



Land at Poorhole Lane, Broadstairs, Kent; Heritage Statement

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Heritage Statement

NGR Site Centre: 636514 168226



Report for: Rooksmead Residential

Dated: 30th June 2023

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Land at Poorhole Lane, Broadstairs, Kent;

Heritage Statement

Summary

SWAT Archaeology has been commissioned by Rooksmead Residential to prepare a Heritage Statement relating to the proposed development area (Site) of Land at Poorhole Lane, Broadstairs, Kent

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

The PDA is located on the outskirts of Margate to the north, north east and Broadstairs to the east. To the south is Poorhole Lane with a roundabout adjacent to the south western corner of the PDA. The western boundary is formed by Sloe Lane. To the east is the access road to a new housing development located to the north of the PDA.

The map regression show that the PDA has been agricultural until the late 20th century with the remains of a modern mid 20th century piggery on site of which does not have any historic or archaeological value and the PDA is currently in use as a construction compound.

The proposed development site is not a designated heritage asset and is not in a Conservation Area. The map regression show that the PDA has been agricultural until the late 20th century with the remains of a modern mid 20th century piggery on site of which does not have any historic or archaeological value and the PDA is currently in use as a construction compound. Adjacent to the western boundary are Grade II listed gate piers being the historical drive to the Grade II Westwood Lodge to the north east and the Grade II The Cottage, to the east, which had medium level of significance.

The proposed development is for the outline planning application for the construction of a 66-bed care home. The design style, landscaping and boundary treatment sensitivity takes into account the nearby designated assets. The Heritage Statement has found that the proposed development will form part of the wider urbanisation of the existing heritage assets which will remain unaffected by the proposed development in which they retain their historical, architectural, and aesthetic qualities. Therefore, the proposed development producing the 'low end of less than substantial harm' on their settings or significance of these assets in accordance with NPPF paragraph 202. The public and economic benefits provided by the proposed development in providing a care home, outweigh any harm caused.

Land at Poorhole Lane, Broadstairs, Kent;
Heritage Statement

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Rooksmead Residential (the 'Client'), to carry out a Heritage Statement relating to a proposed development area at Land at Poorhole Lane, Broadstairs, Kent centred on National Grid Reference (NGR) 636514 168226 (Figure 1).

1.1.2 In acknowledgement of the Site being located close to a number of designated assets this document has been prepared to support the planning application to Thanet District Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Statement.

1.2 Site Description

The PDA is located on the outskirts of Margate to the north, north east and Broadstairs to the east (Fig. 1). To the south is Poorhole Lane with a roundabout adjacent to the south western corner of the PDA. The western boundary is formed by Sloe Lane. To the east is the access road to a new housing development located to the north of the PDA. The PDA originally formed part of an outline application outline with consent for residential development, granted on appeal on the 13th of February 2017 (LPA ref: OL/TH/15/0788; appeal ref: APP/Z2260/W/16/3151686). Subsequently the PDA formed part of an approved larger area of Reserved Matters submitted in 2020 (TH/20/0174). Adjacent to the western boundary are Grade II listed gate piers. To the east is the Grade II Westwood Lodge and The Cottage. The PDA has been subject to an archaeological desk-based assessment which explores the history of the PDA in detail (Trust for Thanet Archaeology, 2014) and also a detailed Heritage Statement (Cotswold Archaeology, 2020). The map regression show that the PDA has been agricultural until the late 20th century with the remains of a modern mid 20th century piggery on site of which does not have any historic or archaeological value and the PDA is currently in use as a construction compound (Plates 1-9).

Geology

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of Margate Chalk. There are superficial deposits of Head – Clay and Silt across the PDA.

1.3 Scope of Document

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

1.3.2 The assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA 2017). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national, or international context. This specifically includes:

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

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 Introduction

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

2.1.2 The National Planning Policy Framework was updated in July 2021 and is the principal document which sets out the Government’s planning policies for England and how these are expected to be applied. It provides a framework in which Local Planning Authorities can produce their own distinctive Local Plans to reflect the needs of their communities.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): Annex 2, comprises:

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

2.2.2 NPPF Annex 2 defines a Heritage Asset as:

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

2.2.3 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers, and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3 Designated Heritage Assets

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

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

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

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

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

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

Heritage Assets

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

Setting

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

Significance

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

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

2.4 Planning Policy Guidance

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

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

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help ensure

consistency of approach in carrying out the role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.5 Sources

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

Archaeological databases

2.5.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Kent County Council (KHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

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

Cartographic and Pictorial Documents

2.5.4 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

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

Secondary and Statutory Resources

2.5.6 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

2.5.7 The purpose of the walkover survey was to;

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

3 ARCHAEOLOGICAL AND HISTORICAL RESOURCE

3.1 Introduction

A search has been made of historic archive material pertaining to this site in County museums and the results are below-

3.2 Kent County Council Historic Environment Record (KHER)

3.2.1 A search of the KCC HER was carried out on the 16th June 2023, centred on the proposed site with a search radius of 500m. The search confirmed the Listed Buildings of the gate piers, The Cottage, and Westwood Lodge. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. The PDA is not situated within a Conservation Area.

