

The Barn at 2 Hartley Wood Corner  
Cottage, Manor Drive, Hartley, Kent  
Heritage Statement

The Barn at 2 Hartley Wood Corner Cottage,  
Manor Drive, Hartley, Kent

## Heritage Statement

NGR Site Centre: 561267 167352



6th September 2023

V2

SWAT ARCHAEOLOGY

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**The Barn at 2 Hartley Wood Corner Cottage, Manor Drive, Hartley, Kent;**  
**Heritage Statement**

**Summary**

*SWAT Archaeology has been commissioned by the client to prepare a Heritage Statement relating to the proposed development area (PDA) at The Barn, 2 Hartley Wood Corner Cottage, Manor Drive, Hartley in 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 development proposal will have upon their significance.*

*The PDA is located to the east of Hartley, south of Longfield and east of Hartley Grange and west of Hartley Manor (MAP 1).*

*The map regression show that the PDA had been a barn on this site since 1871 if not before. Indeed the 1871 OS map shows the barn with an adjacent round building possibly an oast roundel. The OS map of 1929 shows no well, the substantial re-building of the farmhouse and a shorter barn which shows the surviving barn is an early 20<sup>th</sup> century rebuilt structure on the footprint of the earlier barn (MAPs 3-6) which if the earlier barn had survived could have been designated as a non-designated heritage asset (NDHA).*

*The proposed development is for the refurbishment of the existing barn to a domestic dwelling.*

*The Heritage Statement has found that the adjacent heritage assets will remain unaffected by the proposed development and retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.*

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**1 INTRODUCTION**

**1.1 Planning Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by the client, to carry out a Heritage Statement relating to a proposed development area at land at 2 Hartley Wood Corner Cottage, Manor Drive, Kent and centred on National Grid Reference (NGR) 561267 167352.

1.1.2 In acknowledgement of the Site being located within the Archaeological Notification Area and close to a number of designated assets this document has been prepared to support the planning application to Sevenoaks 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 to the east of Hartley and south of Longfield (MAPS 1-2).

*Geology*

1.2.1 The British Geological Society (BGS 1995) shows that the local geology at the PDA is bedrock geology of Lewes Nodular Chalk Formation- Chalk. Superficial Deposits are Head Clay and Silt.

**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 2014). 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 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 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 and KCC Heritage was undertaken (AP 1).

### *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.

## **ARCHAEOLOGICAL AND HISTORICAL RESOURCE**

### **2.6 Introduction**

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

### **2.7 Kent County Council Historic Environment Record (KHER)**

2.7.1 A search of the KCC HER was carried out on the 27<sup>th</sup> August 2023, centred on the proposed site with a search radius of 500m. The search provided a relatively low number of records. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. The PDA is situated within an Archaeological Notification Area.

### **2.8 Historical Map Progression**

2.8.1 Historic maps were found dating from 1871 (MAP 3) which had the PDA identified as an agricultural building with an attached oast roundel used for the kilning (drying) of hops. The 1897 OS map shows an extension to the west of the barn and roundel (MAP 4). The 1907 OS map shows the roundel has been replaced with a square kiln (MAP 5) and the OS 1929 shows this square kiln has been demolished (MAP 6).

### **2.9 Photographs**

The photographs show the current building set within a rural/suburban scene (Plates 1-4).

## **3 ASSESSMENT OF HERITAGE ASSETS**

### **3.1 Introduction**

3.1.1 There are two designated heritage assets that are in the vicinity of the Proposed Development Area (PDA) including about 300m east Hartley Manor (MKE 84086) and

post medieval adjacent farmstead dating from c.1800 (MKE 84087) which no longer survives.

## **4 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT**

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

4.1.1 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'.

4.1.2 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:

- Hartley Manor (300m East & KCCHER MKE84086)
- Farmstead (20m SE & KCCHER MKE 84087)

4.1.3 Hartley Manor and the site of the Farmstead are located East and SE of the PDA and have no intervisibility or historical relationship with the PDA and the proposed development will not impact upon the historical and architectural significance of these assets.

## **5 CONCLUSION**

### **5.1 Introduction**

5.1.1 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 the client in support of the application for proposed development of land at The Barn at 2 Hartley Wood Corner Cottage, Manor Drive, Hartley in Kent.

5.1.2 The proposed development site/building is not a designated heritage asset and is not in a Conservation Area. The proposed development is for the refurbishment of an existing derelict barn to provide residential accommodation within the refurbished barn (Figures 1, 2).

