



The former Anchor & Hope Public House site, South Ash Road, Ash, Kent Heritage Assessment

The former Anchor & Hope Public House site,
South Ash Road, Ash, Kent
Heritage Assessment

NGR Site Centre: 560205 163780



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SWAT ARCHAEOLOGY

Swale and Thames Archaeological Survey Company

The Office, School Farm Oast, Graveney Road

Faversham, Kent ME13 8UP

Tel; 01795 532548 or 07885 700 112

info@swatarchaeology.co.uk www.swatarchaeology.co.uk

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Summary

SWAT Archaeology has been commissioned by Refine Architecture to prepare a Heritage Assessment relating to the proposed development area (PDA) of land at the former Anchor & Hope Public House site, South Ash Road, Ash 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 proposal will have upon their significance.

The PDA is located about 250m to the north-east of the village of Ash with the larger village of New Ash Green further to the north (MAP 1-10).

The map regression show that the PDA has been situated in an agricultural landscape until the mid 20th century but now has a large derelict building which was once the Anchor & Hope Public House and a number of smaller buildings none of which have any historic or archaeological value (Plates 1-4).

The proposed development is for the demolition of the existing derelict building and the erection of 1no. mixed use building. The design style and sensitivity of the proposed development takes into account the local vernacular and complements the adjacent older listed properties.

This Heritage Assessment has shown that the proposed demolition of the site buildings is that the magnitude of impact is considered to be 'no change' to the setting. Consequently, the significance of effect by the proposed development is considered to be 'neutral' given the set-back nature of the design from the road, the impact on the street scene is considered to be negligible.

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

1 INTRODUCTION

1.1 Planning Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Refine Architecture (the 'Client'), to carry out a Heritage Assessment relating to a proposed development area at land at the former Anchor & Hope Public House site, South Ash Road, Kent and centred on National Grid Reference (NGR) 560205 163780 (Figure 1).

1.1.2 In acknowledgement of the Site being located within the Metropolitan Greenbelt and the Kent Down Area of Outstanding Natural Beauty and close to a number of designated assets this document has been prepared to support the planning application to Tonbridge & Malling District Council to assess the impact of the proposed development. This document comprises the baseline for this Heritage Assessment.

1.2 Site Description

The PDA is located to the north-east of the village of Plaxtol and on the east side of South Ash Road (MAP 1-8). To the south are situated Rumney Farm a Grade II Listed building and to the north Three Ways Cottages situated in open fields. The map regression show's that in 1868 the PDA has been one large building and three smaller buildings surrounded by agricultural fields (MAP 1) until the 20th century but now has one large building and two smaller buildings to the east none of which have any historic or archaeological value (MAP 6).

Geology

1.2.1 The British Geological Society (BGS 1995) records that the local geology at the PDA is Bedrock Geology of Lewes Nodular Chalk Formation - Chalk. The Sedimentary Bedrock is Clay with Flints- Clay, Silt, Sand and Gravel formed approximately 93 million years ago in the Cretaceous Period.

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 was undertaken (AP's 1-3).

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 20th March 2022, centred on the proposed site with a search radius of 500m. The search provided a relatively low number of records of Listed Buildings. There are no Scheduled Monuments, World Heritage Sites, registered battlefields or registered parks and gardens. The PDA resides in the Metropolitan Greenbelt and the Kent Down Area of Outstanding Natural Beauty but is not situated within a Conservation Area.

2.7.2 The PDA is located just to the south of the village of Ash on the South Ash Road and south of Pease Hill and to the south is the Golf Course and to the west Rumney Farm.

2.7.3 About 400m to the north west a Mesolithic tranche axe has been found (TQ 66 SW 37,39). Rumney Farm to the south at about 350m is a dispersed multi-yard farmstead (MKE 84076) but with a significant loss of the original farm (more than 50%) whilst about 250m to the north is Threeways a Grade II building (TQ 66 SW 57) much altered but dating from 1763-1899.

2.8 Historical Map Progression

Ordnance Surveyors Drawing, 1797

2.8.1 This map is the first published Ordnance Survey Surveyors Drawings and shows the area of the Anchor & Hope with one building -black arrow (MAP 1).