3.2.2 The PDA is located just to the west of The Cottage which is a distance of circa 30m away. Westwood Lodge is situated circa 135m east of the PDA. The gate piers are adjacent to the north west corner of the PDA with the driveway incorporated into the area of the PDA.

3.2.3 Not yet incorporated into the KCC HER database is the evaluation that took place in July/September 2021 at the Poorhole site immediately to the north of the PDA, which identified a prehistoric field system and artefacts dated to the Neolithic or Bronze Age.

3.2.4 In 2020, SWAT Archaeology undertook an evaluation within a treed part of the PDA in the south western corner. No archaeological finds or features were found.

3.3 Historical Map Progression

The historical mapping is shown in MAPS 1-4. The 1797 Ordnance Surveyors Drawing shows a sparsely populated landscape of scattered farms and settlements. At Poor Hole are what appears to be just two properties located at a bend in road just to the east of the PDA, one of

then immediately east of the PDA being that of The Cottage. The PDA lies of the parish boundary of St Peters Broadstairs with the boundary line following the line of what is Sloe Lane. The tithes under St Peters show the PDA as part of a larger field designated 642 which is arable, called Poorhole Field and under the ownership of Robert and Mary Eason who appear to reside in the building immediately east of the PDA in what is recognisable as the extant The Cottage. By the 1872 historical OS map, Westwood Lodge has been built to the east of the PDA. There has been a change in the road layout with a new road from the junction close to the Star Inn continuing to Poorhole Lane which is labelled and now avoids the bend in the previous road around Poorhole. The route of the earlier road toward Poorhole from the junction of the Ramsgate Road and Sloe Lane is now the driveway to the new building referred to as Westwood Lodge and appears tree lined. The driveway forms a crossroads at the right-angle bend where the old route of Poorhole Lane leads to The Cottage. At the time of the 1898 Historical Map the PDA appears to have a boundary of trees and is open in the centre with a small pond at the western end and an outbuilding.

3.4 Photographs

The 1946 aerial photograph (Plate 1) show the PDA not dissimilar to that seen on the 1897 historical OS mapping. The Cottage is immediately to the east with Westwood Lodge further away. At the time of the 1960s aerial photograph (Plate 2) there are now buildings showing within the PDA and roads. The boundary edge of the PDA is still heavily treed as is Westwood Lodge to the east. Surrounding The Cottage adjacent to the PDA are vegetable gardens. By 1990 (Plate 3), the area in and around the PDA and listed buildings appears overgrown and no longer used except for parking. South of the PDA commercial buildings have been built. At the PDA in 2007 (Plate 4) within the PDA there is now a large rectangular modern building located along the southern edge with a further building opposite to the north. The western part of the PDA is heavily treed. South and south east of Westwood Lodge is now a large commercial building. By 2022 (Plate 5), construction of the residential housing has started in the area north and north east of the PDA with the area of the PDA used as a construction compound. A new access road has been built just to the west of the original road in front of The Cottage. The area around The Cottage and Westwood Lodge remains unchanged as does the original access road along the northern edge of the PDA from the gate piers. Adjacent to the south west of the PDA is a roundabout and Poorhole Lane has been widened at the western end.

3.5 Walkover Survey

3.5.1 A walkover survey was undertaken on the 28th of June 2023 (Site Photos 1-13). The site was accessed from the new access road from Poorhole Lane northwards to the new residential development still under construction north of the PDA. The area of the PDA was in use as a construction compound associated with the residential development to the north of the PDA still undergoing construction. At the western end of the PDA and the northern section the PDA is still treed. The line of the historical driveway from the gated entrance north west of the PDA runs along the northern part of the PDA which is treed either side and is currently overgrown awaiting constriction treatment along its length similar to what has already been undertaken at the extreme western end. Within the PDA are the brick built and corrugated roof remains of the piggery used presently for storage. To the east, it is possible to view to top of Westwood Cottage, which is set down in the landscape lower than that of the PDA still with its own separate access road and a bank has been created in between the private Cottage access road and the new residential estate access road. Due to the treed area of the historical driveway and woodland between the PDA the Westwood Lodge, there was no intervisibility between the PDA and Westwood Lodge. It was also not possible to view the gate piers from the PDA due to the vegetation.

4 ASSESSMENT OF HERITAGE ASSETS

4.1 Introduction

- 4.1.1 By the early 19th century Poor Hole consisted of potentially two households, as can be seen in the 1840 Tithe map. The Cottage appears on maps in the 18th century.
- 4.1.2 By 1864, the existing Westwood Lodge Estate was established, at which point the whole of the PDA came under the same ownership. The construction of the lodge involved extensive landscaping of the PDA. Poorhole Lane was diverted south of the PDA and the line of the old lane formed the driveway to Westwood Lodge with the creation of a tree line avenue and gate piers at the western end at the entrance via Sloe Lane. The Cottage was incorporated into the estate. Little changed until the 20th century.
- 4.1.3 Subsequently, the 2014 archaeological desk-based assessment informs us that the PDA between 1936 and 1955 was used as a piggery, hence the buildings seen on the 1940s and 1960s aerial photograph. In later years, these buildings were in use as offices and a pet

crematorium, and the southern building was used for a window company workshop and stores surrounded by hardstanding.

