

# Shepway District Council

## CONSERVATION AREA APPRAISAL



# SALTWOOD



CONSERVATION  
ARCHITECTURE  
& PLANNING

Wey House     Stanford La.  
Headley Hants.     GU35 8RH  
tel 01420 472830     fax 01420 477346  
email:     cap@capstudios.co.uk

## **ACKNOWLEDGEMENTS**

The authors of this Study are:

### **Conservation Architecture & Planning**

Jack Warshaw RIBA, MRTPI, IHBC, FRSA

Project Director

Sue Beech BARCH (HONS) MSC IHBC

Assessor / Historian / Mapping

Liz Cartell BA (HONS) HIDIP ADMIN

Coordinator/Production

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### **Shepway District Council**

John Gabbé Planning and Environment

Sue Yates Planning and Environment

Lisette Patching Planning and Environment

Chris Beech GIS Technician

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## INTRODUCTION

- 1 A Conservation Area (CA) is defined in law as an area of special architectural and historic interest. The purpose of this appraisal is to help us understand why Saltwood is special and provide a framework for keeping it that way. Its character, or specialness, needs to be defined. What is happening to it needs to be documented and analysed. What should happen in the future needs to be celebrated, guided and well managed.
- 2 This appraisal forms one of a series of 21 CA appraisals commissioned by Shepway District Council. The original CA designation for Saltwood came into effect on 14 August 1974. It has been undertaken using the methodology of the English Heritage consultative '*Guidance on conservation area appraisals*', 2005. A companion guide, '*Guidance on the management of conservation areas*', recommends a procedure to follow the appraisal.

## PLANNING POLICY CONTEXT

- 3 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the process of assessment, definition or revision of boundaries as well as the formulation of proposals for CA's and the identification and protection of listed buildings. Authorities are required to pay special attention to the desirability of preserving or enhancing the character or appearance of a CA, or in the case of listed buildings, to have special regard for their preservation in the exercise of their powers under the Planning Acts.
- 4 Planning Policy Guidance (PPG) Note 15, for local and other public authorities, property owners, developers, amenity bodies and the public, sets out Government policies for the identification and protection of historic buildings, CA's and other elements of the historic environment. Shepway Council's Local Plan/Local Development Framework includes its statutory policies for implementing the Acts and applying the PPG. This Appraisal should be taken into account when considering, applying for or determining planning or listed building applications within the CA.
- 5 The underlying objective of the relevant legislation and guidance is the preservation or enhancement of character or appearance of CA's. Any proposed development that conflicts with that objective should normally expect to be refused. PPG 15 and local policy support a presumption in favour of preservation of any building or object that is considered to make a positive contribution to the character of a CA. At the same time, the need to accommodate change that respects or reinforces the character of the area in order to maintain its vitality is recognised. Regard must also be had to the requirements of other national guidance, including PPG16 covering archaeology and PPS 1, which includes policies on sustainable development and urban design.

6 Many local planning policies, not just design and conservation, can affect what happens in a CA. For example, policies on sustainable development, meeting housing needs, affordable housing, landscape, biodiversity, energy efficiency, transport, people with disabilities, employment, town centres and many others all influence development and the quality of the environment in CA's. However, policies concerned with design quality and character take on greater importance in CA's. The adopted District Plan's chapter on Built Environment covers conservation and design matters. The key policies of this chapter state:

### 7 POLICY BE3

When considering new CA's or reviewing existing CA's the following criteria will be taken into account.

The area:

- a. is of special architectural or historic interest, the character of which it is desirable to preserve and enhance;
- b. includes sufficient buildings of historic and/or architectural interest, listed or unlisted, to give a strong character;
- c. includes sufficient good quality hard and/or soft landscape;
- d. shows strong relationships between buildings, and buildings and open spaces that create a sense of place;
- e. is one which either illustrates local architectural development or an area of one architectural period which remains largely in its original condition.