5.1.3 The Heritage Statement has found that the heritage assets (MKE 84087, MKE 84086 will not be affected by the proposed development, which will retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

## **6 OTHER CONSIDERATIONS**

### **6.1 Archive**

6.1.1 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.

### **6.2 Reliability/Limitations of Sources**

6.2.1 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.

### **6.3 Copyright**

6.3.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. for the use of this document in all matters directly relating to the project.

## 7 REFERENCES

### 7.1 Bibliographic

CIFA (2014, revised 2017) Standard and guidance for historic environment desk-based assessment

National Planning Policy Framework 2021

Kent Heritage Environment Record

English Heritage Guidance (2014) The setting of the Heritage Assets

Hasted. 1789. The History and Topographical Survey of the County of Kent, Volume 6

Glover, J. 1982. The Place Names of Kent.

Historic England. 2020. Heritage at Risk: London and the South East.

### 7.2 Websites

Ancient Monuments and Archaeological Areas Act 1979. Available at:

<http://www.legislation.gov.uk/ukpga/1979/46>.

Chartered Institute for Archaeologists, 2014. *Standards and guidance for historic environment desk-based assessment*. Available at:

<http://www.archaeologists.net/codes/ifa>

Ministry of Housing, Communities and Local Government, 2019. *National Planning Policy Framework*. Available at: [https://www.gov.uk/government/publications/national-](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

[planning-policy-framework--2](https://www.gov.uk/government/publications/national-planning-policy-framework--2)

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<https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>

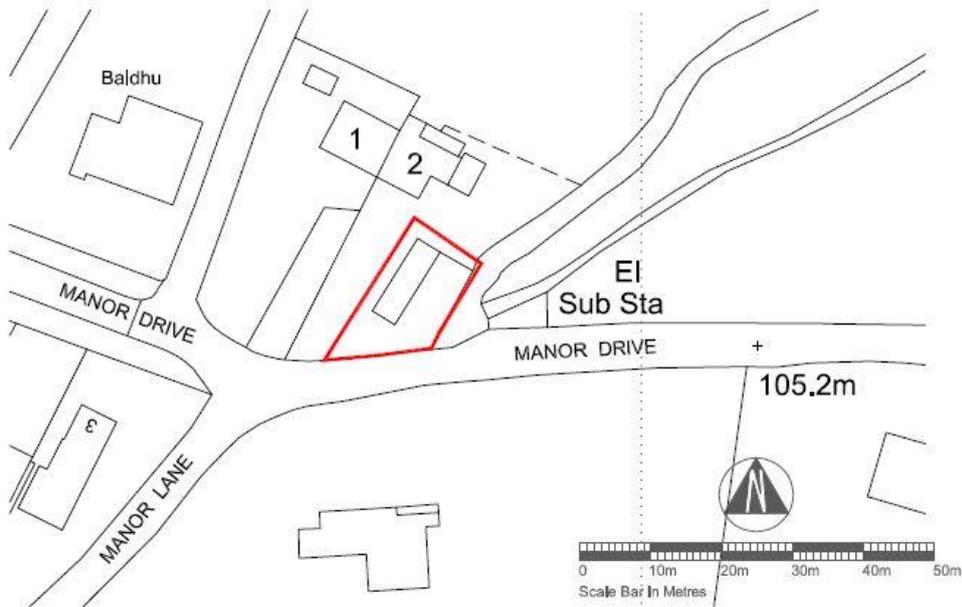
Historic England, 2015. Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets. Available at:

<http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

Historic England (2015) Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management.

Historic England (2016) Advice Note 2: Making Changes to Heritage Assets. Available at:

<https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/>



### LOCATION PLAN 1:1250

MAP 1. Site location with red outline (NGR 561267 167352)



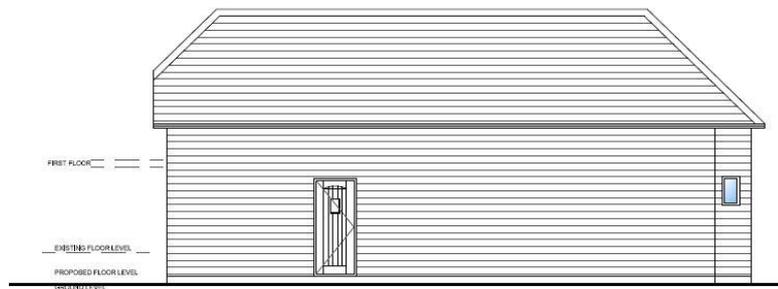
MAP 2. KCCHER map shows PDA (red line) and adjacent Heritage Asset (red triangle) of the post-medieval farmstead (MKE 84087) which no longer exists.



