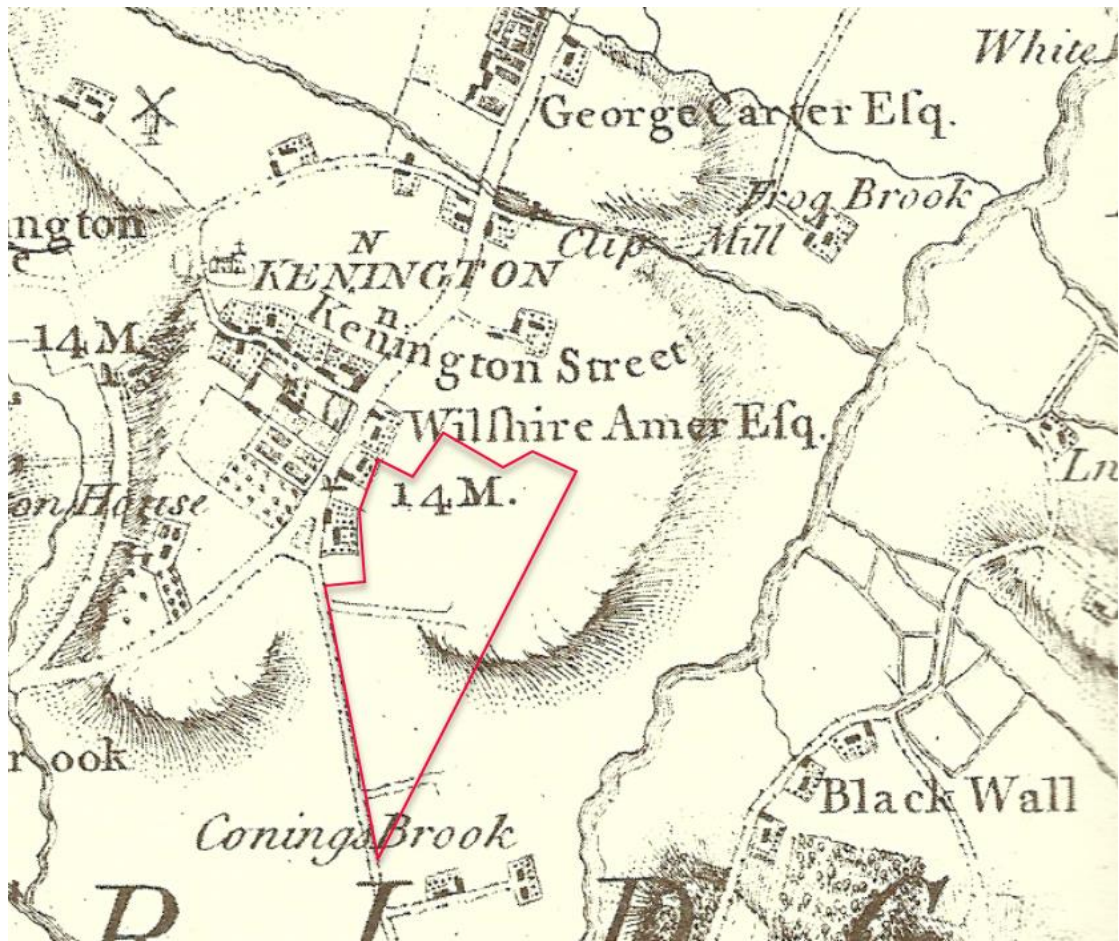


Figure 5: Andrew, Dury and Herbert Map from 1769

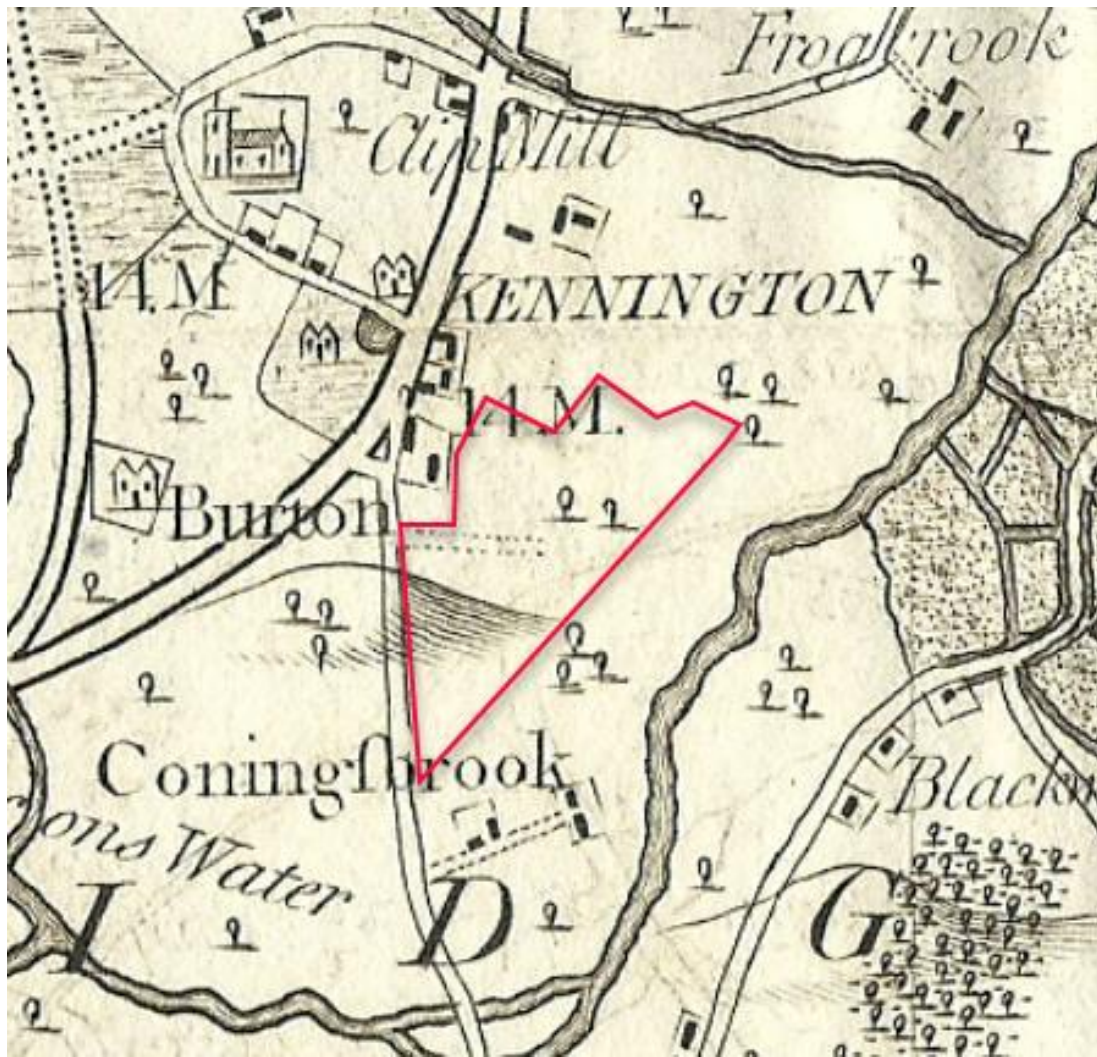
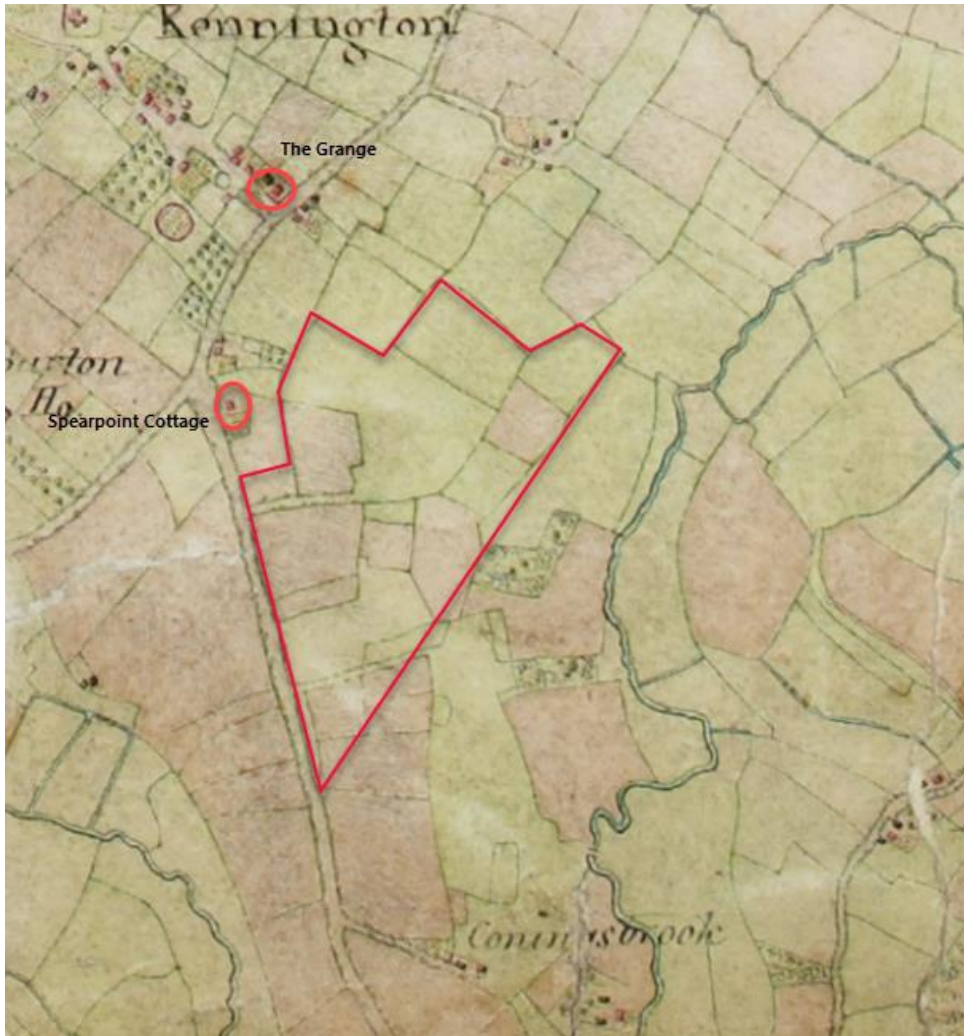