4.1.4 However, on the PDA itself none of the buildings qualify as Heritage Assets. Consequently, there are a number of Grade II designated heritage assets that are in the vicinity of the Proposed Development Area (PDA) being the Lodge, gate piers and cottage, which form a group. At the time of the original outline application approval, the assets on site were not listed but were considered to be non designated heritage assets They were subsequently all listed in 2017. North and north east of the PDA is now residential housing accessed from a new roadway just to the west of the original access road to The Cottage from Poorhole Lane with the PDA currently in use as a construction compound.

5 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

5.1 Development Proposals -update

5.1.1 The proposals include the outline planning application for the construction of a 66-bed care home.

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

- Create a high-quality designed development that respects its location and surroundings and will be an improvement to the existing modern piggery building and an improvement to the street frontage.
- Position the building in the south eastern corner, away from the historical driveway, locating it close to Poorhole Road that is already within a heavily urbanised/commercial area.
- Minimize the impact from the road, historical driveway, and The Cottage by utilising the existing single entrance point and retaining/strengthening existing boundary vegetation. This softens the proposed building into the surrounding this reducing the impact on its setting.
- The boundary treatments of the gate piers under Condition Reference CON/TH/22/0407 - Planning Reference R/TH/20/0174 were approved by the Conservation Officer in March 2022 and this approved treatment has already been

applied at the western end and will continue along its length forming part of the landscaping to the care home.

5.2 Assessment of Impact

5.2.1 Step 1 of the methodology recommended by the Historic England guidance The Setting of Heritage Assets is 'to identify which designated heritage assets might be affected by a proposed development. Development proposals may adversely impact heritage assets where they remove a feature which contributes to the significance of a designated heritage asset or where they interfere with an element of a heritage asset's setting which contributes to its significance, such as interrupting a key relationship or a designed view'. Consideration was made as to whether any of the designated heritage assets present within or beyond the 500m study area include the site as part of their setting, and therefore may potentially be affected by the proposed development. Assets in the vicinity identified for further assessment on the basis of proximity and intervisibility comprise:

- Westwood Lodge
- Gate piers
- The Cottage

Westwood Lodge

4.2.2 The proposed development for the care home would utilise the new entrance and access road created for the residential housing adjacent to the eastern boundary of the PDA. The original route from the gate piers, adjacent to the north western corner of the PDA, would be preserved as will the line of trees. The woodland immediately west of the house has been preserved as is the land immediately south of the house retaining its immediate setting. Consequently, there is no intervisibility between the PDA and Westwood Lodge. Whilst the proposed development will form part of the wider urbanisation around the house with an increase in traffic and general activity, this has already been accepted as having less than substantial harm with the approval of the residential housing, which is situated much closer to its setting. The proposed development is designed with sympathetic boundary treatment in order to retain and preserve the woodland character as much as possible. The proposed development does not affect the architectural or historical significance of the Westwood Lodge and that the original approach from the west and the southern elevation not affected.

Therefore, it is considered that the proposed development of the care home will result in the low end of less than substantial harm.

Gate piers

- 4.2.3 The proposed development preserves the gate piers and the route from them towards Westwood Lodge. They will not be used for vehicular access and as mentioned earlier the boundary treatment as part of an earlier condition has been accepted to allow pedestrian and cycle access. The siting of the care home has been carefully placed to ensure that it is set back away from the tree lined driveway to ensure it does not encroach on its setting and that the wooded area is protected by a TPO.. Consequently, the proposed development does not affect its function or significance although it will impact upon its wider setting, which has been minimalised to retain the trees as much as possible. Therefore, it is considered that the proposed development of the care home will result in the very low end of less than substantial harm.

The Cottage

- 4.2.4 Since the approval of the outline application for residential housing, the modern sheds that were located within the PDA have been demolished except for a single remaining building. In addition, the original north-south roadway in front of The Cottage has been retained as private access and a new access road to the residential development construction immediately to the west and forms the eastern boundary of the PDA. This assists to direct the traffic away from The Cottage, although it should be noted that The Cottage already suffers from road and traffic noise from the adjacent road of Poorhole Lane to the south. The setting of The Cottage to the east has been retained but the setting to the south is already includes large modern commercial buildings on the southern side of Poorhole Lane and introduce bulk to the settings in this part of Poorhole. The Cottage is set lower into the landscape than the PDA and although the top of The Cottage can be viewed from the PDA the proposed care home will only have a minor affect to the wider the setting of The Cottage with the entrance to the care home facing opposite to that of The Cottage. However, The Cottage is separated from the care home by the existing new residential access road and a bank has been built in between which over time there will be increased landscape screening as it matures as it currently is elsewhere along the bank, further mitigating any impact. The architectural and historical significance of The Cottage will not be affected, and it can still be appreciated as part of the group with Westwood Lodge and the gate piers.