Figure 1. Proposed area of development



SOUTH EAST ELEVATION



NORTH WEST ELEVATION

Figure 2. Proposed development



Plate 1. Looking North

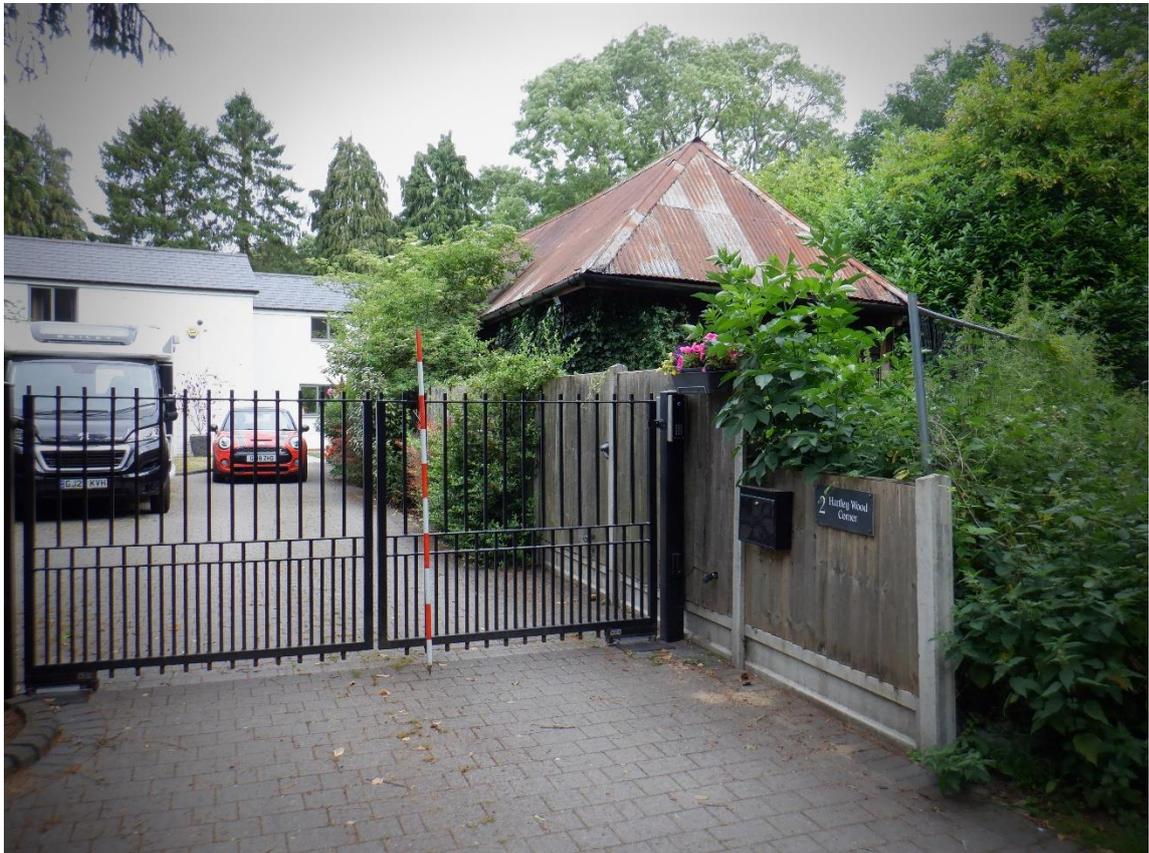