### 8 POLICY BE4

The District Planning Authority will:

- a. refuse CA Consent for the demolition of buildings which contribute to the character or appearance of a CA;
- b. refuse proposals for infill or backland development which would adversely affect the character of a CA;
- c. require the height, scale, form and materials of new development, including alterations or extensions to existing buildings, to respect the character of CA's;
- d. seek to retain materials, features and details of unlisted buildings or structures which preserve or enhance the character or appearance of CAs;
- e. seek to retain the historic patterns, plot boundaries, building lines, open spaces, footways, footpaths and kerblines which are essential to the character or appearance of CA's;
- f. protect trees and hedgerows which enhance both the setting and character of CA's

9 Other policies dealing the historic or built environment are BE 1, 2 and 5-19.

### DEVELOPMENT CONTROL

- 10 Greater restrictions on permitted development apply in CA's areas than elsewhere. Anyone contemplating alterations, extensions or new building should familiarise themselves with the policies set out above and consult the Council's Planning Department for advice on how to apply for permission and whether the proposal is likely to be acceptable.

### BOUNDARY

- 11 The boundary of the Saltwood CA was adopted in the 1993 appraisal and is appended to this document. The CA includes Saltwood Castle, Grange Farm, Village Green and Rectory Lane. Amendments to the boundary are proposed in this 2006 appraisal. The existing boundary map is to be found in the historic map appendices.

### SUMMARY OF SPECIAL INTEREST

- 12 The special interest of Saltwood is twofold:
  - 1 The historic links between the dominant built elements of Saltwood Castle and the church of St Peter and St Paul.
  - 2 The landscape and farmland which covers almost two thirds of the CA, which has changed little over a millennium.

### Historic Connections - Saltwood Castle and the Church of St Peter and St Paul

- 13 Before the Norman invasion, Saltwood Castle was within the See of Canterbury. The Church of St Peter and St Paul was the mother church of St Leonard's Hythe and under the Normans it became the residence of the Archbishops of Canterbury. Thomas Becket was exiled from there by Henry II, and his murder plotted from the castle.
- 14 Saltwood Castle became the administrative centre of The Manor of Saltwood and together with Lympne Castle protected the Cinque Port of Hythe. Following the dissolution of the monasteries it became Crown property before being passed into private hands. In the C20 it was the home of Lord Kenneth Clarke, the author of *Civilisation* and finally to his son Alan Clark, the MP and diarist.

### Landscape

- 15 Saltwood lies within an ancient landscape. Ancient footpaths cross the farmland and traffic in parts of the area is almost absent. Country lanes and footpaths lie between banks of broadleaf trees and wild flowers. The historic landscape setting remains intact.
- 16 The area around The Green and The Village Hall is busier. Gradual development has taken place mostly to south.



## Location and context

- 17 Saltwood sits on high ground approx 1 km north of St Leonard's Church Hythe, two kilometers from the Kent coast. To the east lies Folkestone, on a high point where the cliffs of the North Downs, the White Cliffs of Dover, meet the sea. Romney Marsh lies to the south west. The local roads between the villages on Romney Marsh form a network of picturesque routes.
- 18 The area, some 20 miles from the French coast, has always played a key part in the defence of the nation against naval invasion. The natural barrier of the sea has been reinforced in every period by numerous shore fortifications, along with protective walls, drainage and irrigation channels.
- 19 Saltwood has good connections to national and international travel. To the north the M20 motorway connects with Ashford International Station, The Channel Tunnel at Folkestone, the M25 and London. The Channel Tunnel High Speed Rail Link (CTRL) will bring the Kent coast and Northern France within commuting distance of London. Development pressure arising from this is increasing dramatically.
- 20 The A259, connecting Hythe with Sandgate and Folkestone lies approximately 1km to the south of Saltwood. Stone Street (B2068) follows a Roman Road built from Hythe to Canterbury and its World Heritage Site.



## General character and plan form

- 21 The North Downs form a natural boundary to Shepway District. The escarpment slopes away to the south west of Hythe into Romney Marsh, one of only three wetland marshes in England. This area of coastal marshland is lower than sea level, protected by the Rhee Wall, a significant southern boundary. To the south is the English Channel and The Straits of Dover. The area requires water management to both irrigate and protect it from flooding.