Figure 6: Hasted, 1798



*Figure 7: Ordnance Surveyors Drawing, 1797*

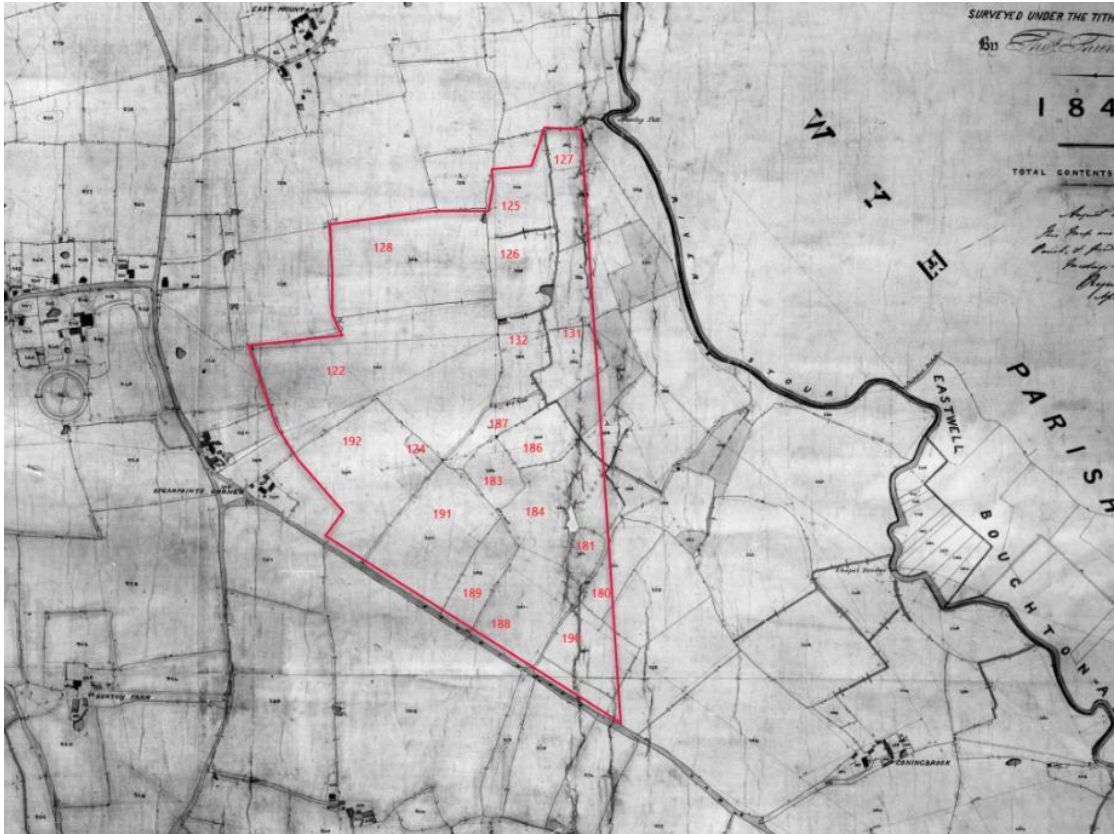


Figure 8: 1840 Tithe Map

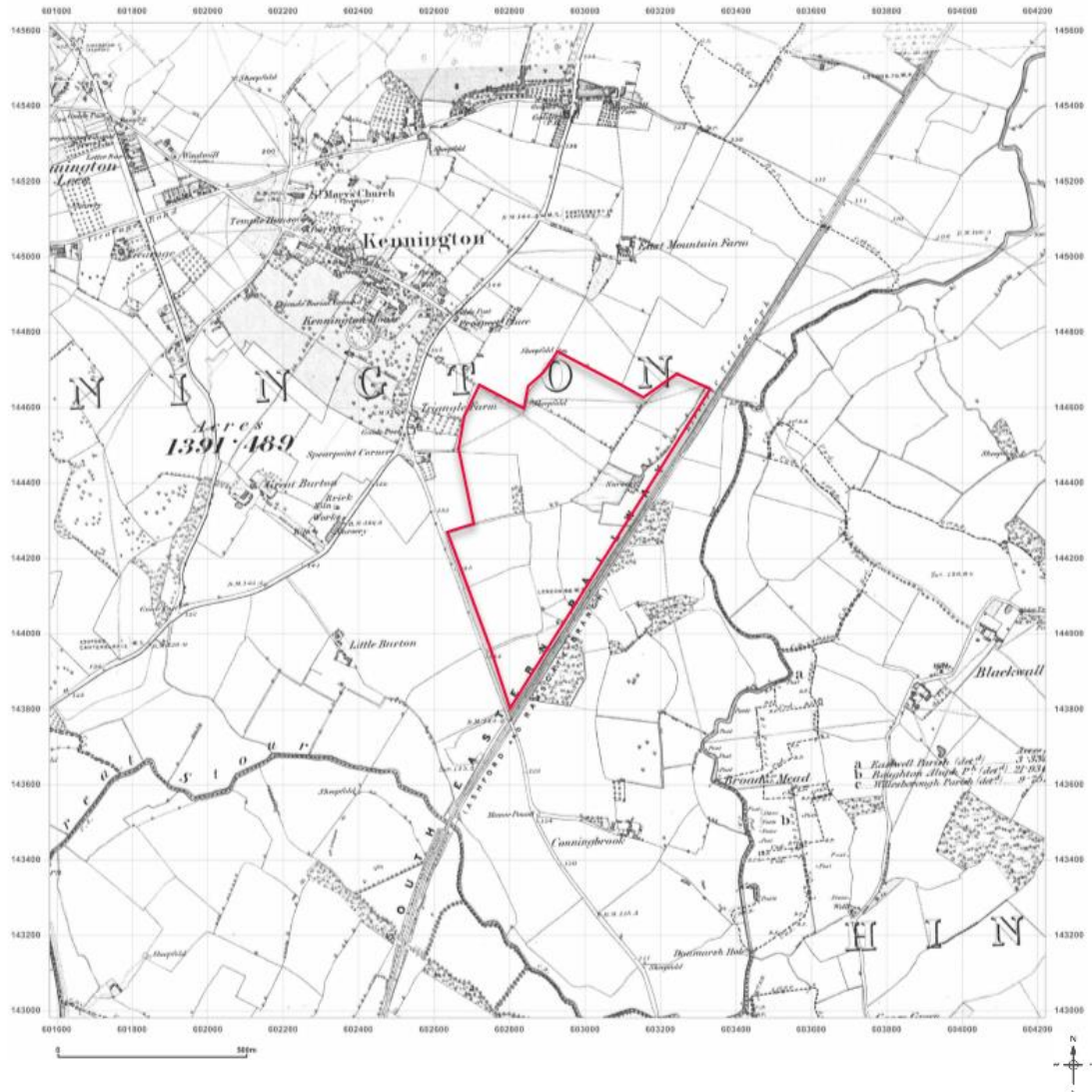


Figure 9: Historic OS Map 1872 1:10,560

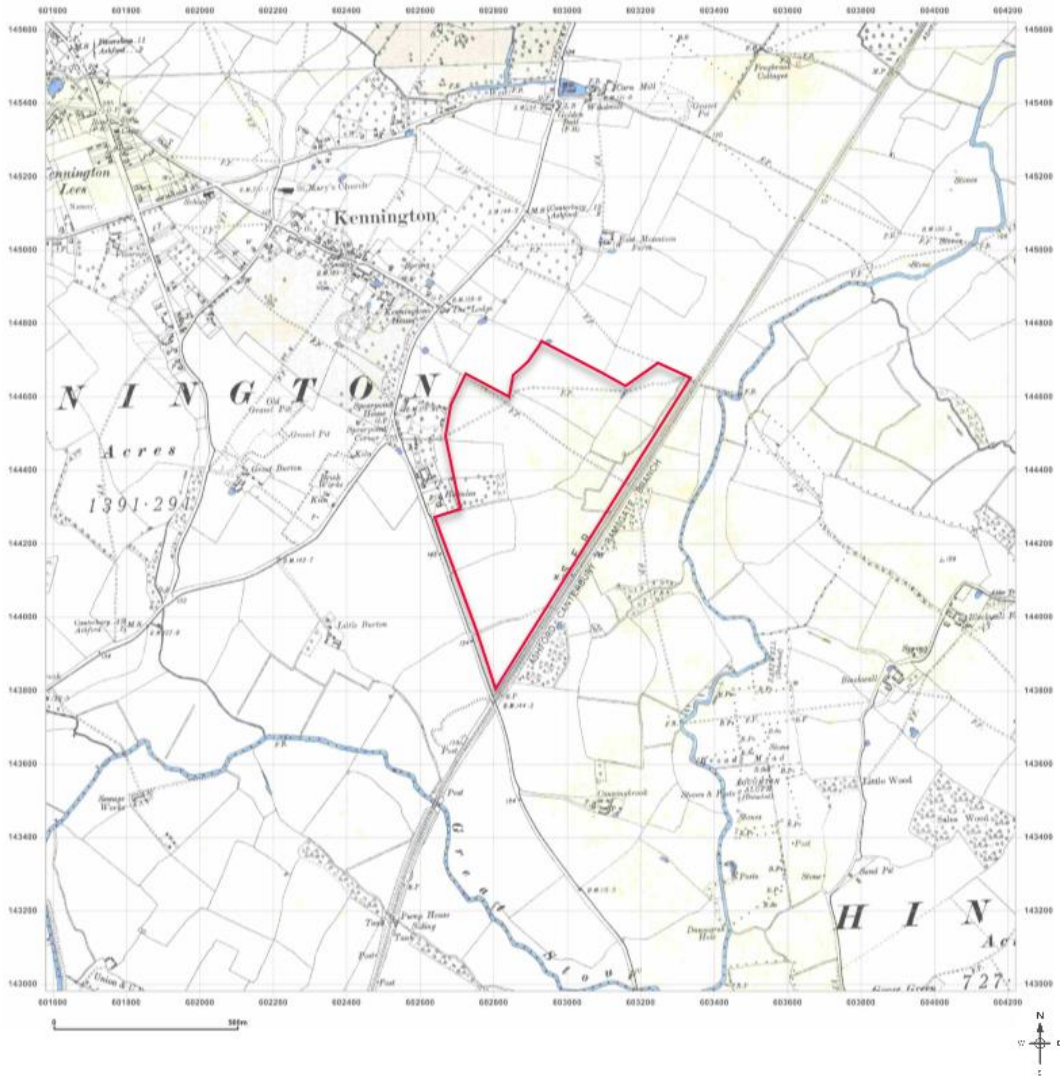


Figure 10: Historic OS Map from 1896 1:10,560

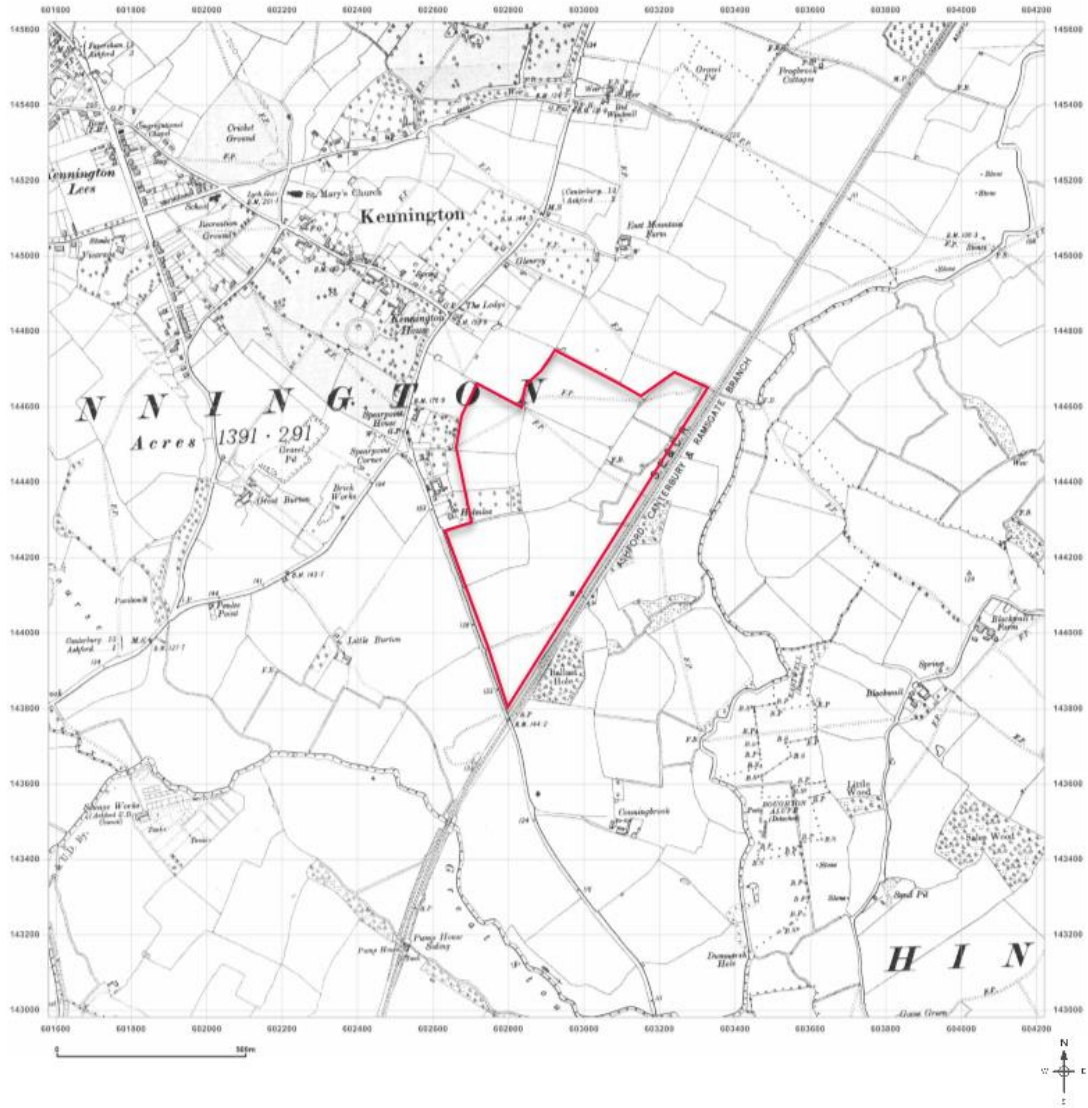


Figure 11: Historic OS Map 1906 1:10,560

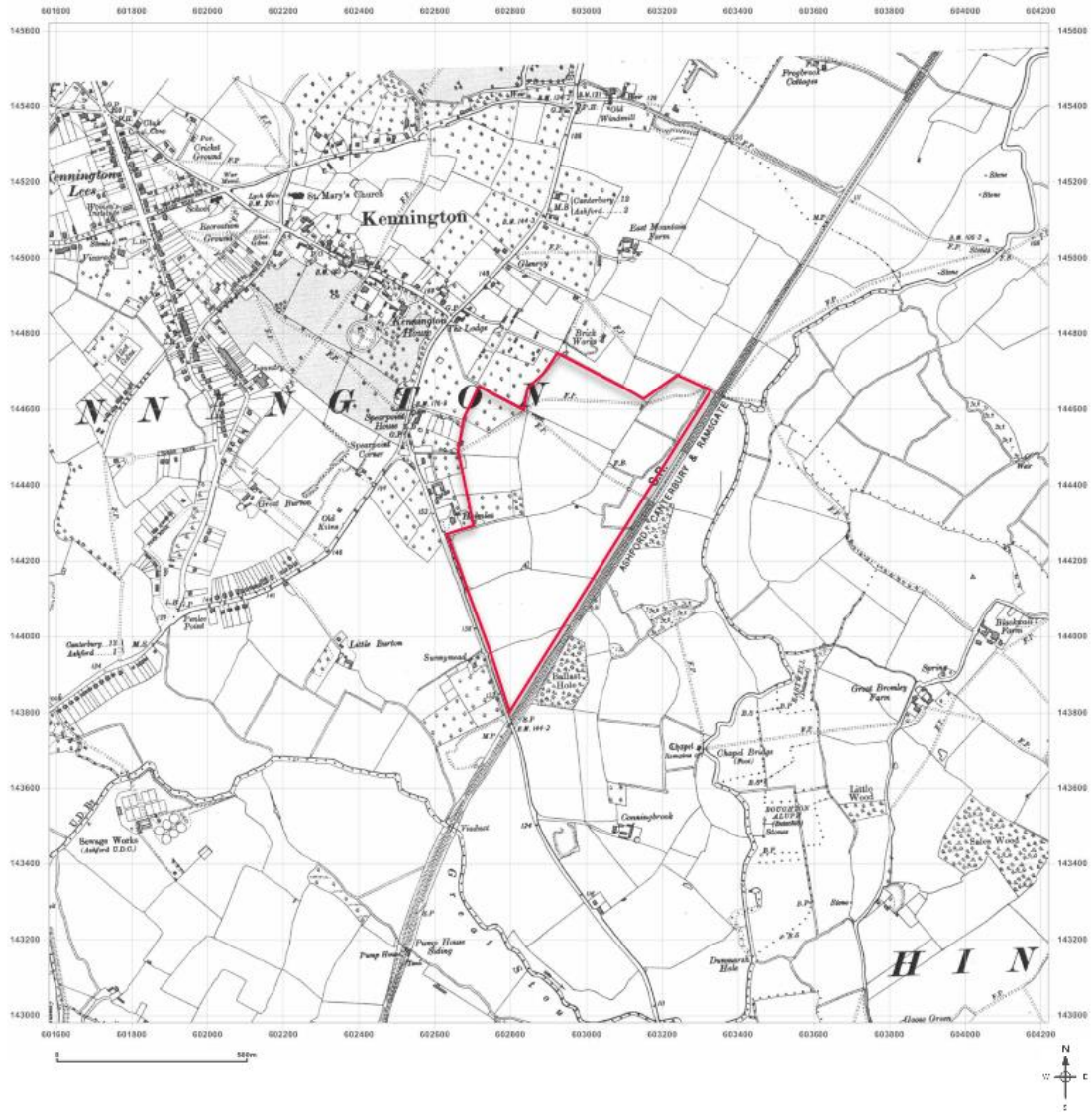


Figure 12: Historic OS Map 1931 1:10,560



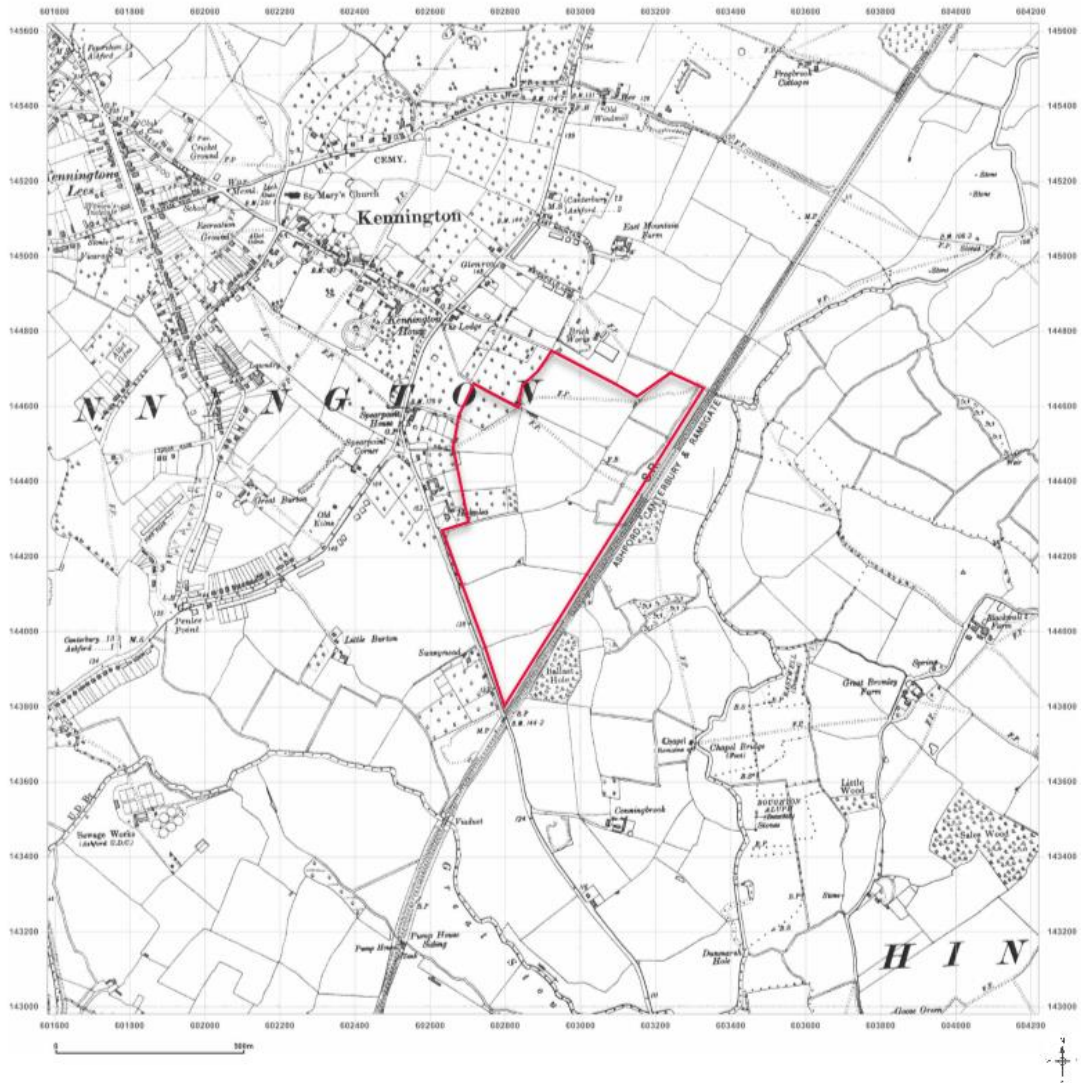


Figure 13: Historic OS Map 1938 1:10,560