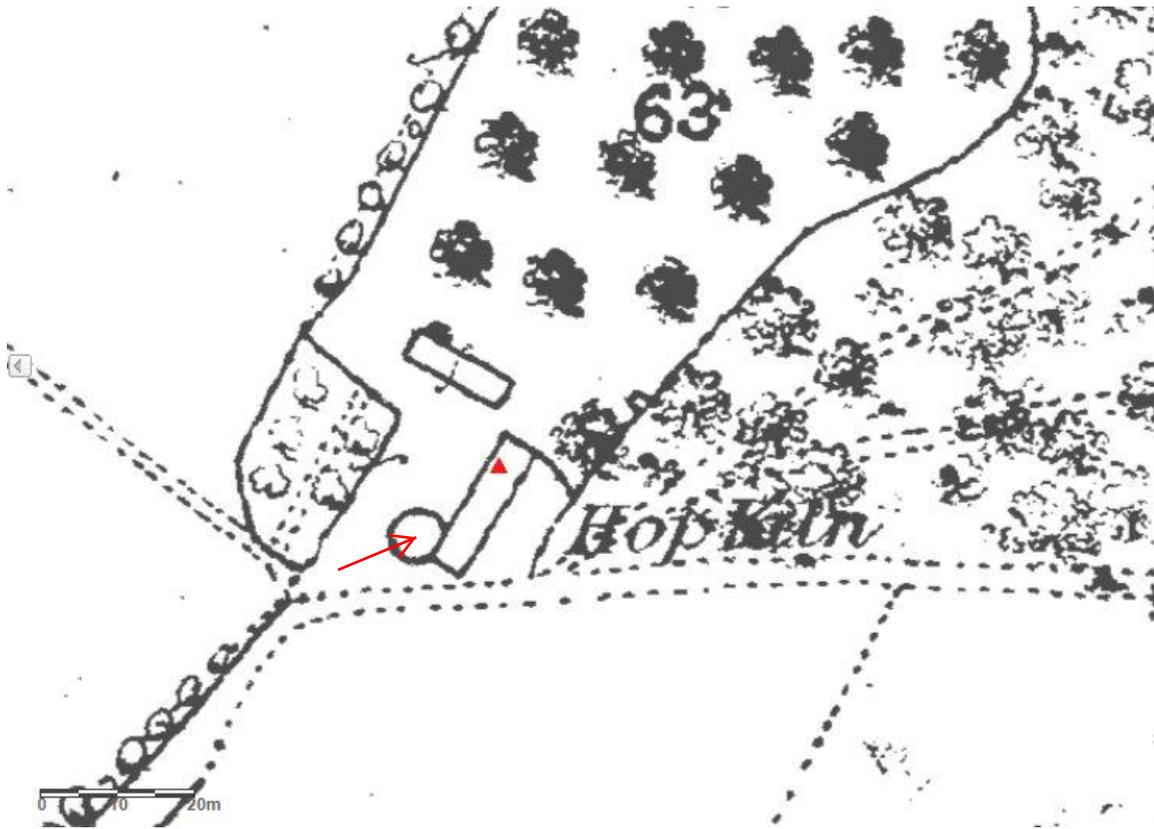
Plate 2. Looking NNW



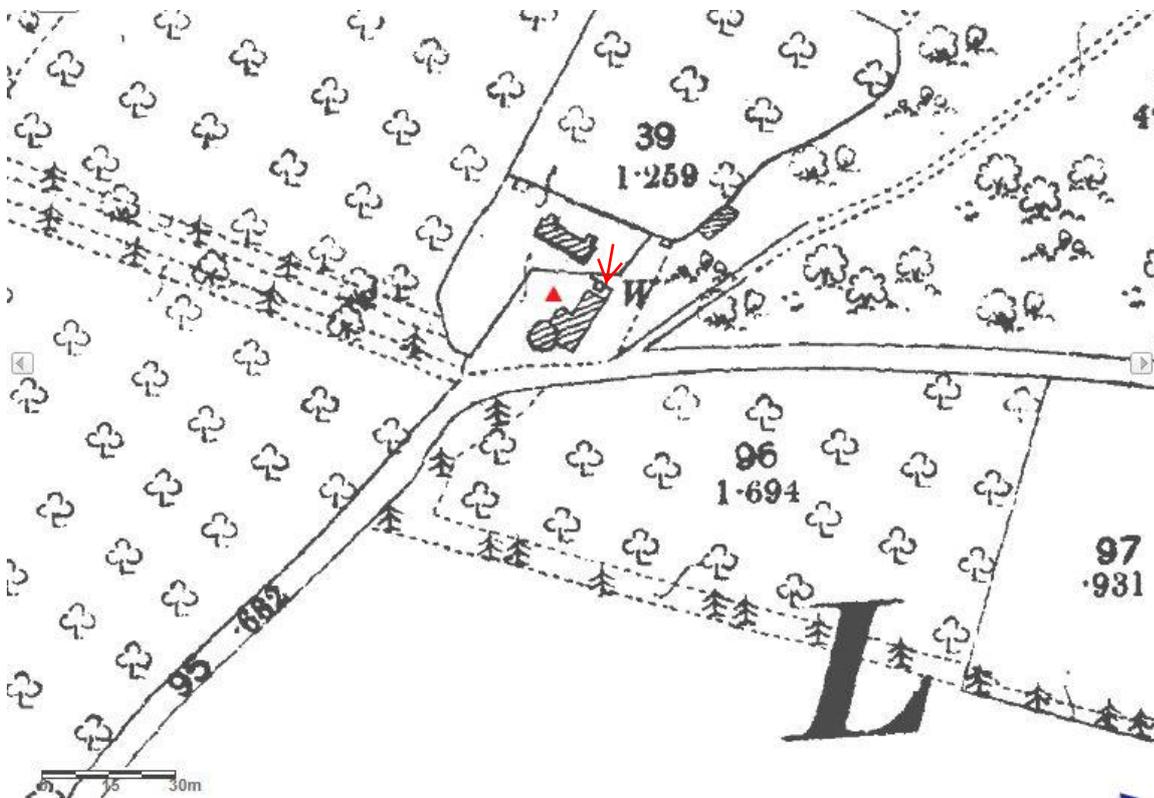
Plate 3. Looking West



Plate 4. Looking East



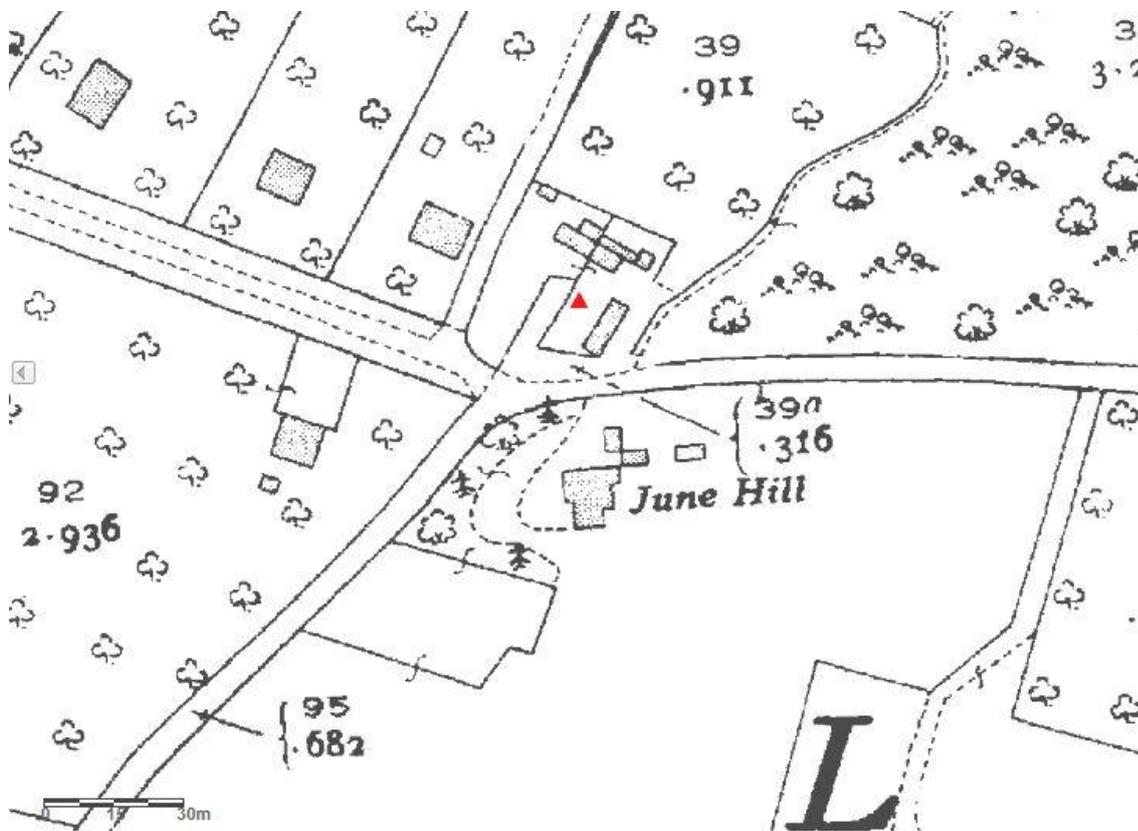
MAP 3. OS Historic mapping c.1871 and oast roundel (red arrow)



MAP 4. OS Historic mapping c.1897 (See location of well -W)



MAP 5. OS Historic mapping c.1907



MAP 6. OS Historic mapping c.1929 (with no well)