- 22 Saltwood is approx 65 metres above sea level and developed between the cusps of the folding upland. This setting provides many picturesque views into an out of the CA. The topography varies from level to gently undulating. This provides a soft enclosed landscape often the views are terminated by a band of trees, which form the boundaries of fields and lanes.
- 23 The immediate landscape is dominated by Grange Farm, which, together with Saltwood Castle, occupies almost half the CA. The farm field system is crossed by a network of public footpaths.
- 24 The north east CA boundary is formed by the disused former South-Eastern & Chatham Railway (SE & CR) Sandgate branch line. There is little evidence of the railway track, which is now the route of a picturesque footpath through a narrow strip of light broadleaf woodland. To the north of this natural area boundary the land steeply drops into a level apple orchard.
- 25 To the North West the footpath drops into a railway cutting between a gentle fold in the hills. Here some large houses have been built half way up the hillside. Their boundaries are lightly wooded. At the bottom of the hill a brook meanders between a track and public footpath.
- 26 The proposed CA boundary follows the bridle path north west of the houses to its junction with Rectory Lane leading to the village centre. Rectory Lane provides varied local views of St Peter's and St Paul's Church, Grange Farm and part of Saltwood Castle.
- 27 The Green and the village centre are all built on level land in the south west of the CA. Grange Road forms a boundary of Grange Farm. It descends gently towards the farm house and farm buildings and the former moat of Saltwood Castle. The castle curtain wall is almost obscured from view by trees.

### **Landscape setting and geology**

- 28 The rocks at the surface are of Cretaceous and Tertiary age (from about 140 to 50 million years ago). They are a thick sequence of sands, clays and limestone gently folded into an upfold known as the Weald Dome.
- 29 Three sandstone/clay cycles can be recognised. The London Platform was repeatedly uplifted and eroded. As the uplift cycles waned an extensive mud plain developed, preserved as the Weald Clay. Because sandstones predominate in the first and second cycle their low resistance to weathering creates the rolling, wooded High Weald. The softer overlying Weald Clay forms the low-lying Low Weald.
- 30 Ragstone was quarried on the escarpment overlooking Romney Marsh. The ragstone bearing bed runs along the line from Hythe to Maidstone to Westerham. This stone was widely used by the Romans in preference to timber and can be found in buildings and walls throughout the CA.
- 31 The geological strata have provided the materials for locally manufactured red brick and clay tiles, which are found in many of the buildings. These are used freely on many of the local buildings often combined with the Kentish Ragstone.

### Topography of the conservation area and wider environment

- 32 Saltwood is set in a landscape which displays a variety of features associated with the underlying strata i.e. rolling meadows, tree topped hillsides and sunken valleys.

### Historic development

- 33 Records of 833AD indicate that Saltwood had to provide wood for the fires used for salt extraction on Romney Marsh. A salt works is illustrated on the 1821 map on the present site of the school.
- 34 Saltwood has been variously been spelt as Sealtwada, but by the first map in the map series 1565 it is spelt Saltwood. The name Saltwood derives from its past of salt production, in which large wood fires were used to evaporate the water off the salt marsh flats.
- 35 Saltwood Castle dates from C5 when a Roman fort occupied part of the site. In 1026 the Manor of Saltwood was granted to the monks of Christ Church Canterbury.



*Aerial view of Saltwood Castle*

- 36 Following the Norman Conquest, William I implemented a castle building programme to symbolise power, control the defeated English and billet his troops. William gave Saltwood to Archbishop Lanfranc.
- 37 In the Domesday Book (1086) it was held by Hugo de Montfort who began fortifying it. The occupants of Saltwood Castle controlled the Manor of Saltwood, Hythe also fell under its control. During its early history this control alternated between the church and the king.