Non-Designated archaeological remains

4.2.5 The proposed development may result in the loss of buried archaeological remains which may be present in the area of the proposed care home. However, the care home building is located in an area already heavily disturbed by modern activity. It is considered that their archaeological interest could be secured via a programme of archaeological works, secured via condition, as set out by the KCC Archaeological Officer if required.

6 CONCLUSION

6.1 Introduction

- 6.1.1 The purpose of this Heritage Impact Statement was to assist the Local Authority to understand the impact of the proposed development as required by the NPPF on the significance of any Heritage Assets affected, including any contribution made by their setting. This Heritage Statement has been prepared by SWAT Archaeology for Rooksmead Residential in support of the application for proposed developments of land adjacent to Poorhole Lane, Broadstairs, Kent.
- 6.1.2 The proposed development site is not a designated heritage asset and is not in a Conservation Area. The map regression show that the PDA has been agricultural until the late 20th century with the remains of a modern mid 20th century piggery on site of which does not have any historic or archaeological value and the PDA is currently in use as a construction compound.
- 6.1.3 The proposed development is for the outline planning application for the construction of a 66-bed care home. The design style, landscaping and boundary treatment sensitivity takes into account the nearby designated assets.
- 6.1.4 The Heritage Statement has found that the proposed development will form part of the wider urbanisation of the existing heritage assets which will remain unaffected by the proposed development in which they retain their historical, architectural, and aesthetic qualities. Therefore, the proposed development producing the 'low end of less than substantial harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

7 OTHER CONSIDERATIONS

7.1 Archive

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

7.2 Reliability/Limitations of Sources

7.2.1 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.

7.3 Copyright

7.3.1 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 Rooksmead Residential (and representatives) for the use of this document in all matters directly relating to the project.