Mudge Map, 1801

2.8.2 This map shows a single building on the PDA but it does highlight the topography of the land in the area of the PDA (MAP 2)

Tithe Map, 1841

2.8.3 The area of the PDA is designated 186 and is owned and occupied on 19th July 1841 by William Goodwin and is described as a Homestead and Orchard with a value of £1. 2s (MAP 3).

Historic OS Map 1864

2.8.4 The PDA is not identified as the Anchor & Hope PH but shows the site with one large square building attached to the north by a long narrow building and to the south by two long narrow building in an L configuration with a planted orchard to the east (MAP 4).

Historic OS Map 1895

2.8.5 The PDA is now identified as the Anchor & Hope B.H but shows the site with one large square building attached to the north by two long narrow buildings and to the south the two long narrow building in an L configuration have disappeared and with a planted orchard to the east (MAP 5).

Historic OS Map 1896

2.8.6 The PDA is identified as the Anchor & Hope B.H but shows the site with one large square building attached to the north by what looks like a greenhouse and then two smaller buildings and to the south the two long narrow building in an L configuration have disappeared and so has the planted orchard to the east (MAP 6).

Ordnance Survey map 1907

2.8.7 There is more change at the PDA and now shows just one large building to the north (MAP 7).

Ordnance Survey map 1936

2.8.8 There has been change at the PDA itself which has no orchard and the large building has been extended to the north with an additional smaller building to the north-east (MAP 8).

Ordnance Survey map 1938

2.8.9 There has been change at the PDA itself which has had orchard re-introduced and the large building has been extended to the north with an additional smaller building attached and another smaller attached building on the south side (MAP 9).

Ordnance Survey map 1964

2.8.10 There has been change at the PDA itself which has orchard and the large building has been extended to the west on the south-west corner with an additional two smaller buildings to the north-east (MAP 10).

2.8.11 The modern map shows the buildings as of today with three hipped roof extension's to the east and additional attached buildings to the north (Figure 1).

2.9 Aerial Photographs

The aerial photographs show that most of the current building dates from after 1990 as the aerial photograph for that year shows that a large part of the building to the east and north had not been built (AP 1).

The aerial photograph of 2001 shows the large extension with hipped roofs to the east and additional building to the north (AP 2).

The aerial photograph of 2022 shows the building as now (AP 3).

Walkover Survey

2.9.1 A walkover survey was undertaken on the 16th March 2023. The site was accessed from South Ash Road and to the front is the west facing façade of the original core building which measures about 9m x 5.25m and is of brick construction and of no architectural or historic importance. The building dates from about 1860.

2.9.2 To the east are located three modern hipped roof buildings attached to the original core building which measure 24m in length and the three roof span's are about 12m in width and of no architectural or historic importance and at the time of the visit was in a poor state of repair.

2.9.3 The building to the north was used as a commercial kitchen and the building measures about 6m x 5m.

3 ASSESSMENT OF HERITAGE ASSETS

3.1 Introduction

3.1.1 There are a number of designated heritage assets that are in the vicinity of the Proposed Development Area (PDA) including the Grade II Listed Rumney Farmhouse about 200m to the south whilst the Grade II Listed Threeways and Wallace Terrace are about 135m to the north. However, on the PDA itself none of the buildings qualify as Heritage Assets.

4 DEVELOPMENT PROPOSALS AND ASSESSMENT OF IMPACT

4.1 Development Proposals -update

4.1.1 The proposals include the demolition of the existing Public House and the erection of 1no. mixed use building comprising a commercial floorspace on the ground floor and residential on the first floor (Figure 2).

4.1.2 The broad design principles, which has informed the development are: The inspiration for the proposal is Kentish rural vernacular, particularly Kentish barns and typical former agricultural structures. the design thus uses a 'barn style' form, timber cladding, barn door entrances features.

4.1.3 Materials used for the proposal include black horizontal wood effect fibre cement cladding and vertical wood effect fibre cement cladding. smooth fibre cement slates are to be used on the roof and a section of sedum green roof, with PPC aluminium doors and windows. PV panels will be included on the roof. The front elevation will have a contemporary glazed gable feature to reflect a full height barn door. The proposal has been designed to have highly similar measurements to that of what was previously approved on the site.