- 38 In the reign of Henry II the castle was rebuilt by the Lord Warden of the Cinque Ports Henry d'Essex who undertook further fortification. Essex fell out of favour with Henry in 1163. His estates were confiscated and Saltwood Castle passed to Ranulf de Broc, opponent of Thomas Becket, Archbishop of Canterbury.
- 39 The death of Becket was plotted at Saltwood Castle. Henry II had appointed Becket Archbishop, expecting him to take the king's part with the Church. Instead, Becket assumed devout Christian principles. Henry reacted by giving Saltwood to Becket's enemy Ranulf de Broc and exiling Becket to France. Despite being allowed to return, Becket's independent thought continued to incur Henry's wrath.
- 40 Meanwhile, in France, four Knights, Reginald Fitz Urse, Hugo de Moreville, William de Tracy, and Richard le Breton overheard Henry's outburst of anger at the behaviour of Becket. Henry uttered his famous words "*of the caitiffs who eat my bread are there none to free me of this turbulent priest?*" The knights crossed from France and stayed as a guest of de Broc at Saltwood, where they plotted Becket's murder. Leaving Saltwood, they travelled along Stone Street, calling at Lympe Castle, where they believed Becket was staying. Finding him not at home, they continued to Canterbury, murdered Becket and returned to Saltwood.
- 41 Saltwood returned into ecclesiastical ownership when Archbishop Courtney took up residence. He implemented a costly rebuilding programme comprising the outer bailey and the gatehouse which bears his Coat of Arms. Following damage caused by an earthquake in 1380 it was restored. State rooms and keep were added. The gateway was modeled on Westgate in Canterbury. When he was in residence the Archbishop of Canterbury had a suite of rooms in the main Gate House. Priests who lived permanently at Saltwood were lodged on the south and west side where the great hall, library and secret garden are now situated.
- 42 Thomas Cranmer was the last ecclesiastical occupant. He was known as the scholar who produced the *Book of Common Prayer*, presided over the fate of some of Henry VIII's wives and was eventually burned alive for heresy by Mary I in 1556.
- 43 Saltwood was given to Henry VIII by Archbishop Cranmer following the dissolution of the monasteries. From then it passed into private hands as a gift to the Knatchbull family from Queen Elizabeth 1.
- 44 The castle fell into bad repair and following the Civil War the gardens were set out by a rector James Croft who imported many plants and shrubs. For most of the C19 it was the home of the Deedes family. The gate house forms the residential unit. The journalist Bill Deedes was born there and describes it as austere and unfriendly.
- 45 In the latter part of the C20 the castle became the home of art historian Lord Kenneth Clark who wrote the book 'Civilisation'. Following his death it became the home of his son Alan Clark, MP and diarist, who is buried in the grounds.
- 46 The church of St Peter and St Paul was mother church to St Leonard's in Hythe before their separation in 1844. The chancel and nave date from 1100, the tower was built in 1220 and the chancel was added to in C13. Together the church, Saltwood Castle, Lympe Castle, St Leonard's and ecclesiastical buildings in Hythe belonged to the See of Canterbury and their histories are a linked.

- 47 The lych gate was built in memory of John and George Deedes in 1886. Members of the Deedes family represented Hythe and Saltwood in Parliament for five centuries and were respected in the community. They have C16 to C18 connections with Hythe Church, where they donated substantial amounts of money for church repair. In the C16 they lived in the Manor House, Captain Deedes House, Hythe.



*Church of St Peter and St Paul*



*The lych gate*

- 48 The original lych gate roof tiles were crinkle ridged. Damage caused by the October Storms of 1987 necessitated their replacement. They have been replaced with modern smooth topped tiles.
- 49 The original rectory is now called Saltwood House, it has a medieval core and was built in 1770 by the Rev Thomas Randolph. It has C20 additions and is Grade II listed.



*Saltwood House viewed from the graveyard*



- 50 Grange Farm forms significant part of the CA. It surrounds the church, churchyard and castle walls. The farmhouse is to be found on the Mudge map and on the Andrews, Dury and Herbert Map 1769 for Hythe. The present farmhouse is shown in plan form on the 1872 OS map. The configuration of the farm buildings on this map and their presence on the previous maps indicates a long uninterrupted history of farming on this site.
- 51 Saltwood was required to provide trees for salt extraction by the evaporation process on Romney Marsh, therefore a history of tree coppicing and management created some of the present landscape.
- 52 There are no great estates in this part of Kent because the practice of Gavalkind divided a deceased's lands equally between sons and when there were no sons, between daughters. This has resulted in small farmsteads and estates throughout the area.
- 53 Saltwood village developed around The Green. It is illustrated on the 1769 Andrews Drury and Herbert map with isolated scattered buildings around the junction of four roads, the main road between Sandling and Hythe, Rectory Lane, and Grange Road. The Mudge map, 1801 shows an additional road, Old Saltwood Lane. The street plan and names remain the same as in the C19 but the village pond has been lost.