8 REFERENCES

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Figure 1: Site Location



Figure 2: Proposed Development

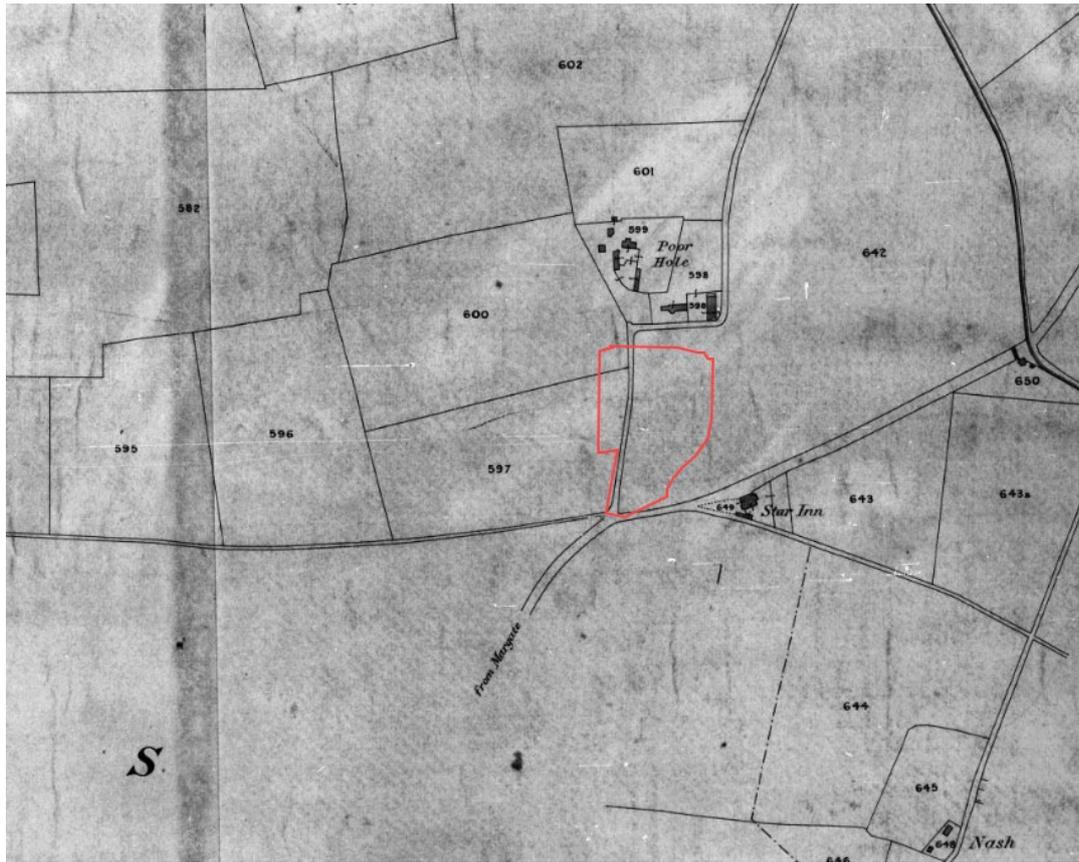


Figure 3: Listed Building Locations

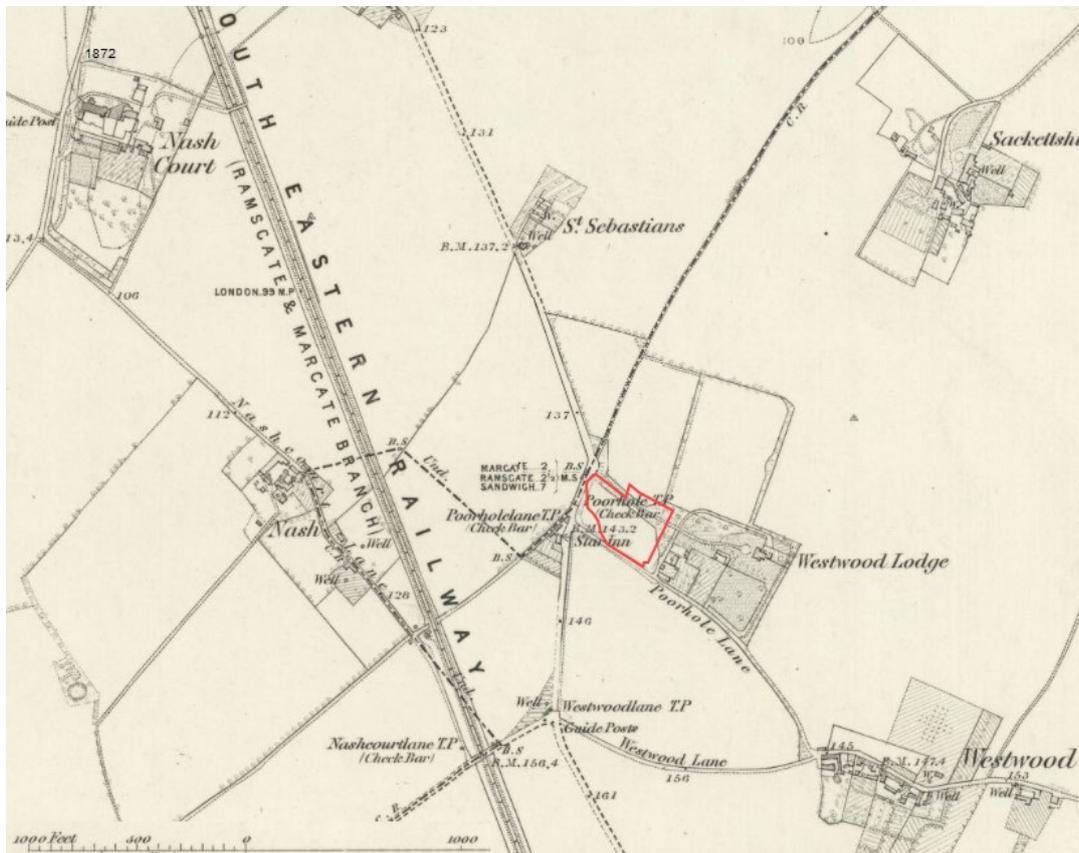
Appendix 1: Historical Mapping



MAP 1. Ordnance Surveyors Drawing, 1797



MAP 2. St Peter's Tithe Map 1839



MAP 3. Historical OS mapping 1872



MAP 4. Historical OS mapping 1898

Appendix 2: Aerial Photographs



Plate 1. 1940 Google Earth

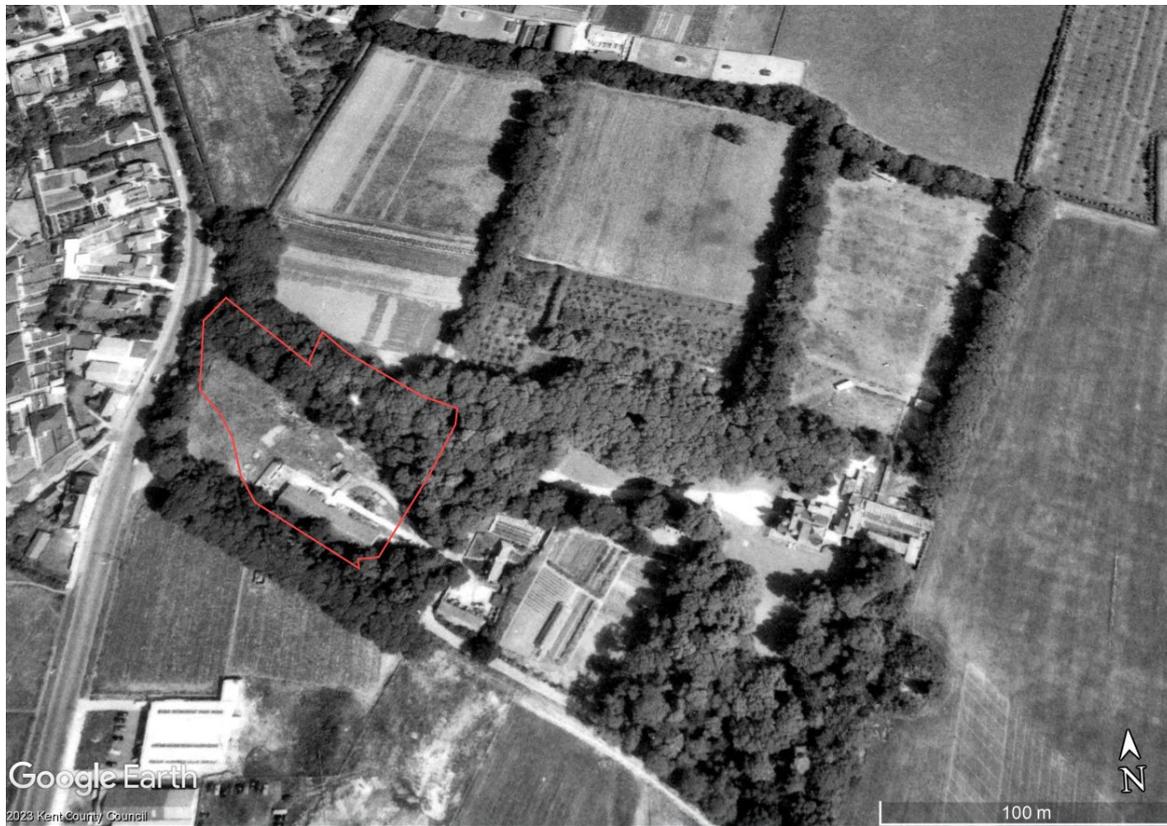


Plate 2. 1960 Google Earth



Plate 3. 1990 Google Earth



Plate 4. 2007 Google Earth



Plate 5. 2022 Google Earth

Appendix 3: Site Photographs



Site Photo 1. Entrance and Gate Piers of the historical driveway (facing SE)



Site Photo 2. View towards the new residential development from the historical driveway (facing NE).



Site Photo 3. View along historical driveway from the new access road (facing NW).



Site Photo 4. View of the historical driveway from the new access road (facing SE).



Site Photo 5. PDA boundary on Poorhole Lane (facing NW)



Site Photo 6. Access Road entrance from Poorhole Lane towards The Cottage (facing NE)



Site Photo 7. Access Road entrance from Poorhole Lane towards the PDA (facing NW)



Site Photo 8. View across the PDA from the access road (facing NW)



Site Photo 9. View of the piggyery within the PDA (facing NNE)



Site Photo 10. View across the PDA from the western end (facing SE)



Site Photo 11. View along the access road towards the PDA (facing SSW)



Site Photo 12. View of the north western part of the PDA (facing NW)



Site Photo 13. View of The Cottage from Poorhole Lane (facing NE)



Plate Locations

Appendix 4: Historic England Statutory Listing Details

4.1 Westwood Lodge, including balustrading and steps

Heritage Category: Grade II

List Entry Number: 1446506

Date first listed: 07-Jun-2017



Summary