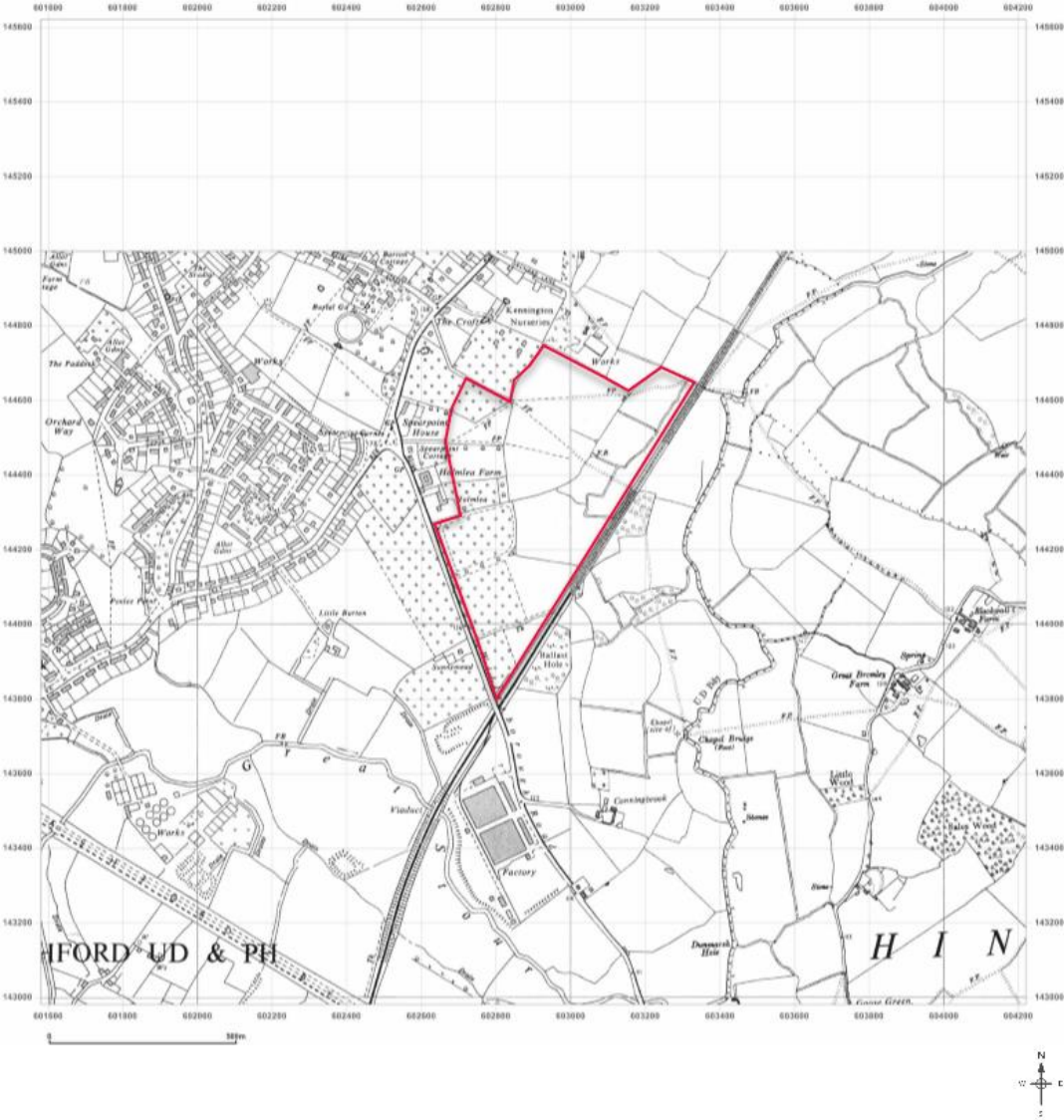


Figure 14: Historic OS Map 1955 1:10,560

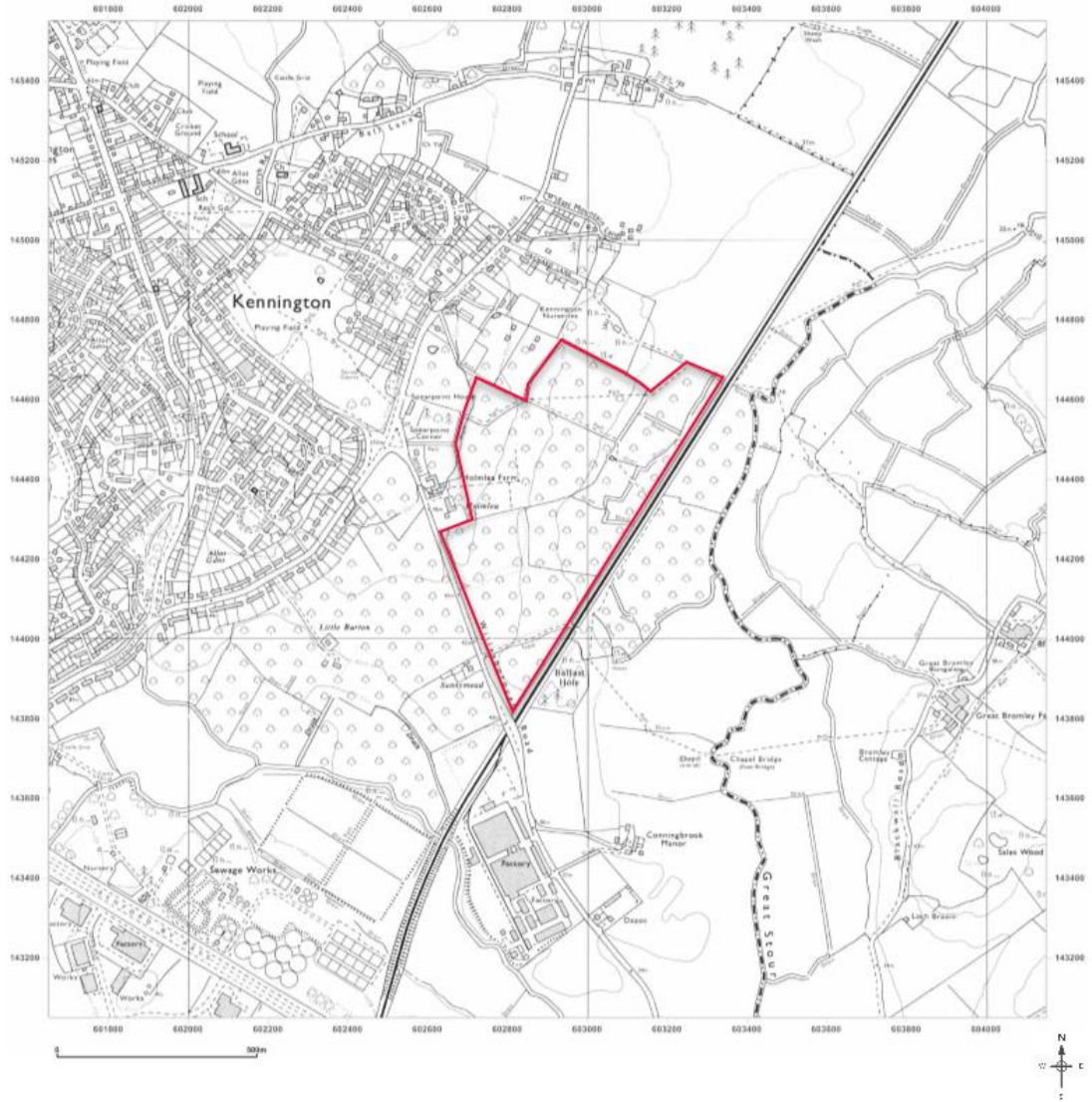


Figure 15: Historic OS Map 1975-1980 1:10,000

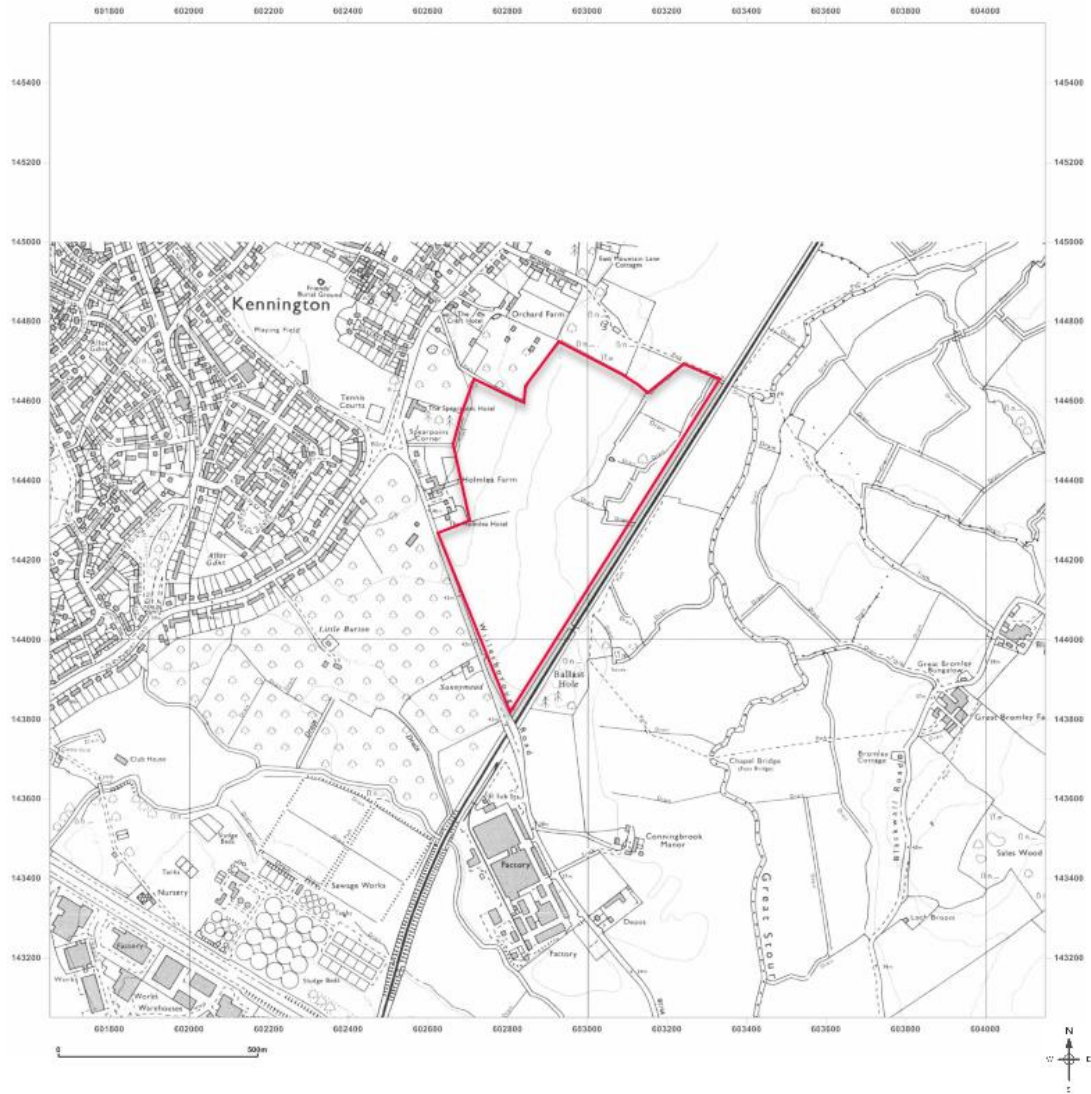


Figure 16: Historic OS Map 1984 1:10,000



Figure 17: Historic OS Map 1993 1:10,000

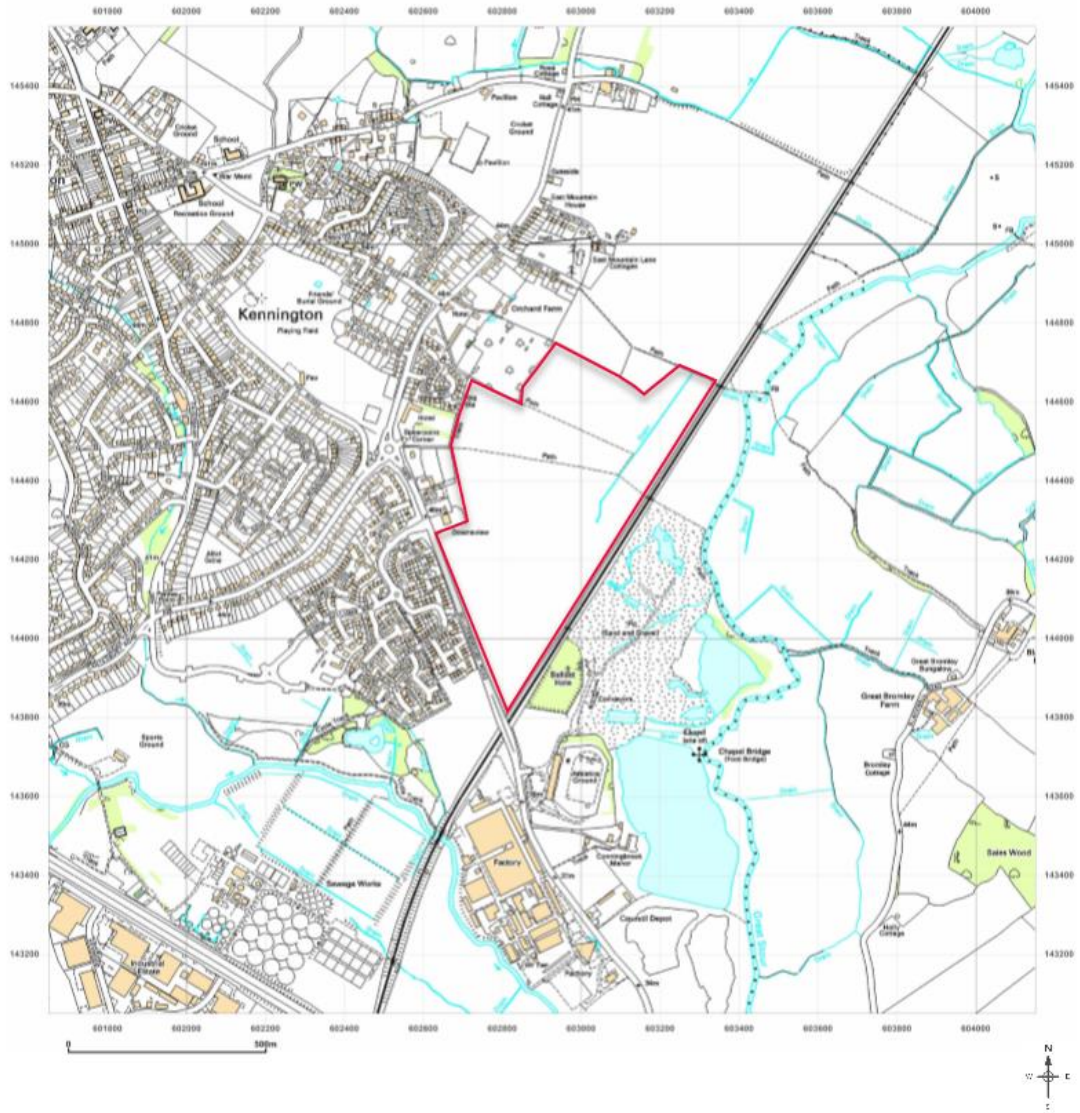
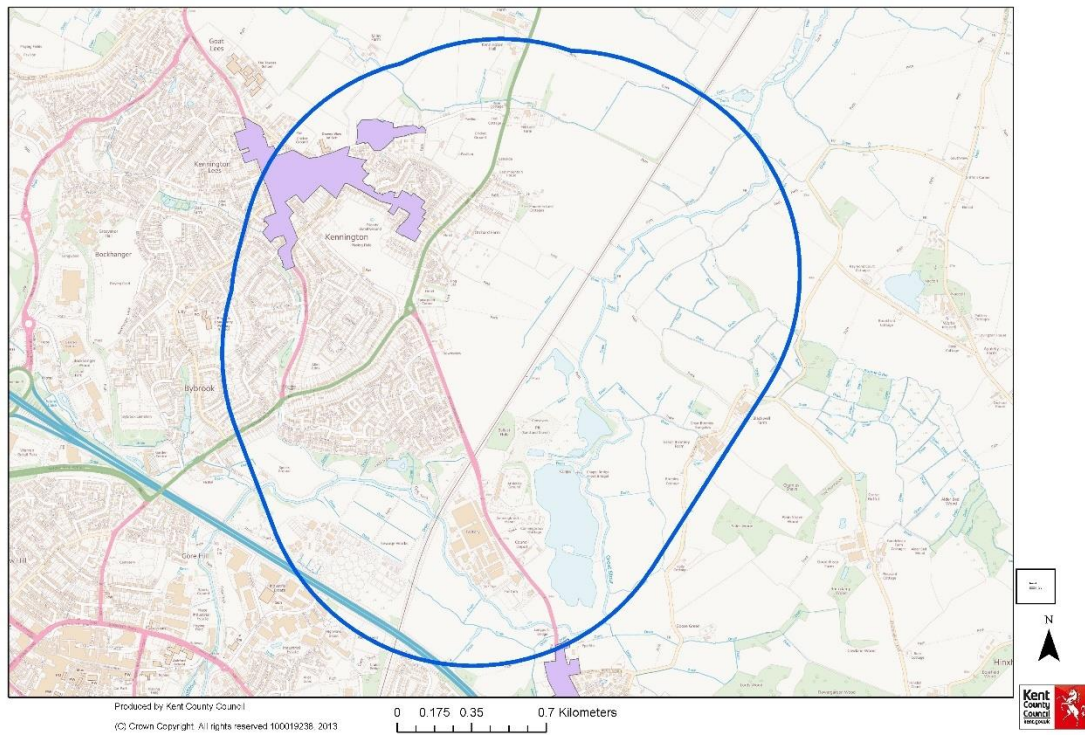


Figure 18: Historic OS Map 2002 1:10,000

**Kent County Council - Conningbrook Park, Ashford - Conservation Areas**



*Figure 19: KHER Conservation Area*

KHER	Type	Location	Period	Description