5 ASSESSMENT OF PHYSICAL IMPACT ON SETTING

5.1.1 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'. 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:

- Threeways and Wallace Terrace (Grade II)
- Rumney Farmhouse (Grade II)

- 5.1.2 Threeways and Wallace Terrace and Rumney Farmhouse are located south and north 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.
- 5.1.3 The proposed development is for the demolition of the existing public house buildings and the erection of 1no. mixed use building comprising of commercial ground floor and residential on the first floor.
- 5.1.4 The inspiration for the proposed development is Kentish Rural vernacular in particular Kentish barns and former agricultural buildings.

6 CONCLUSION

6.1 Introduction

- 6.1.1 The purpose of this Heritage Impact Assessment 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 Assessment has been prepared by SWAT Archaeology for Refine Architecture in support of the application for proposed developments of land at the former Anchor & Hope Public House Site, South Ash Road, Ash Kent.
- 6.1.2 The proposed development site is not a designated heritage asset and is not in a Conservation Area but resides within the Metropolitan Green Belt as well as the Kent Downs Area of Outstanding Natural Beauty.
- 6.1.3 The map regression show that the PDA has been situated in farmland since at least the late 18th century.
- 6.1.4 The proposed development is for 4 housing units and a single commercial unit. The design style and sensitivity takes into account the local vernacular and complements the older listed properties closer to the PDA.
- 6.1.5 The Heritage Assessment has found that the nearby heritage assets will remain unaffected by the proposed development, which retain their historical and aesthetic qualities with the proposed development producing 'no harm' on their settings or significance of these assets in accordance with NPPF paragraph 202.

7 OTHER CONSIDERATIONS

7.1 Archive

7.1.1 Subject to any contractual requirements on confidentiality, two copies of this Heritage 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 (SWAT Archaeology) 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 Refine Architecture (and representatives) for the use of this document in all matters directly relating to the project.

7.4 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

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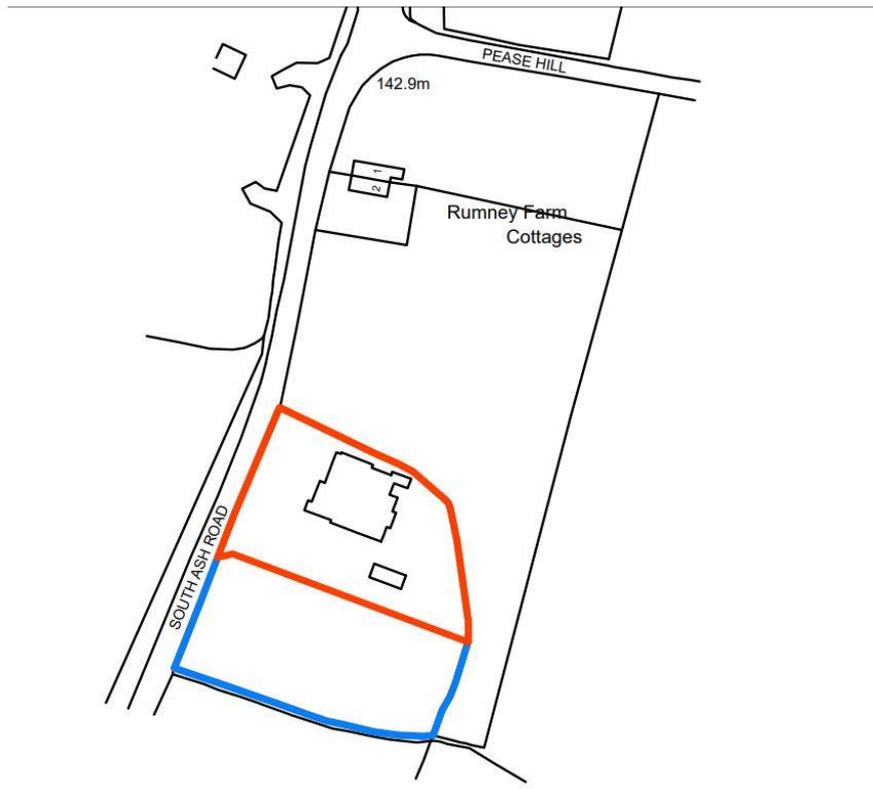
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Historic England (2016) Advice Note 2: Making Changes to Heritage Assets. Available at:

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

<http://www.inapub.co.uk/venues/the-anchor-hope/sevenoaks/tn157er/6774>



Site Location Plan
1:2500

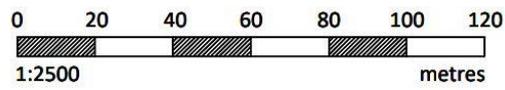


Figure 3. Site location



Figure 4. Site location at NGR 560205 163780



AP 1. Site in 1990 with no additional development to the east



AP2. Site in 2001 with new buildings to the east



Plate 1. The Anchor & Hope as was



Plate 2. The Anchor & Hope as is (March 2023)



Plate 3. The Anchor & Hope as is (March 2023)



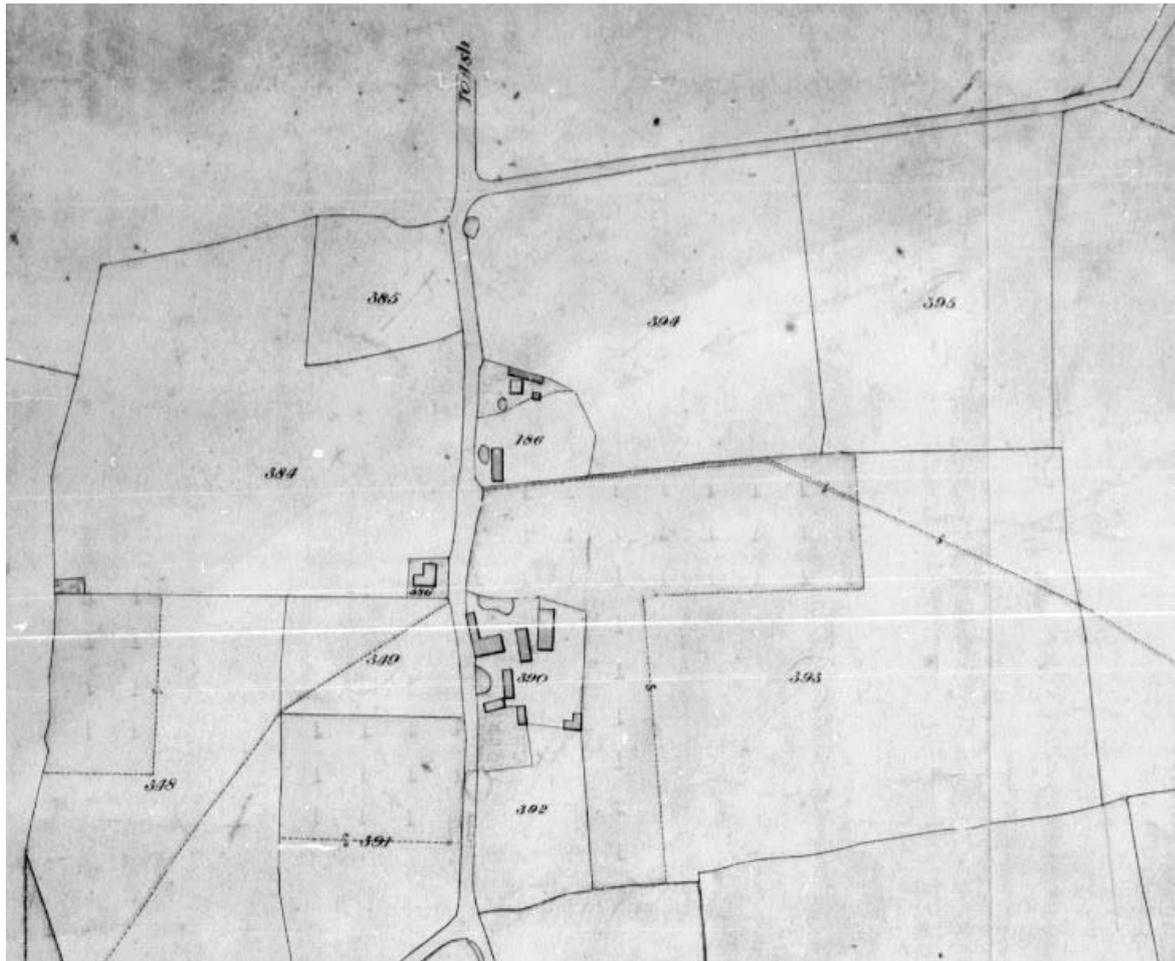
Plate 4. The Anchor & Hope as was (April 2007)