A holiday residence of 1864 built for London stockbroker Spencer Herepath in Gothic style. The billiard room with bedroom above and an extension to the N side were added between 1907 and 1936. The service wing, part 1864, part later C19, further extended after 1936, is of lesser interest.

Reasons for Designation

Westwood Lodge, an 1864 Gothic style purpose-built seaside holiday home for a Kensington stockbroker, is listed at Grade II for the following principal reasons: * Architectural interest: an asymmetrical Gothic style villa built of good quality materials with varied elevations and decorative features; * Interior fittings: the staircase-hall includes staircase, stained glass to the window and doors, tiled floor and some ceiling beams elsewhere; * Degree of survival: the exterior is little altered, except where later extensions adjoin it. The interior retains some original fittings and the original room divisions; * Comparators: it is an early example of a purpose-built middle class seaside holiday house, nearly 20 years earlier than a listed group a few miles away; * Historical associations: the original owner's daughter married Edward Linley Sambourne, the celebrated Punch cartoonist. A later owner, Harry Rickards, was a celebrated music hall artist theatre impresario in both England and Australia.

History

Westwood Lodge was built in 1864 as a holiday retreat for Spencer Herepath, a Kensington stockbroker whose firm specialised in South American Railway securities. The architect is not at present known but there is speculation that it could have been Henry Winnock Hayward (1825-1893) who had built houses of a similar style in Phillimore Place, Kensington near Herepath's London residence. Herepath's daughter Marion married Linley Sambourne, the celebrated Punch

illustrator in 1874. After Spencer Herepath died in 1884, Mrs Herepath lived here until the property was sold in 1893.