TR 04 SW 220	Listed Building	c. 600m NW	Post Medieval	Kennington Lodge. Grade II listed (1071049). To the west of Kennington House but making an L angle with it is the stable building. Probably C17. Red brick and grey headers. Brick stringcourse and parapet on the east front. Wooden modillion cornice on the north front. Casement windows with small square leaded panes.
TR 04 SW 211	Listed Building	c. 610m NW	Medieval to Post Medieval	Yeoman Cottages. Grade II listed (1071051). A C16 timber-framed house. 2 storeys, front painted brick, sides tile hung. Hipped tiled roof with massive brick chimneystack. 3 casement windows. Simple doorcase with flat weather hood.
TR 04 NW 182	Listed Building	c. 1km NW	Medieval to Modern	St Mary's Church. Grade II listed (1071054). The Church of St Mary, Kennington, has two original Norman windows. Other work is 13th, 14th and 15th century. Mainly 15th century built of stone rubble. Crenellated west tower in 3 stages with buttresses and gargoyles. South west porch. 4 bay nave with crown post roof having moulded tie beams with shield spandrels. Chancel arch. Chapel and part aisle to South. North windows are 2 double lancets with cinquefoil heads.
TR 04 NW 178	Building	c. 1km N	Post Medieval	Kennington Windmill. Formerly a listed building. Early C19. Smock type. Octagonal base of 2 storeys in red brick, with a portion built out on the north side. Above tarred weather-boarding. Hooded cap now covered with corrugated iron. Sweeps and fantail missing. Round-headed window on the 1st floor.
TR 04 NW 176	Listed Building	c. 1km N	Post Medieval	Water Mill. Grade II listed (1071068). To the south of the Mill House and at right angles to it is an early C19 water mill. 3 storeys,