MAP 1. Ordnance Survey Drawings 1797



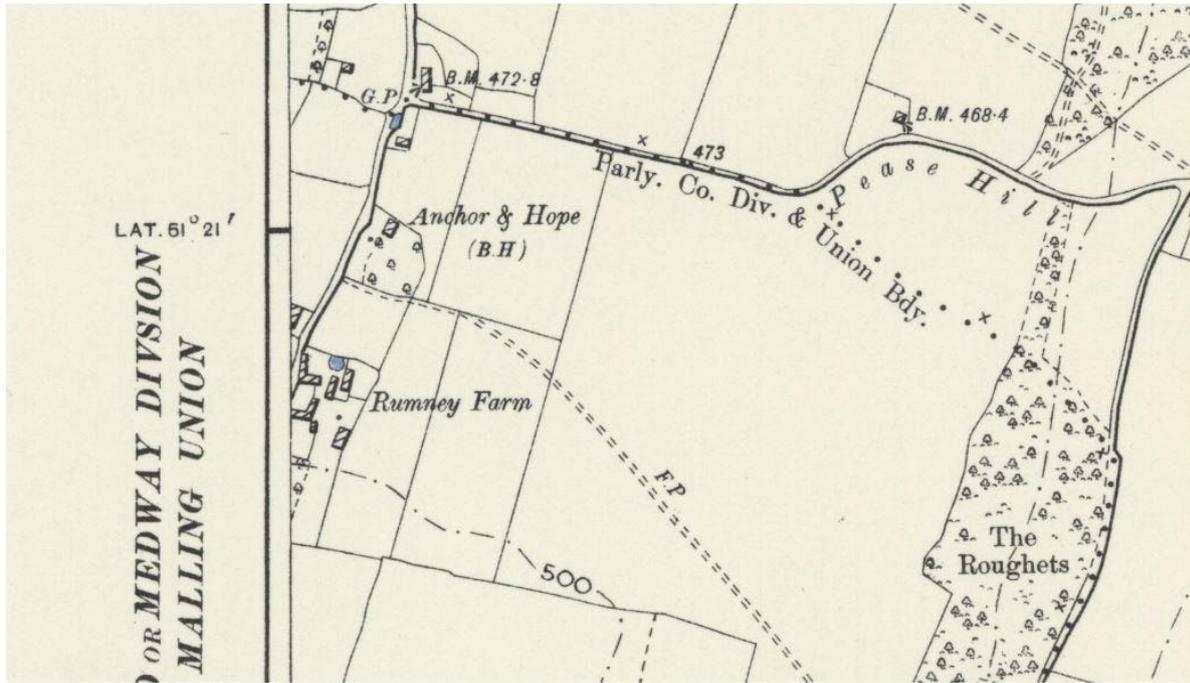
MAP 2. Mudge map of 1801