The next owner was Harry Rickards (1841-1911), a celebrated music hall artist who became a music hall impresario in both England and Australia. This was his English estate. By 1911 he was considered probably the largest single-handed music hall manager and proprietor in the world. Subsequent owners were the Farrell family and the property has been in continuous ownership by one family from 1948 until the present day. From 1929 the estate was used for farming and market gardening.

A photograph of the entrance front soon after completion with members of the Herepath family shows little change; there was no terrace walling at this date. The house is shown on the First Edition 25" Ordnance Survey map of 1876 as an irregular-shaped villa with the main entrance to the W, facing the carriage drive, and a conservatory to the SE. A small detached block is shown to the E. By the 1896 edition the NE side of the property and the detached wing to the E had been extended and linked to the main house. By this date a N facing wall shown on the earlier map had been removed and the grounds improved with clumps of trees. A detached aviary is shown to the NW of the house and a large range of glasshouses are shown to the NE of the house. By the 1907 edition the aviary is no longer shown. After 1907 but by the 1936 map the conservatory had been removed and replaced by a larger extension at the SE end, which included a billiard room. Subsequently the service wing was further enlarged.

Details

A holiday residence of 1864 built for London stockbroker Spencer Herepath in a Gothic style. The billiard room with bedroom above and an extension to the N side were added between 1907 and 1936. The service wing, part 1864, part later C19, further extended after 1936, is not of special interest.

MATERIALS: Kentish Ragstone with stone dressings and wooden barge boards. A clay tile roof with moulded terracotta chimneystacks and 'Staffordshire Blue' ridge tiles with some intact decorative finials. The servants wing to the rear is in yellow stock brick in Flemish bond.

PLAN: an asymmetrical building originally comprising an entrance hall, well staircase, two reception rooms, and a kitchen on the ground floor and bedrooms above, with a separate service quarters. This was modified by the addition of a billiard room with bedroom above between 1907 and 1936 and the extension and attachment of the service wing from 1896.

EXTERIOR: the W or entrance front is of three bays with a central three storey tower with a steeply pitched roof with an ornamental iron finial, a lancet window to the attic under a gable, a first floor oriel window, and a recessed entrance under a four-centred arch with drip mould and a half-glazed door behind with armorial stained glass motifs in leaded panes. To the right is a large gable with fretted barge boards with a pendant, a stone tablet with shield, a first floor arched casement window and a ground floor window with segmental head. To the left is a set back bay with a first floor arched and gabled semi-dormer with fretted barge boards with pendant, and a projecting square bay with triple mullioned and transomed casement window below with a pierced frieze of quatrefoils.

The S or garden front, also of three bays, has to the W bay a first floor arched and gabled semi-dormer with fretted barge boards with pendant, and below a projecting canted bay with triple mullioned and transomed casement with a pierced stone cornice. The central bay projects with a gable with fretted barge boards and a stone tablet with shield, a first floor arched mullioned and

transomed casement with pierced quatrefoils and a ground floor segmental-headed French window. The right hand bay is part single storey with a canted bay with a pierced cornice but has a set back upper floor under a hipped roof with three casement windows. Further W is a later two storey flat-roofed extension with two casement windows and the hipped end of the service range.

The E side, also of three bays, has to the N a projecting gable with fretted barge boards with finial and pendant and an ornamental date stone of 1864, a first floor arched window and canted bay to the ground floor with a cornice of quatrefoils. The remaining two bays have a semi-dormer with a fretted barge board with finial and arched window and a projecting ground floor with two casement windows and a service entrance.

The N side has a gable with arched first floor window and attached two storey yellow brick service quarters.

Attached to the main entrance is a tiled path connecting to stone balustrading on the S and W sides with shallow stone urns at the corners and two sets of piers flanking shallow flights of steps.

INTERIOR: the main entrance leads into a staircase-hall with a multi-coloured geometrically patterned tiled floor, a well staircase with octagonal end newel post, and slender turned balusters, a staircase window with leaded lights with some stained glass comes, and an arched half-glazed door with stained glass sunray pattern.

The N drawing room has a moulded cornice and two moulded ceiling beams supported on shield brackets. The S dining room has a similar cornice and two ceiling beams but the brackets have carved flowers.

On the first floor, a tiled bathroom retains an early C20 shower apparatus reputed to have been used as a treatment for epilepsy and a SE bedroom has an early C20 wooden fireplace with mirror and tiled surround. Other fireplaces in the house were replaced in the 1930s.

4.2 Entrance piers, gates and wall to Westwood Lodge

Heritage Category: Grade II

List Entry Number: 1446510

Date first listed: 07-Jun-2017



Summary

Entrance piers, gates and wall to Westwood Lodge, built circa 1865 in Gothic style. The architect is not at present known but may have been Henry Winnock Hayward.

Reasons for Designation

The entrance piers, gates and wall to Westwood Lodge in a Gothic style of circa 1865 are listed at Grade II for the following principal reasons: * Design interest: constructed of good quality materials, ashlar, knapped flint and cast iron, the gate piers are of elaborate design, two of them incorporating the coat of arms, shield and motto of the Herepath family who built Westwood Lodge; * Group value: an ancillary structure to Westwood Lodge.