				ground and 1st floors red brick and grey headers, above tile hung. Hipped tiled roof. 2 dashes with glazing bars intact. Door on each floor on the south side. The Mill House. Water Mill and Mill Cottage form a group.
TR 04 NW 180	Listed Building	c. 1km N	Post Medieval	Mill Cottage. Grade II listed (1071069). C18 or earlier. L-shaped, 2 storeys painted brick. Steeply pitched tiled roof. 2 sashes with glazing bars intact. 2 simple cambered doorcases. S brace. The Mill House. Water Mill and Mill Cottage form a group.
TR 04 NW 123	Listed Building	c. 1km N	Post Medieval	The Golden Ball Public House. Grade II listed (1071104). Early C19. 2 parallel ranges. 2 storeys. Ground floor painted brick. 1st floor tile hung. Hipped tiled roof. 2 sashes with glazing bars intact. Jalousies to ground floor windows. Central doorcase with flat hood and brackets.
TR 04 NW 120	Listed Building	c. 1.2km NNE	Post Medieval	Wall and gate piers to east of Kennington Hall. Grade II listed (1071107). C18 red brick wall with 4 square gate piers. Kennington Hall. Stables and wall form a group.
TR 04 SW 160	Listed Building	c. 950m NW	Post Medieval	Elmtree. Grade II listed (1071110). C18. 2 storeys. Ground floor painted brick. 1st floor tile hung. Tiled roof. 3 C19 casements and later C19 wooden trellis-work porch. Left side elevation has outside chimney stack.
TR 04 NW 134	Listed Building	c. 1km NW	Post Medieval	Glovers. Grade II listed (1071136). C16 timber-framed cottage restored and enlarged. Original portion 2 storeys, 2 windows. Ground floor partly refaced with red brick. 1st floor overhangs on the protruding ends of the floor joists. Curved braces on the 1st floor. Hipped tiled roof. Casement windows. At the east end is a C17 wing of 2 storeys and 3 windows. Ground floor red brick, above tile hung. Casement windows. Modern wing to the north. Glovers. Clyde Cottage and Snowdrop Cottage form a group, the latter 2 being of local interest only.

TR 04 NW 129	Listed Building	c. 980m NW	Post Medieval	Home Farmhouse. Grade I listed (1071138). C18 or earlier. The part facing the road is C18. 2 storeys. Ground floor red brick, 1st floor tile hung. Hipped tiled roof, 2 sashes with glazing bars intact and wooden hood over, the centre portion is the oldest and has a massive renewed clustered chimney stack. 1 storey and attics with 1 dormer. Gable end.
TR 04 NW 160	Listed Building	c. 1km N	Post Medieval	The Mill House. Grade II listed (1184624). C18 or earlier L-shaped house. 2 storeys red brick. 2 windows to each wing, Hipped tiled roof. In the angle of the 2 wings is half a wide chimney breast, probably earlier than the facade. Sash windows with glazing bars intact. Doorcase in moulded architrave surround with panelled reveals and flat hood over supported on brackets. Door of 6 fielded panels. The Mill House. Water Mill and Mill Cottage form a group.
TR 04 NW 158	Listed Building	c. 980m NW	Medieval	Home Farm. Grade II listed (1184825). The west half is a C15 timber-framed cottage with the front of the ground floor plastered and the side close studded and the whole of the 1st floor now tile hung but still overhanging on carved brackets. The east half, which has a lower roof level is C17. 2 storeys. Red brick ground floor, tile hung 1st floor. Tiled roof with tall chimney. 2 casement windows.
TR 04 SW 330	Listed Building	c. 1km SE	Medieval	Great Bromley Farmhouse. Grade II listed (1217382). House. C15 altered and clad late C16. Timber framed and clad with red brick in English bond with tile hanging to rear. Plain tiled roof. Two storeys on ragstone plinth with hacked-off plat band and box eaves to hipped roof with stacks to left and to right. Three large wooden casements on 1st floor and 2 on ground floor with central French window. The centre piece is rebuilt, and possibly replaces a 2-storey porch. Right return with blocked up 3 light brick mullioned windows with label hoods on each floor and 6 panelled doors in C19 kneelered porch. Interior: moulded cross-beamed ceilings and

				inglenooks. The moulding and jointing in the end roof (left from elevations) indicates jettying at this end before front wall rebuilt.
TR 04 NW 171	Listed Building	c. 1km NW	Post Medieval	Sumach Building. Grade II listed (1362816). C17. 2 storeys. Ground floor red brick, above tile hung. Tiled roof in 2 levels, the back with a gabled dormer on the 1st floor, 2 casement windows.
TR 04 NW 161	Listed Building	c. 980m NNW	Post Medieval	Apple Cottage. C18. 2 storeys and attics grey headers with red brick window dressings, quoins, panels between the ground and first floor windows and modillion eaves cornice. Hipped tiled roof with 2 hipped dormers, 3 casement windows. Group value with Old School Bungalow.
TR 04 SW 159	Listed Building	c. 900m N	Post Medieval	Hall Cottage. Grade II listed (1362818). C18. 2 storeys painted brick. Hipped tiled roof with brick modillion eaves cornice, the bricks inserted diagonally with the points protruding. 2 3-light casements. Plain doorcase with pilasters and cornice. Later lean-to extension to right hand side.
TR 04 NW 152	Listed Building	c. 950m N	Post Medieval	Rose Cottage. Grade II listed (1362841). Late C18 to early C19. 2 storeys. Ground floor red brick with grey headers, 1st floor tile hung. Hipped tiled roof. 2 sashes with glazing bars intact. The rear elevation has a roof in 2 hips.
TR 04 NW 146	Listed Building	c. 680m NW	Post Medieval	66 & 68 The Street, Kennington. Grade II listed (1362851). A probable timber-framed building. 2 storeys refronted in roughcast. Stringcourse. Steeply pitched tiled roof with smoke louvres. Moulded eaves cornice. 2 casements. 2 simple doorcases with wooden weatherboards and brackets. Tile Cottage, Tutt's Cottage, The Forge, Nos 46, 56 to 60 (even), 66 and 68 form a group. Tile Cottage, Tutt's Cottage and No 46 are of local interest.
TR 04 NW 172	Listed Building	c. 1km NW	Post Medieval	Churchyard to St Mary's Church. The churchyard contains C18 headstones with skull, cherub or hourglass motifs, oval body stones and some tomb chests. Temple House forms a group with St Mary's Church and Churchyard.

TR 04 NW 130	Listed Building	c. 700m NW	Post Medieval	60 The Street. Grade II listed (1071053). C18 or earlier. Probably a timber-framed building refronted. 2 storeys plastered. Hipped tiled roof with 1 brick stack. 4 later casements and simple doorcase. Tile Cottage. Tutt's Cottage, The Forge. Nos 46, 56 to 60 (even). 66 and 68 form a group. Tile cottage, Tutt's Cottage and No 46 are of local interest.
TR 04 NW 136	Listed Building	c. 970m NW	Post Medieval	Culvers. Grade II listed (1071137). Early C19. 2 storeys red brick. Hipped tiled roof. 3 sashes in moulded architraves with verticals only. 6 panelled door, the top 2 panels cut away and glazed. Later C19 porch.
TR 04 NW 100	Listed Building	c. 1km NW	Medieval to Post Medieval	The Old House. (Grade II listed (1184284). A C16 timber-framed building having the appearance of having once been 2 cottages, the western one L shaped. The building has been restored and the ground floor rebuilt in red brick, but the timbering with curved braces is exposed on the 1st floor. 2 storeys, 2 windows to each cottage. Tiled roof, that of the section which formed the western cottage in 2 hips with a gabled dormer in each of the south side as the 1st floor windows on this side of the building.
TR 04 NW 116	Listed Building	c. 1km NNW	Post Medieval	The Old School Bungalow. Grade II listed (1071139). The left-hand part is early C19. 2 storeys red brick with grey headers. Hipped slate roof. To the right-hand side is a one storey portion of red brick with grey headers. Slate roof. 4 sashes with cambered heads. Single doorcase with modern weather hood. Group value with The Old School House.
TR 04 SW 259	Listed Building	c. 700m NW	Post Medieval	Laurel Tree House. Grade II listed (1184838). Formerly an almshouse. Plaque stating that it was given in 1890 "The Gift of George Hobst and Harriet Mary Lake to the poor of Kennington". A timber-framed building of 2 storeys, refronted in plaster but retaining traces of its overhang. Old tiled roof. 1 sash with glazing bars intact. Rear part partly tile hung. Tile cottage, Tutt's Cottage.