*The Green early C20*

- 54 Most of the development around The Green is late C19 and early C20 houses, with isolated C18 cottages. The later buildings include the Castle Hotel. The Village Hall and the Alms Houses, given to the village by Robert Thomson.
- 55 Old Saltwood Lane is lined with terraced cottages. On the 1872 map a brickworks is situated to the north west of these cottages.

- 56 Development along Rectory Lane, north of the development around the junction with The Green, is restricted to large houses in large, secluded grounds, including 3 former and present rectories: Saltwood House, The Rectory and The Old Rectory. Rectory Lane terminates at a bridleway off which are two houses by early C20 architect M H Baillie Scott, in contrasting styles but both listed Grade II.
- 57 The disused railway line which forms the boundary to the CA connected Hythe and Sandgate with Ashford via Sandling. Originally part of the SE & CR Railway, it was taken over in the 1923 grouping by the Southern Railway. Diminishing passenger numbers saw the closure of the line in 1951 between Sandling and Hythe. The overgrown railway tracks now form a picturesque footpath, part of a circular walk round the village.

### Archeological significance

- 58 Saltwood Castle is a scheduled monument. There is considerable evidence in the wider area of Saxon burial grounds and therefore there is high archaeological potential.

### Historic maps

- 59 A large number of maps describing the area's development exist. These are reproduced in the map appendices:

#### 16<sup>th</sup> Century

- 60 **Map sources:** 1575 Saxton Map, 1596 Symonson Map
- 61 The Symonson map illustrates most clearly all the topographic and morphological features. It shows the early ecclesiastical relationship between St Leonard's Church at Hythe with the St Peter's and St Paul's Church and Saltwood Castle.

#### 18<sup>th</sup> Century

- 62 **Map sources:** 1719 Parker; 1769 Andrews, Drury and Herbert; 1778 Hasted
- 63 The 1769 Andrews, Dury and Herbert illustrates Saltwood in the most detail illustrating Saltwood Castle, St Peter's and St Paul's church, and a farm in the approximate location of Grange Farm. The village road layout is exactly as it is to be found today, with the principal routes radiating from The Green. Castle Road extends directly north from Castle Hill in Hythe to Saltwood Castle. Saltwood has connections Pedling Green, Sandling and Folkestone. The Rectory and isolated buildings around The Green make up the built environment.

#### 19<sup>th</sup> Century

- 64 **Map Sources:** The Mudge Map (1801), Greenwood 1821, First edition OS 1872 Second Edition OS 1899
- 65 The Mudge Map (1801) is important because it was the first Ordnance survey map commissioned in England. Kent was the first county to be surveyed. The topography is clearly illustrated. The road from Hythe leads directly north into

- Castle Road. The Green is illustrated with its main roads leading from it. Rectory Lane terminates at the church.
- 66 Development in Saltwood is still sparse. A track in the location of Old Saltwood Lane is illustrated. There has been little further development since the mid C18 and sparse development is still loosely arranged around The Green.
- 67 Greenwood's map shows the same structure but a salt works (in ruins) is illustrated in a location occupied in the late C19 by the National School.
- 68 The first edition OS 1872 map shows the main development still centered around The Green. A pond is shown in the fork between Bartholomew Lane and Old Saltwood Lane, which leads to a brickworks. Old Saltwood Lane adjacent to The Green has a terrace of houses. The northwest side of Bartholomew Lane is fully developed with terraces and pairs of houses. A track in the location of Brockhill Road leads south east from The Green. The National School occupies the old salt works site. Little change has occurred in the remainder of the CA.
- 69 In the second Edition OS 1899 map the railway line is the most significant addition to the map, cutting across northeast of The Castle, it's now used as a footpath and forms the CA boundary. Development of Old Saltwood Lane increases with two further terraces of cottages. Several footpaths cross Grange Farm fields. A single house, Hawthorns in built on the east side of Grange Road. The Castle Hotel occupies its current site.