History

Built circa 1865 as the entrance to Westwood Lodge, the holiday house of Spencer Herepath, a stockbroker whose main residence was in Kensington.

Details

Entrance piers, gates and wall to Westwood Lodge, built circa 1865 in a Gothic style. The architect is not at present known but may have been Henry Winnock Hayward.

MATERIALS: ashlar and knapped flint piers with iron gates and ashlar and knapped flint walls.

PLAN: curved wall around the entrance with attached gate piers and gates and a further single pier to the SW.

DESCRIPTION: two square piers of knapped flint with ashlar quoins and pyramidal caps carved with the name of the house Westwood, and above, under a curved hood, the coat of arms and shield of the Herepath family VERITATIS ET INGENII VIRIBUS (by the strength of truth and talent). The gate piers are linked by cast iron vehicular gates with scrollwork decoration. Adjoining is a low curved knapped flint wall with ashlar coping and evidence for iron railings. Further SE defining the end of the curve on this side is a similar single pier, also of knapped flint with ashlar quoins and a pyramidal ashlar cap.

4.3 The Cottage

Heritage Category: Grade II

List Entry Number: 1446509

Date first listed: 07-Jun-2017



Summary

A C17 farm cottage, after the mid-C19 incorporated into the Westwood Lodge estate.

Reasons for Designation

The Cottage, a flint and brick cottage dating from the C17, is listed at Grade II for the following principal reasons: * Date and rate of survival: C17 cottages are an uncommon survival in the area; * Regional and local characteristics: built of local flint with some flint galleting and brick quoins and chimneystack and its original form, two bays with attics and end chimneystacks, is a regional type; * Plan form, room use and circulation: retains the original two rooms on each floor accessed by a winder staircase; * Fixtures and fittings: include chamfered spine beam and floor joists, restored open fireplace with bressumer and some ledged plank doors; * Proportion of survival: despite some later alterations it retains the external walls with plinth, quoins and gable ends, ceiling beams, C17 external chimneystack and interior fittings - a significant proportion of original fabric.

History

A building at this position is reputed to be shown on a 1793 map and does appear on the one inch 1805-1819 Ordnance Survey map. The chimney has C17 brickwork and it seems to have originated as a two bay end chimneystack C17 cottage. It is possible that this property is no 599 on sheet 2 of the Tithe Apportionment of 1838 for St Peter's and Broadstairs, a house and garden owned and occupied by Mary Packer, connected with 3 arable fields: no 600 Poor Hole Arable, no 601 Nine Rood field and no 605 Little Eight Acres.

After circa 1865 it came into the same ownership as Westwood Lodge, built by the Kensington stockbroker Spencer Herepath as his family's holiday house, and this cottage appears to have been used as a lodge.

On the 1876 First Edition 25" sheet the building appears with its current footprint, including the front porch and projecting chimneystack to the S and with a large outbuilding to the S. By the Second Edition sheet of 1896 a glasshouse or cold frame is shown immediately S of the house. Possibly it was being used for market gardening at this time.

By the 1907 25" map this glasshouse is no longer present but a range of four small pens is shown on the eastern side, possibly pigsties.

Details

A C17 farm cottage, after the mid-C19 incorporated into the Westwood Lodge estate.

MATERIALS: knapped flint with flint galleting, brick dressings and a gabled tiled roof with external brick chimneystacks.

PLAN: a single storey and attic two bay cottage with end external chimneystacks, with a later but pre-1876 single storey addition to the N. Internally there were originally two rooms on each floor with end fireplaces and a winder staircase. The later extension provided an additional ground floor room.

EXTERIOR: the principal NW front of the original part has a sloping roof with two gabled dormers. The ground floor has tripartite casement windows and a projecting red brick porch with Flemish gable and plank door on the south side. The single storey northern addition has an additional entrance with a plank door.

The SW end has kneelers to the gable end and a wide projecting brick chimneystack with C17 brickwork, ribbed near the tapering top.

The SE elevation has one dormer window and a number of casement windows and an entrance to the ground floor.

There are attached flint and brick boundary walls on the E, S and W sides.

INTERIOR: access through the porch leads into the central room which has a chamfered spine beam with lamb's tongue stops and exposed floor joists. The open fireplace at the northern end has C19 brickwork but the chamfered bressumer is older.

The S room originally had an open fireplace from the C17 external chimneystack. It may also originally have had exposed floor joists, but now it has a late C18 or early C19 spine beam. A horizontal beam at the junction of the two rooms ground floor rooms was originally a wallplate and has rafter sockets.

The N ground floor room has C20 kitchen fittings.

A late C18 or early C19 wooden winder staircase near the SE end leads to the upper floor which retains a plank door with pintle hinges to the N bedroom, which also retains the top of a brick chimneystack, and a ledged plank door to the S bedroom.

There was no access into the roof space.