MAP 3. Tithe map of 1841



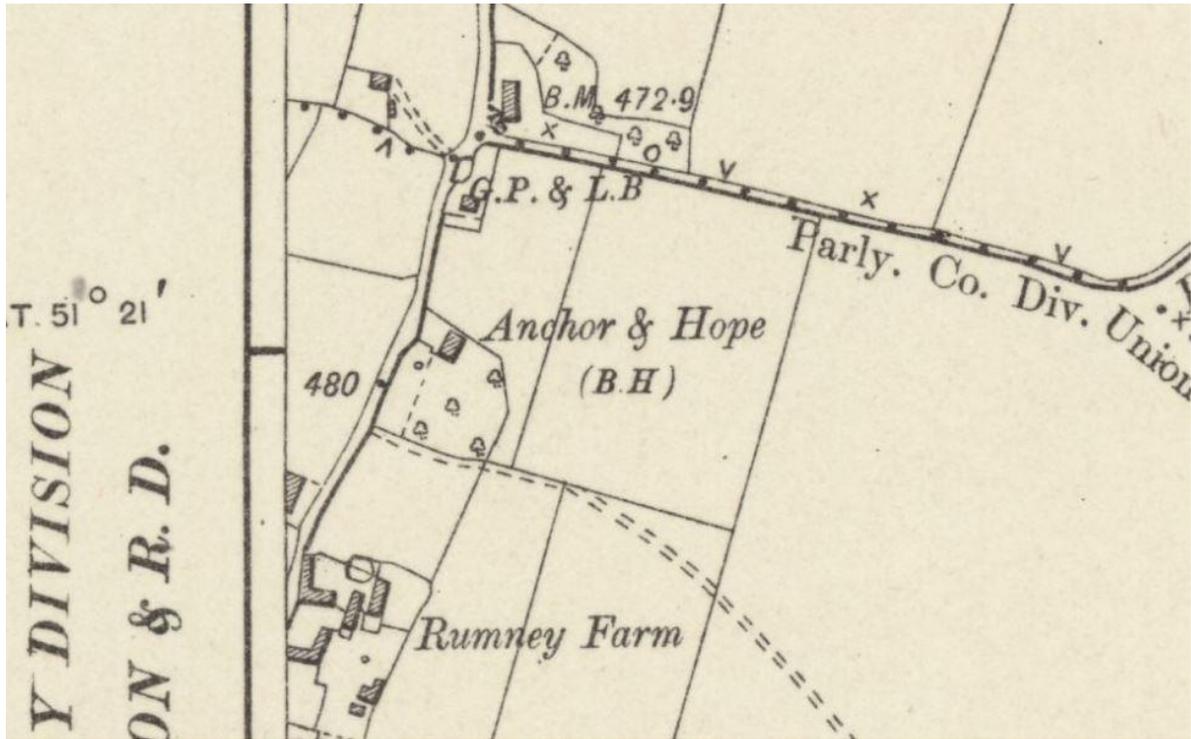
MAP 4. OS 1864



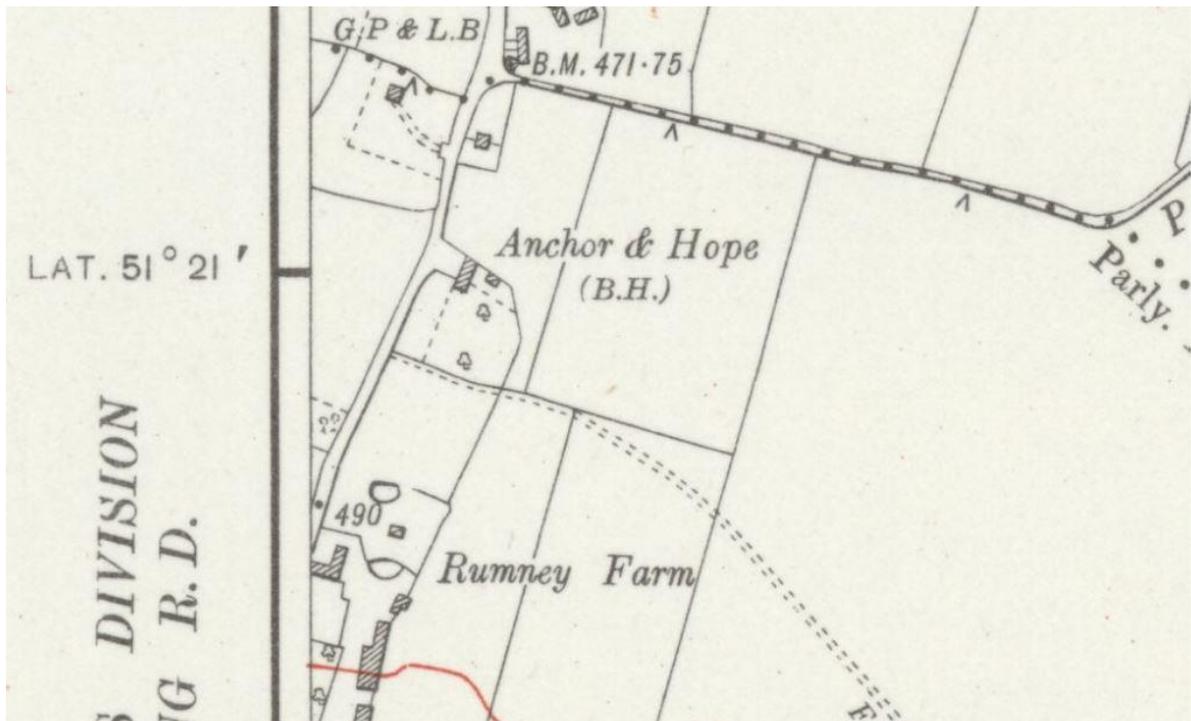