				The Forge. Nos 46, 56 to 60 (even), 66 and 68 form a group. Tile cottage. Tutt's cottage and No 46 are of local interest.
TR 04 SW 267	Listed Building	c. 950m S	Post Medieval	Conningbrook Manor. Grade II listed (1184964). C17 or earlier farmhouse, now refaced with roughcast whitewashed and painted in imitation of timbering. 2 storeys. Tiled roof. 2 heavy buttresses on the south and east fronts. 3 modern casement windows.
TR 04 SW 227	Listed Building	c. 380m W	Post Medieval	Spearpoint Cottage. Grade II listed (1362877). Probably C17 altered in the C18 and C19. 2 storeys red brick. Tiled roof. Cluster of chimney shafts, 4 of them octagonal and a rectangular one at each end. 3 sashes on the 1st floor with glazing bars missing. C19 bay windows on the ground floor. Modern wooden trellised gabled porch.
TR 04 SW 238	Listed Building	c. 500m NW	Post Medieval	The Grange. Grade II listed (1071050). Early C19 L-shaped house of high elevation. 3 storeys red brick. Hipped tiled roof and modillion eaves cornice. 3 sashes with glazing bars intact and stuccoed keystones. Doorcase in rear wing with pediment, triglyph frieze and Doric columns.
TR 04 SW 246	Listed Building	c. 750m NW	Post Medieval	The Forge. Grade II listed (1071052). C19. 1 storey red brick. Hipped tiled roof. Verandah over street with 2 arches and fretted spandrels. Listed for sociological interest. Tile Cottage. Tutt's cottage. The Forge. Nos 46. 56 to 60 (even), 66 and 68 form a group, Tile Cottage, Tutt's cottage and No 46 are of local interest.
TR 04 SW 241	Listed Building	c. 950m WNW	Post Medieval	The Homestead. Grade II listed (1071111). C18. 2 storeys. Ground floor painted brick. 1st floor tile hung. Hipped tiled roof. 3 altered casements. C19 doorcase with flat hood and brackets. Right side has lean-to.
TR 04 NW 109	Listed Building	c. 1.3km NNE	Post Medieval	Kennington Hall. Grade II listed (1184267). Large square C18 mansion. 3 storeys red brick. Hipped tiled roof and brick eaves cornice. 5 windows facing each way, 2 on the south front being dummies. 5 sashes with keystones over and glazing bars intact,

				those on the south front having Venetian shutters. Large stuccoed porch of solid type. Ground floor addition on the west side. Curved bow to ground floor right hand side. Kennington Hall Stables and wall form a group.
TR 04 NW 121	Listed Building	c. 850m NW	Post Medieval	Temple House. Grade II listed (1184854). Mid C19. 2 storeys colour washed. Hipped slate roof. Stringcourse. 3 sashes with glazing bars intact. Ground floor has protruding double bay. 1 round headed window and porch with round-headed doorcase. Temple House forms a group with St Mary's Church and Churchyard.
TR 04 SW 301	Listed Building	c. 500m NW	Post Medieval	Kennington House. Grade II listed (1299951). C18. 2 storeys red brick. 5 sashes, the 3 centre window bays projecting with a pediment over and small bull's eye opening in the tympanum of the pediment. Glazing bars intact. Central doorcase with pilasters and pediment.
TR 04 NW 167	Listed Building	c. 1.3km NNE	Post Medieval	Stable to Kennington Hall. Grade II listed (1071106). C18. 2 storeys red brick. Roof with cupola. 3 tripartite sashes. Kennington Hall. Stables and wall form a group.
TR 04 SW 176	Listed Building	c. 900m NNE	Medieval	Barton Cottage Grade II listed (1184831). A C15 timber-framed building, restored and the ground floor mostly rebuilt in red brick. Part of the ground floor has been underbuilt but the north end of the east front and the south front still overhang on the 1st floor on the protruding ends of the floor joists and brackets. Tiled roof. 2 modern casement windows. Modern wing to the west.

Figure 20: KHER Heritage Assets



*Plate 1: 1940s. All at an altitude of 1.77km (Google Earth).*

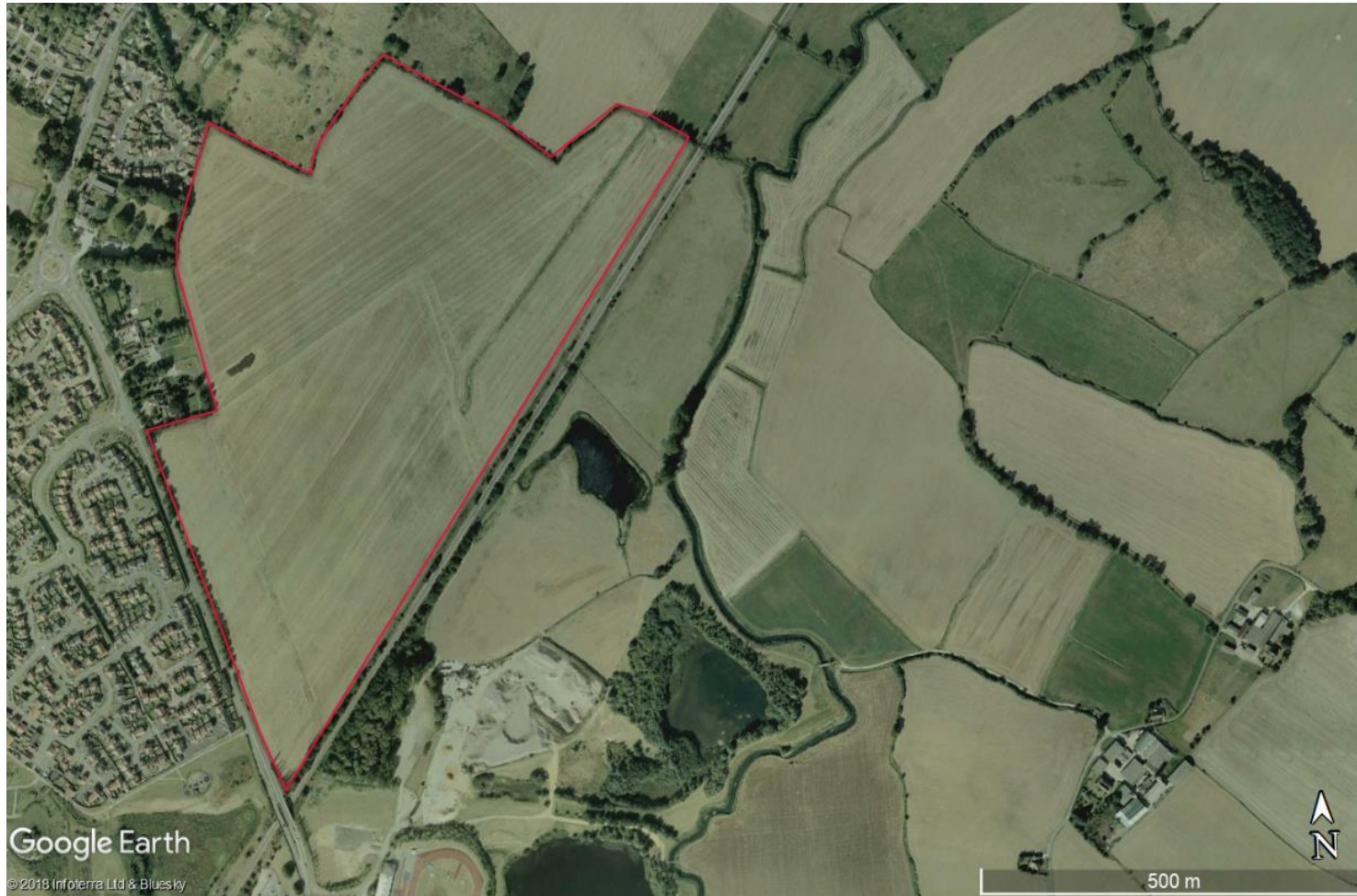


Plate 2: 1960 (Google Earth)





*Plate 3: 1990 (Google Earth)*



*Plate 4: 2003 (Google Earth)*



Plate 5: 2007 (Google Earth)



*Plate 6: 2013 (Google Earth)*



Plate 7: 2014 (Google Earth)



*Plate 8: 2017 (Google Earth)*



*Plate 9: View towards the rear of Spearpoint Cottage from the PDA.*



*Plate 10: View of garden and rear hedge in Holmlea's Garden behind Spearpoint cottage, taken from the public footpath.*





*Plate 11: View of Spearpoint Cottage from Spearpoint Corner*



*Plate 12: View of Spearpoint Cottage from Willesborough Road.*



*Plate 13: View of The Grange from The Street, Kennington.*



*Plate 14: View towards the PDA from the junction of The Street and Canterbury Road*