### **20<sup>th</sup> Century**

- 70 In the third Edition 1907 map the Alms houses and the village hall are built in the fork between Grange Road and Rectory Lane. The Village Hall looks across the village green, whilst The Alms Houses overlook Grange Farm from their back gardens. Development is still concentrated around The Green. Rectory Lane extends north to the bridle way and Hemminge a substantial detached house is illustrated.
- 71 The 1929 - 1952 Landmark Survey illustrates the CA almost as it is found today. The grounds west of Saltwood House are now developed with detached houses in large gardens; these extend the village envelope but have not been included in the CA. Houses are built around the triangle of land formed by Castle Road, Grange Road and School Lane. The village development extends west and south of The Green

### **21<sup>st</sup> Century**

- 72 The 2006 OS survey map shows C20 residential development extending from The Green southwards but there is little change within the CA. The village appears to be almost continuous with Hythe.
- 73 Adjacent to the western edges of The Green C20 development on the edge of the CA is mainly terraced housing. Density reduces as development becomes further from the village centre along Rectory Lane, within the CA.
- 74 To the west and north of the CA further from Saltwood Castle, St Peters and St Paul's Church and Grange Farm are little changed over several centuries. The disused railway line now a footpath has left little trace of its presence and the landscape has returned to nature.



### CHARACTER ANALYSIS

75 Three character areas have been identified in Saltwood. Their boundaries are shown on the Character Area Map in the Mapping Analysis Appendices.

- 1 Saltwood Castle
- 2 Rectory Lane and The Green
- 3 Grange Farm and surrounding landscape.

### CHARACTER AREA 1 - SALTWOOD CASTLE

#### Spatial analysis

76 The character is derived from the relationship of the evolved castle with its setting. This comprises the curtain walls of the Norman castle, additional fortifications of the outer and inner bailey and the east gatehouse, the present residential wing.



*Saltwood castle gatehouse and curtain wall from the footpath north of the moat*

77 It is set between the folds of hills, but largely concealed from public view by trees which have filled in the ancient moat. Many visible walls are semi-ruinous. A country lane separates it from Grange Farm. The fences, gates and footpaths reinforce the rural setting an ancient, rural quality predominates.

78 This area includes the castle buildings, castle walls and moat which comprise the scheduled monument. The curtain wall, mostly hidden by trees which have grown inside the now empty moat, appears as a surprise because the trees, when in leaf, form a veil masking the walls of the inner bailey when approached from Castle Road. An unmade track leads up to the north gate.

## Key views and vistas

- 79 These are illustrated and referenced to the Views and Vistas map in Appendix 2 and include views of the castle from the road and footpath.

## Listed buildings

- 80 The site is a Scheduled Monument and Grade I listed.

## Building materials

- 81 **Boundaries:** The castle is surrounded by a moat overgrown with shrubs and trees. Inside the moat the castle is protected by the curtain wall built of ragstone. At the roadside the low wall is ragstone. The footpath to the north of the castle is separated from the moat by metal post and rail fences. The entrance to the castle is closed by plain rusty iron gates.



*Trees in moat as viewed from Castle Road*



*Gates to the Castle*

- 82 **Walls:** The castle walls are all built of Kentish ragstone.
- 83 **Green space:** The wider landscape is formed by the fields of Grange Farm. An iron fence separates the private castle from a public footpath. The Castle garden is registered in the Kent Gardens Compendium as Grade 2, described as mid C20 formal and informal gardens and surrounding parkland. It is in private ownership and not open to the public. The castle is surrounded by agricultural land and a network of public footpaths.
- 84 **Negative factors:** The general condition of the monument, as it appears from the public domain is one of a romantic ruin, which shields the inhabited large house. The entrance gates in Castle Road would benefit from upgrading.

## General condition

- 85 The castle appears on English Heritage's Buildings at Risk Register.