MAP 5. OS 1895



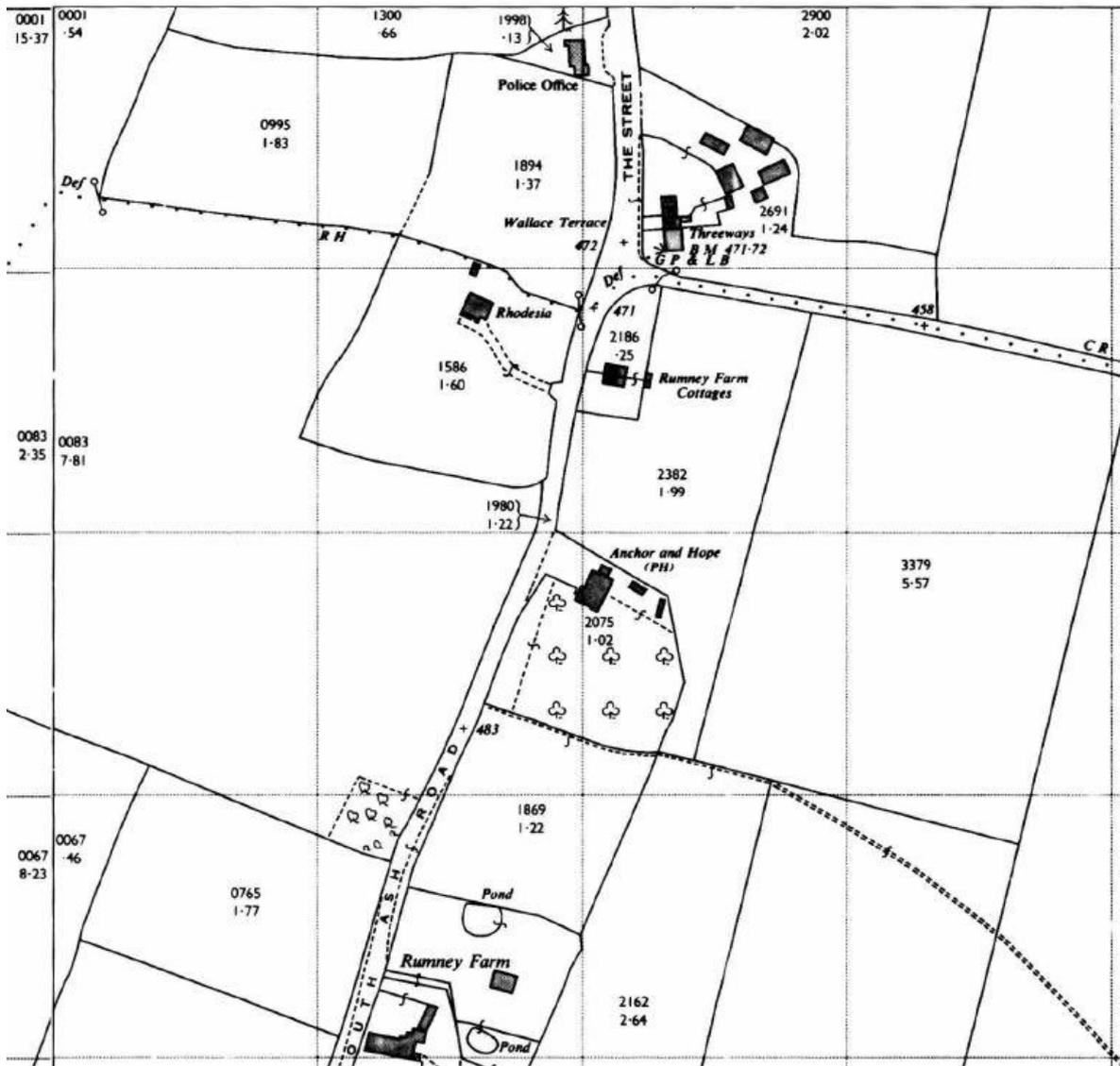
MAP 6. OS 1896



MAP 7. OS 1907



MAP 8. OS 1936



MAP 10. OS 1964